

Interim Planning Guidance Note 3

Recreation Provision on New Residential Developments



Mansfield District Council
Creating a District where People can Succeed

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FOREWORD

The current Mansfield District Local Plan was published in 1998, and was intended to guide development in the district until 2006. Legislative changes mean that the Local Plan will be replaced by a number of Local Development Documents (LDDs) collectively known as the Local Development Framework (LDF), with preparation work currently under way. It is unlikely that the new LDF will be published before 2008.

This advice note relating to recreation provision on new residential developments is intended to provide interim planning guidance in the period prior to the adoption of the relevant LDD which will include new policies on recreation provision. This advice note sets out the Council's requirements for recreation provision on new residential developments, providing advice for developers based on best practice. The advice note will be taken into account as a material consideration in the determining planning applications.

It is envisaged that the contents of this advice note will subsequently be incorporated within a Supplementary Planning Document (SPD) after the adoption of the Local Development Document.

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SUMMARY

An important part of any new residential development is the environment which it offers its residents. The provision of open spaces (whether formal or informal) leisure and recreational facilities have a crucial role in shaping this environment, and making sure residents have good access to a variety of facilities and spaces.

This document has been produced to offer developers clearer guidance as to the types, location and amount of recreational provision which are likely to be required as part of any new residential development. It sets out guidelines as how the authority will deal with either on site or off site provision and the amount of contributions which are likely to be required either for the provision of equipment and/or long term maintenance.

It will enable any developer to assess the likely costs of any recreational provision in advance of an application for planning permission.

New development can also increase the demand and usage of existing facilities and therefore careful consideration needs to be given as to the best ways of providing for the recreational needs of both existing and new communities.

It is envisaged that this guidance will help ensure that the location (within or outside a development) type of facilities provided, and long term maintenance of facilities are taken into account and are the most suitable for the specific development. The guidance moves away from the emphasis being placed solely on the amount of land provided.

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CONTENTS

Item	Page
<i>Foreword</i>	3
<i>Summary</i>	5
<i>Contents</i>	7
1. ABOUT THE ADVICE NOTE	9
2. INTRODUCTION	9
3. NATIONAL PLANNING GUIDANCE	9
4. THE NEED FOR AN ADVICE NOTE	10
5. TYPES OF OPEN SPACE, SPORT AND RECREATION PROVISION	10
6. WHEN AND WHERE CONTRIBUTIONS WILL APPLY	11
7. WHAT TYPE OF PROVISION WILL BE REQUIRED?	12
8. CAPITAL CONTRIBUTIONS (Area / Monitory)	15
9. MAINTENANCE CONTRIBUTIONS	16
10. TOTAL CONTRIBUTION FIGURE	16
11. DESIGN AND LAYOUT OF PUBLIC OPEN SPACE	17
12. S106 PLANNING OBLIGATIONS	17
13. TIMING OF PROVISION/CONTRIBUTIONS	17
14. FURTHER INFORMATION	18
15. QUICK GUIDE / SUMMARY	18
APPENDICES	
A. Maintenance contributions table	19
B. Walking Distances	20
C. Types of Play areas	21
D. Examples of development contributions	26

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1.0 ABOUT THE ADVICE NOTE

- 1.1 This document was formally adopted by the Council on 14th November 2006.
- 1.2 This Advice Note sets out the Council's requirements towards the provision or improvement of public open space, recreation and sports facilities and explains the methods by which the Council will secure these facilities.
- 1.3 This Advice Note will be taken into account as a material consideration in determining planning applications.

2.0 INTRODUCTION

- 2.1 Outdoor recreation and sport are considered to be essential activities which underpin people's quality of life. Increasing emphasis towards healthier lifestyles and the provision of high quality urban environments add ever increasing importance to the provision of recreational facilities, including quality open space to meet the needs of residents.
- 2.2 Open space, sport and leisure facilities provide a valuable source of recreation and can also contribute towards the character and appearance of the local environment. It is important that people have easy access to quality recreational facilities. Many types of open space, sport and recreation facilities should be within easy walking distance of people's homes.
- 2.3 New residential developments, independently and cumulatively, should provide for the recreational needs of the residents who will live there. New residential developments therefore need to contribute to either new provision within the proposed development, or contribute to the upgrading of existing facilities in order to adequately provide for the needs of new and future residents.

3.0 NATIONAL PLANNING GUIDANCE

- 3.1 The Government's planning objectives in respect of public open space; sport and recreation are set out in the latest government guidance on this topic.
- 3.2 The Government advises that planning policies for open space, sport and recreation are fundamental to delivering broader Government objectives which include:
 - Supporting an urban renaissance, by creating urban environments that are attractive, clean and safe, and by contributing to nature conservation and biodiversity, and improving air quality;
 - Supporting a rural renewal, by improving access to facilities and the quality of life of people living in rural areas;

- Promotion of social inclusion and community cohesion, by improving peoples' sense of well being, providing a focal point for community activities and providing opportunities for social interaction;
- Health and well being, by promoting healthy living, preventing illness and in the social development of children; and
- Promoting more sustainable development, by ensuring that open space, sports and recreational facilities (particularly in urban areas) are easily accessible by walking and cycling and that more heavily used or intensive sports are recreational facilities are planned for locations well served by public transport.

