

Adapted

Open Space for New Residential Development

Supplementary Planning Document

July 2007



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Supplementary Planning Document - Open Space

As part of the Local Plan process, supplementary planning guidance was prepared to supplement policies and proposals in the Local Plan. The Borough Council consulted the public on the guidance at the draft deposit and revised draft deposit stages of the Local Plan preparation process. Some of the comments on the Draft Deposit Guidance were taken into account in formulating the Revised Draft Guidance.

It was not appropriate for the Borough Council to adopt the guidance as supplementary planning guidance because this can only supplement an adopted local plan and the Tamworth Local Plan 2001-2011 was not adopted until July 2006. Furthermore