3.3 The latest Government guidance advises that planning obligations should be used as a means to remedy local deficiencies in the quantity or quality of open space, sports and recreation provision. To achieve these local authorities will be justified in seeking planning obligations where the quantity or quality of such provision is inadequate or under threat, or where new development increases local needs. It is therefore essential that local authorities have undertaken detailed assessments of needs and audits of existing facilities, and set appropriate local standards in order to justify planning obligations.

4.0 THE NEED FOR AN ADVICE NOTE

4.1 Although the 1998 Local Plan contains a policy on open space, it is considered that it places too much emphasis on the quantity of open space rather than quality and accessibility of facilities. There is therefore a need to update the current policy/guidance. This Advice Note is intended to provide interim guidance in the period prior to the adoption of the Local Development Document (LDD) within which new policies regarding recreational facilities will be included. It is envisaged that the contents of this advice note will be incorporated within a Supplementary Planning Document (SPD) after adoption of the Local Development Documents, which will replace the current Local Plan.

5.0 TYPES OF OPEN SPACE, SPORT AND RECREATION PROVISION

5.1 Open space, sports and recreation facilities can generally be divided into two main categories:

1. Formal Open Space and facilities

5.2 This type of provision consists of areas of land or buildings which are laid out for specific formal or organised purposes such as playing pitches, bowling greens, leisure centres and children's play areas. Such areas may also include changing rooms etc. Many areas of formal open space are located within larger informal open areas. Included within formal provision are play areas, which are likely to be the most common form of facility, required as part of new development.

5.3 Categories of Children's' Play Areas

There are various types of play areas which may differ in size, the facilities provided and the age groups they cater for. Recognised categories of open space are:

- 5.4 Local Areas for Play (LAP) which provide areas for the 6 and under age group and should be located within 5 minutes safe walking distance from homes.
- 5.5 Local Equipped Area for Play (LEAP) generally provides for the 4-12yr age group, and provides a range of play equipment. These should be located within 10 minutes safe walking distance from homes.
- 5.6 Neighbourhood Equipped areas for play (NEAP)
Catering for 4-14yr olds these areas should provide a wider range of play equipment and activities as they cater for both toddlers and teenagers. Such areas should provide facilities for a wider neighbourhood, within 15 minutes safe walking time.
- 5.7 Informal Sports facilities (ISF)
Multi use sports provision such as five a side/ basketball area which caters for casual sports participation. Travel time to this type of facility should be in the region of 15 minutes safe walking.
- 5.8 Formal Sports Facilities (FSF)
Pitches, tennis courts athletic tracks etc, maybe including changing rooms, floodlighting providing for more organised events. Within 15 minutes safe walking distance.
- 5.9 More details of the different types of play areas are contained within Appendix B

2. Informal Open Space

- 5.10 Many open spaces such as parks and larger landscaped areas provide for less formal use. People may use such facilities for dog walking, jogging, picnics, kick about etc. As well as providing for a wide range of recreational opportunities they are intended to provide attractive areas which add to the visual environment of an area. Such areas will generally be informal in shape and may include landscaping, seating, litter bins etc.
- 5.11 The term amenity open space generally refers to small areas (under 0.4ha) and can include areas such as visibility splays, grass verges, and small landscaped areas. Such areas can add to the visual amenity of an area but should not be included in any calculation as to the open space provision within an area. Due to the small size of these areas they are/will not be shown on any proposals map, however they will be covered by the same policy protection as other forms of open space.

6.0 WHEN AND WHERE CONTRIBUTIONS WILL APPLY

- 6.1 The requirements of this Advice Note will be applied in the following circumstances:
- All new housing developments where the number of dwellings to be provided is 6 or more, including flats.

- All conversions / changes of use of buildings to dwellings (including flats) where 6 or more new dwellings would be created.
- Applications for less than 6 dwellings where the site forms part of a larger parcel of land which, when fully developed would exceed 5.
- Where large sites are developed incrementally or by separate developers, this requirement will be applied to the total area to be developed or that which is available for housing development.

6.2 The type and location of public open space required from developments will be determined by a number of factors and will draw upon information collated by existing and proposed open space audits. The main objective is to ensure that residents have good access to a wide range of facilities, and that all residents are provided with some public open space within 400m easy walking distance (recognised 5 minute walking time) of their homes. Accordingly in determining the need for new public open space provision the following factors will be taken into consideration:

- The existing provision of public open space within walking distance of the site, and the type, size and range of facilities provided
- Whether the new development could share an existing area of open space with a contribution being made to its improvement
- Whether there is any particular deficiency of existing public open space in the vicinity of the site
- Whether there are any special or important landscape features (e.g. mature trees) which should be retained as part of the open space within a development site
- Whether the new areas of open space that would be created would be of functional and maintainable sizes
- Whether the type of housing proposed is likely to generate a need for a particular open space facility (e.g. a play area is likely to be needed for development of family housing)

7.0 WHAT TYPE OF PROVISION WILL BE REQUIRED?

- 7.1
- a) On Site Provision. *(Land of a sufficient size to provide the necessary facilities and provision of such facilities to the value of £1,100* per new dwelling)*
 - b) Contributions for Off Site facilities. *(To the value of £1,100* per new dwelling)*
 - c) Pooled Contributions *(to the value of £1,100* per new dwelling)*
 - d) Mixed Contributions. *(May include on site provision of land + facilities, and off Site or pooled contributions).*
- 7.2 The type of provision required will be identified to potential developers in the consideration of any submitted planning application. Developers will be informed as to whether provision will be required on site, off site, pooled or a mixture of one or more categories. It should be noted that if the authority identifies the need for on-site

provision, (due to lack of land and/or facilities within the area of new development) commuted sums for off site provision will not be considered as an alternative option.

- 7.3 All new residential development within the district has an impact upon the use or demand for recreational facilities. In order to provide the best facilities for new and existing residents, careful consideration needs to be given to quality, quantity and accessibility of facilities. In areas where there is a shortage of land/and or facilities it may be appropriate for new areas of open space facilities to be provided for within any new development in order to ensure people can safely reach areas, without the need to travel by motorised transport. However if development is proposed within an area which already has a nearby park, recreation ground, play area etc, it may be more appropriate to upgrade existing facilities or provide new facilities on nearby sites, to cater for increased demand. Accordingly there will be a need for different types of contribution to open space and recreational facilities to reflect the range of facilities which are provided. Where the cost of new or upgraded facilities is in excess of what a development could generate through contributions, monies may be pooled. Pooled contributions can then be used to provide more expensive facilities which by their nature may be provided further away from the proposed development, but help provide facilities where people would expect to travel further to use them, such as leisure centres, country parks, etc.

Land and/or facilities will therefore be provided in one of the following ways:

- 7.4 **On Site Provision** (normally required on sites of 20 or more dwellings). In order to ensure that quality open space can be provided within any development, it is necessary that sufficient contributions can be secured by any proposed development to provide the required facilities. Based on a contribution of £1,100 per dwelling* 20 dwellings would provide £22,000. Considering that a Local Area of Play (LAP) (The cheapest form of formal play area), costs in the region of £25,000 to equip to a suitable standard, contributions of less than £22,000 will not normally be considered sufficient to provide quality on-site provision. Exceptions to this may occur where small informal landscaped areas are required as part of more specialist types of development such as elderly persons accommodation. Therefore in the majority of cases the monies could be better used either upgrading facilities nearby, or being pooled. Should a Local Equipped Area of Play (LEAP) or larger facility be required to serve an area, it is considered that developments of 20 dwellings or more would provide sufficient funding to initially provide adequate level of facilities, and that further contributions from other new developments could be spent to provide the remainder of the facilities required.

For the reasons outlined above developments of between 6-19 properties will not normally be required to provide on-site provision.

- 7.5 The actual amount of land required for open space will be dependant upon the type of open space or recreational facility considered to be the most appropriate to meet the needs of future residents. As a guide, any such area would not exceed 15% of the gross area of the development. Land within the development site forming highway verges, visibility splays, landscaped strips adjacent to roads, awkwardly shaped left over areas of land and private gardens will not contribute to the provision of on-site public open space.

7.6 Developers will be required to provide evidence of the monetary value of on site provision.

7.7 The Council will advise the developer as to what features will be required on any open space (i.e. play areas, seating etc).

Contribution values will be calculated using the formula in section 8.

A contribution will also be required towards the maintenance of the open space for a period of 20 years (see section 9).

Any financial contributions would be secured by means of a Planning Obligation under S106 of the Town & Country Planning Act 1990.

7.8 **Off Site Provision**

Where development is proposed within an area which is well provided for existing households, in order to best provide facilities for new and existing residents, it may be more appropriate to provide additional/improved facilities on an existing site. Should this be the case, contributions towards the improvement or upgrading of existing open space will be sought based on a figure of £1,100* per dwelling excluding maintenance costs (and any design/project costs which may be applicable if the developer wishes the authority to design and arrange installation).

7.9 Improvements to existing open space may include, for example, additional play equipment, improved surfacing, access and seating, sports facilities or landscaping. A contribution will also be required towards the maintenance of the open space for a period of 20 years (see section 9).

Any financial contributions would be secured by means of a Planning Obligation under S106 of the Town & Country Planning Act 1990.

7.10 **Pooled Contributions**

Where contributions would be better spent providing facilities which the proposed development could not in itself fund, contributions will be pooled and used towards the most suitable facilities for the area. This could include for example upgrading of Local Nature Reserves, or sports and leisure Centre facilities.

Contributions will be the same as for off site provision. (i.e. £1,100 per dwelling)

7.11 The contributions would be secured by means of a Planning Obligation under S106 of the Town & Country Planning Act 1990.

7.12 **Mixed Contributions**

In certain cases, it may be appropriate for a combination of on-site provision of open space and a contribution towards either off-site facilities or pooled contributions. In calculating any off site or pooled contribution the Council will take into account the monetary value of any on-site provision.

8.0 CAPITAL CONTRIBUTIONS (Area / Monetary)

8.1 Why £1,100* per dwelling?

8.2 The figure of **£1,100*** per dwelling is based on the NPFA (6 acre standard) and has been calculated by establishing an average figure for the provision of 1sq.m. of formal and informal facilities and multiplying this by the amount of open space which each new dwelling would need to provide in order to meet the NPFA (6 acre) standard.

8.3 This is demonstrated below:

NPFA standard; 2.4Ha (6 acres) of open space per 1000 population

Based on an average household size of 2.2 persons per dwelling 1000 people would require approximately 450 dwellings (1000/2.2)

450 dwellings built at an average density of 30dwellings per hectare would require 15ha of land of which 2.4Ha would need to be open space, to meet the NPFA standard.

If 450 dwellings need to provide 2.4ha or 24000 sq.m, each dwelling would require 53 sq.m. of open space.

53 sq.m. of open space split into 70% formal provision and 30% informal provision would cost £1,100 using the costings set out below.

TABLE 1.

Provision	Cost per sq.m.	% split	Sq.m. per dwelling	Cost per dwelling
Formal	£25.20	70%	53	£936.77
Informal	£11.72	30%	53	£186.35
Total cost per Dwelling				£1123.11 (rounded down to £1,100)

** £1,100 per dwelling is applicable as of 1/4/06 but will be reviewed annually in line with the Retail Price Index.*

9.0 MAINTENANCE CONTRIBUTIONS

- 9.1 Where new recreation/open space facilities are to be adopted by the Council, developers will be expected to contribute towards the on-going maintenance of public open space provided through their developments. If the open space is to be dedicated to the Council, the developer will be expected to enter into a Planning Obligation which will include a sum to cover maintenance of the open space for a period of 20 years. If the developer intends to make alternative provision for long-term maintenance of new facilities, for example by setting up a management company, the Council will expect to approve such details and for this to be secured as part of a S106 Agreement. Maintenance contributions will be required for either on-site, off-site, or pooled facilities as appropriate.
- 9.2 In order to ensure that the provision of facilities are well maintained on a long-term basis, maintenance contributions are intended to cover the 20 year period following the adoption of the open space.
- 9.3 The cost of 20 years maintenance monies has been calculated at a rate of £920 per dwelling using the formulae contained within appendix D.
- 9.4 Although the precise amount of maintenance monies required per dwelling will be dependant upon the area of land set aside as open space and the facilities to be provided, it is considered appropriate to give an average figure per dwelling. By giving an average figure, based on the calculations contained within Appendix D, developers can calculate a total contributions figure for any proposed development. Should developers wish to pay contributions for maintenance based on specific proposals, then these can be calculated at a later stage.
- 9.5 **Other costs**
Where the open space is to be adopted by the Council, pre-adoption inspection costs of £500 will be required in addition to the maintenance contributions above.

10.0 TOTAL CONTRIBUTIONS FIGURE

- 10.1 The total contributions towards open space/recreation provision will be as follows:
- If on-site provision is required, an area of land suitably located within the development and of sufficient size to provide the necessary facilities.
- A total financial contribution of £2,020 per dwelling made up from;
- £1,100* per dwelling towards capital costs.
- £920 per dwelling for 20 years maintenance

11.0 DESIGN AND LAYOUT OF PUBLIC OPEN SPACE

- 11.1 In all cases, public open space should:

- Be well related to dwellings to allow passive supervision, but not so as to cause nuisance to residents
- Be located, designed, laid out, and where appropriate, lit, to minimise the potential for anti-social behaviour
- Be designed and laid out for easy maintenance
- Be useable – small areas of “left-over” land within development sites are unacceptable. The location of open space should form an integral part of the development to maximise its visual benefit and usage
- Where appropriate, incorporate existing landscape features such as trees and hedgerows and any existing public rights of way
- In the case of children’s’ play equipment, be visible and well located to ensure safety of children

11.2 Where on-site facilities are required the Council will provide advice on items to be provided.

12.0 S106 PLANNING OBLIGATIONS

12.1 Contributions will be secured by means of a Planning Obligation under S106 of the Town & Country Planning Act 1990, and in accordance with the advice of Circular 02/2005 “Planning Obligations”.

12.2 In appropriate situations, conditions may be imposed on planning permissions preventing the commencement of development until a satisfactory Planning Obligation has been agreed and completed. In other cases, the Council may require the completion of the Agreement/Undertaking prior to permission being granted.

13.0 TIMING OF PROVISION/CONTRIBUTIONS

13.1 It is important that any on site, or off site facilities are provided before a significant proportion of the site is completed and occupied.

13.2 For on-site provision, all areas of open space should be fully laid out equipped and landscaped within 1 year of the development starting, or no later than the completion of 50% of the houses. The open space should then be maintained by the developer for a period of one year to allow the establishment of landscaping features etc. The Council will inspect the site during this period to identify areas requiring further attention prior to adoption by the Authority.

13.3 If the land is to be dedicated to the Council, this should then take place within 1 year of the open space being laid out, landscaped and equipped.

13.4 For off-site provision, pooled or mixed contributions for off-site facilities or the improvement of existing facilities, contributions should be paid on or before the commencement of development.

14.0 FURTHER INFORMATION

14.1 Further information on the provision of Public Open Space through new development can be obtained from:

- Development Control Officers, Planning & Regulatory Services, Mansfield District Council, Civic Centre, Chesterfield Road South, Mansfield, Notts. NG19 7BH Tel: 01623 463463 email: dbc@mansfield.gov.uk
- Planning Policy Team, Planning & Regulatory Services, Mansfield District Council, Civic Centre, Chesterfield Road South, Mansfield, Notts. NG19 7BH Tel: 01623 463463 email: planningpolicy@mansfield.gov.uk
- Parks Manager, Direct Services Department, Mansfield District Council, Civic Centre, Chesterfield Road South, Mansfield, Notts. NG19 7BH Tel: 01623 463463 email: parksandopenspaces@mansfield.gov.uk

15.0 QUICK GUIDE/SUMMARY

15.1 Open space contributions for new residential development will apply as follows:

- Will only apply to development for 6 or more dwellings (including conversion and change of use to residential).
- The decision as to whether provision will be made on-site, off site, pooled contributions or mixed, will rest with the Local Authority and be based upon existing and future open space information. It will take account of issues such as existing provision, accessibility choice and quality.
- To ensure that any new open space is provided to an appropriate standard, residential developments of less than 20 new dwellings will not normally require on-site provision, and subsequently provide for off-site, pooled or mixed contributions.
- The total financial contribution will be £2020 per dwelling and consist of Capital contributions at a rate of £1,100 per dwelling (reviewed annually and kept in line with the Retail Price Index) and maintenance monies for 20 years at a cost of £920 per dwelling. A one-off inspection fee of £500 will also be payable if on-site facilities are to be adopted by the Council.

APPENDIX A: MAINTENANCE CONTRIBUTIONS

The following example has been used to calculate an average maintenance cost per dwelling, to cover a 20 year period.

A site of approximately 1 hectare (approximately 35 dwellings) where on-site provision is required (due to lack of local facilities) would in many cases be required to provide for a Local Equipped Area for Play (LEAP). Such provision would require a formal area of play of approximately 400 sq metres and 150sq metres of informal area around the play area to act as a buffer zone.

The cost to maintain these areas are as follows:

400 sq m formal area @ £3.34 per sq m = £1336 x 20 years = £26,720

150 sq m informal area @ £1.87 per sq m = £280.50 x 20 years = £5,610

Total Maintenance costs of £32,330 (£26,720 + £5,610)

Cost per dwelling £32,330/35 dwellings = £923.71 rounded to £920 per dwelling.

APPENDIX B: WALKING DISTANCES

The Table shows how walking time is determined compared to distance. The pedestrian route follows the quickest route via paths. The straight-line distance is only a guide and should be treated cautiously as private land may have to be crossed to reach the play area.

Time	Pedestrian Route	Straight Line Distance	Green Space Item
1 Minute	100 metres	60 metres	LAP, AOS
5 Minutes	400 metres	240 metres	LAP, LEAP, AOS
10 Minutes	700 metres	400 metres	LAP, LEAP, ISF, AOS
15 Minutes	1000 metres	600 metres	LAP, LEAP, NEAP, AOS, ISF

Research has shown that the majority of children are not prepared or allowed to travel unaccompanied to play areas more than 400m away and more recently it has become apparent that parents are further restricting the movements of their children in reaction to perceived risks. The walking times and distances for the various play areas should thus be regarded as an absolute maximum.

APPENDIX C: TYPES OF PLAY AREAS

LOCAL AREAS FOR PLAY (LAP)

Design Features

In all instances a specific design brief and specification will be supplied to the developer for this item.

LAP's should not contain the normal range of play equipment but should include play features designed to encourage use within the appropriate age group. Such features could include wooden animals or figures, a lockable sand box or trees and shrubs that are designed to attract wildlife such as butterflies. Small areas of open grass should be provided to allow low key ball games such as tag or French cricket. LAPs should be designed to discourage use by older age groups by limiting their size and reducing opportunities for older children's activities.

Play Equipment/Furniture

Wherever possible provision should be made for children with special needs. Adequate seating should be provided for parents or carers and play equipment should be limited to features which will not require any safety surfacing when located within grassed areas.

Location

On development or within a 5 minute walking distance.

Site

The areas should be reasonably flat and well drained with grass or hard surfaces.

Safety

Adequate safety measures need to be taken to minimise the risk of road related accidents by erecting a suitable fence. The fence will also define the LAP and act as a barrier to dogs.

Size

In general the maximum size of a LAP should be 100m². There should be a minimum distance of 5m between the edge of the area and the boundary of any adjacent properties.

Gable ends or other exposed house walls should be protected from use for ball games by, example, a strip of dense planting.



LOCAL EQUIPPED AREAS FOR PLAY (LEAP)

Design Features - Play Equipment/Furniture

In all instances a specific design brief and specification will be supplied to the developer for this item.

LEAPs should offer at least 5 types of play equipment that is suitable for children aged between 4 and 12. They should also have seating for accompanying adults and litterbins. Play equipment and surfacing should comply with relevant British and European Standards. A typical LEAP would contain a toddler's swing (cradle seat), a double child's swing (flat seats), a springer seesaw, one or more springers and a multi-unit. Black or coloured wet pour is the preferred safety surfacing.

Location

On development or within a 10 minute walking distance.

Site

Such areas need to be well drained with grass and/or hard surfaced playing space combined with the safer surfacing. Landscaped areas with trees and shrubs may also be included.

Safety

Adequate safety measures should be provided to minimise the risk of road-related accidents and potential dangers from nearby watercourses, electricity cables and railway lines. A LEAP should be equipped with a dog proof fence (preferably metal bow topped) with self-closing gates or a dog grid. A suitable safety sign should be provided.

Size

The normal minimum size for the activity zone (Le. the fenced off area containing the play equipment) of a LEAP is 400m² although an activity zone of as little as 200m² may be acceptable given that at least 5 pieces of play equipment can be safely positioned in such an area. The activity zone should be surrounded by a buffer zone sufficient to allow a minimum distance of 20 metres between the edge of the activity zone and the boundary of the nearest residential property, thus minimising possible disturbance to nearby residents. Where a LEAP is surrounded on 4 sides by housing the minimum area required will thus be 0.36 ha. However, in circumstances where a buffer zone is only required to one side, an area of as little as 0.08ha may be sufficient. Buffer zones can include footpaths and planted areas and under certain circumstance act as part of the amenity open space for the development. Gable ends and other exposed house walls should be protected from use for ball games by buffer zone planting.



NEIGHBOURHOOD EQUIPPED AREAS FOR PLAY (NEAP)

Design Features - Play Equipment/Furniture

In all instances a specific design brief and specification will be supplied to the developer for this item.

NEAPs should offer a minimum of 8 types of play equipment providing challenges and enjoyment appropriate to the age group. Suitable seating and litterbins should be provided. Within the NEAP there should also be wheeled play opportunities, such as facilities for skateboards, roller skating or bicycles, and seating for accompanying adults and for teenagers to use as a meeting place. Other considerations would be an area for basketball (posts and surfaced areas) and/or football (kickabout area with goal posts). Play equipment and surfacing should comply with relevant British and European standards. The preferred safety surface is wet pour.

Site

The site needs to be well landscaped and planted to provide variety for play, visual effect and appropriate screening for nearby housing.

Safety

Adequate safety measures, such as pedestrian barriers should be provided to minimise the risk of road-related accidents. Consideration should be given to any potential dangers from nearby electricity cables or railway lines, and the possible attraction and dangers of watercourses. A NEAP activity zone should be equipped with a dog proof fence (preferably metal bow topped) with self-closing gates or a dog grid. A suitable safety sign should be provided.

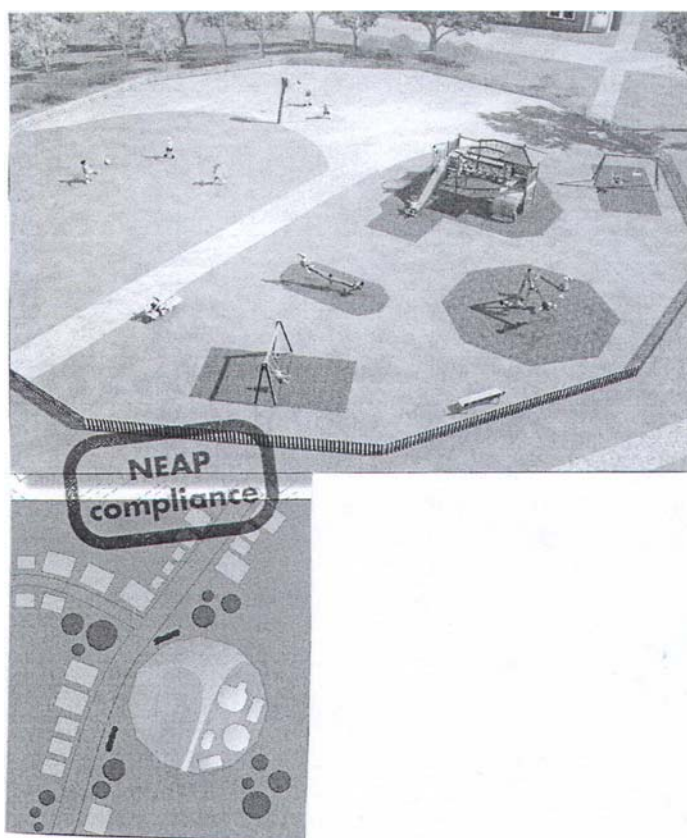
Location

On development or within a 15 minute walking distance.

Size

The minimum size for the fenced off activity zone of a NEAP is normally 1000m² although where space is at a premium this

may be reduced, given that 8 pieces of play equipment can be safely positioned in the smaller area. The buffer zone should be sufficient to allow a minimum distance of 30 metres between the edge of the activity zone and the boundary of the nearest residential property in order to take account of possible disturbance to adjacent residents. Where a NEAP is surrounded on 4 sides by housing the minimum area required will thus be around 0.85ha. However, in circumstances where a buffer zone is only required to 1 side, an area of as little as 0.175ha may be sufficient. In order to reduce the overall land use associated with NEAPs it may be possible to use the buffer zones as amenity open space, given that the impact on neighbouring properties is considered.



SPORTS FACILITIES (ISF)

Design Features

In all instances a specific design brief and specification will be supplied to the developer for this item.

The boundary of the Informal Sports Facilities will be defined by appropriate fencing, which will be specified by the Council. The surface will be tarmac, green or black in colour, with an area in the goal mouths constructed from green or black rubber wet pour to match. Each end of the area will have 5-a-side goals and where appropriate basketball hoops installed with appropriate height fencing to keep the ball in the area. All areas will have the relevant markings for the sport being specified. There will be a maximum of 4 access points. Seating and litterbins may be required outside the area.

Site

The area should be flat and drained, and where appropriate screen planting installed.

Safety

Adequate safety measures need to be taken to minimise the risk of road related accidents by erecting a suitable fence. The area is to be positioned away from roads.



Size

In general the maximum size of the area should be 500m². Specific dimensions will be supplied to the developer. There should be a minimum

distance of 15m between the edge of the area and the boundary of any adjacent properties. Gable ends or other exposed house walls should be protected from use for ball games by, for example, a strip of dense planting.

FORMAL SPORTS FACILITIES (FSF)

Youth and adult outdoor playing space includes facilities such as pitches, greens, courts, athletics tracks and training areas, whether naturally or artificially surfaced. Such facilities should, where appropriate, include changing provision and floodlighting. It is accepted that larger youth and adult facilities will attract users from beyond walking distance and will thus need to provide parking spaces.

Location

On development or within a 15 minute walking distance.

Site

The site will need to be level and well drained with adequate access. Sports fields can often present a uniform 'green desert' appearance and appropriate soft landscaping should be used to mitigate this. Screening may be required from adjacent housing, particularly where floodlighting is included.

Safety

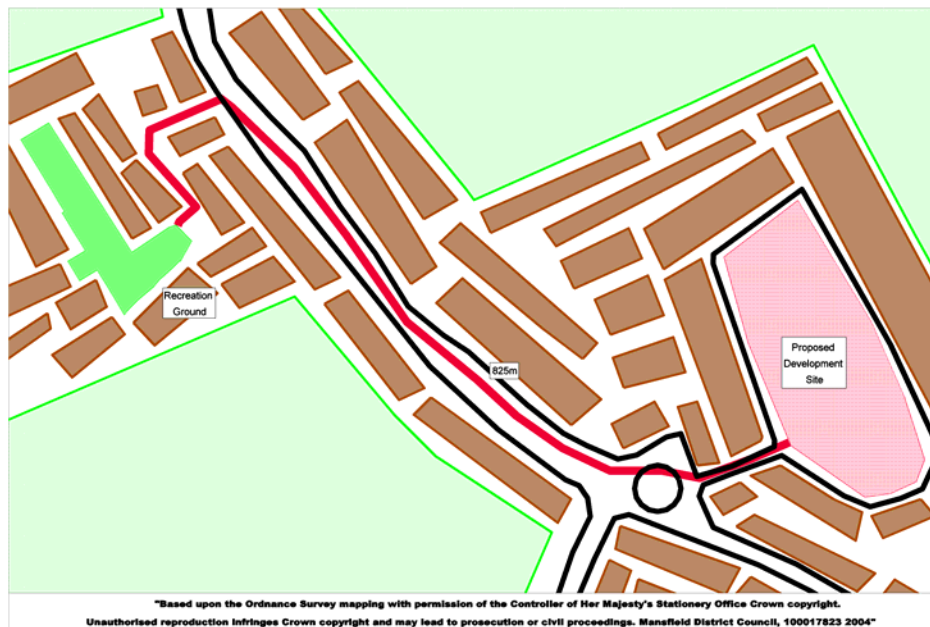
Adequate safety measures should be included to minimise the risk of road related accidents and consideration should be given to any potential dangers from nearby electricity cables or substations, water courses and railway lines. Where possible dogs should be excluded from playing surfaces.

Size

Playing fields require large amounts of space for playing surfaces, safe play margins, changing facilities and parking provision. Association football pitches, for instance, will require up to 0.9ha for the playing area together with a further 0.5ha where ancillary facilities are provided. Youth and adult facilities such as bowling greens, tennis courts and multisports areas take up far less space, although buffer zones will be needed where appropriate.

APPENDIX D EXAMPLES OF DEVELOPMENT CONTRIBUTIONS

EXAMPLE 1. On-site provision



Proposed Development Site of approx 2ha (60 houses)

Nearest Open Space is 825 metres away

Recreation Ground is 0.76 hectares and has some play equipment on it

Requirement:

The development site is of sufficient size (above 20 dwellings) to be able to provide an area of open space, the nearest open space is over 800m away and on the opposite side of a major road. On site provision would be required (land, equipment and maintenance monies)

Provision of land (for a LEAP, 400sq m formal and 150 sq m informal)

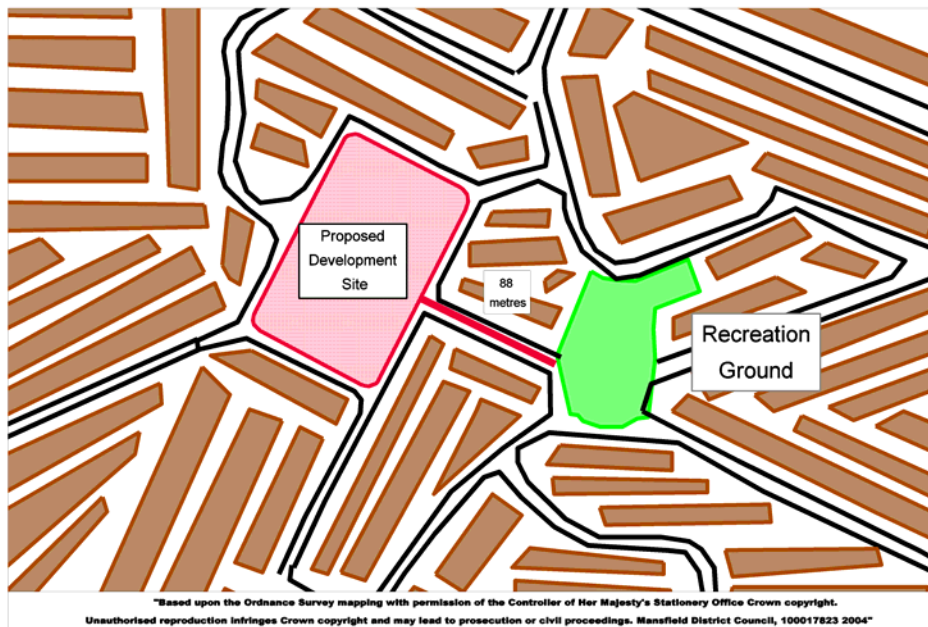
Cost 60 dwellings x £1,100 Capital costs = £66,000

Cost 60 dwellings x £920 Maintenance costs = £55,200

Inspection cost of £500

TOTAL COST = £121,700

EXAMPLE 2. Off-site provision.



Proposed Development Site is approx 1 hectare (30 dwellings)

Nearest Open Space is 88 metres away

Recreation Ground has some children's play equipment

Requirement:

Contribution towards upgrading of facilities/new facilities on nearby recreation ground and maintenance although the development site is large enough to be able to provide open space on site the close proximity of existing facilities is such that it would be more suitable/beneficial to upgrade existing facilities.

Cost 30 dwellings x £1,100 Capital costs = £33,000

Cost 30 dwellings x £920 Maintenance costs = £27,600

TOTAL COST = £60,600

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To obtain this information telephone 01623 463463

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छे.

आ माहिती बीजा भाषा के स्वरूपमां मेणववा माटे, 01623 463463
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ਸਕਦੀ ਹੈ।

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یہ معلومات گزاریں کرنے پر دیگر صورتوں (سی ڈی، ٹیپ) اور زبانوں میں بھی دستیاب ہے۔

متبادل زبان یا متبادل صورت (سی ڈی، ٹیپ) میں یہ معلومات حاصل کرنے کے لیے
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Mansfield District Council

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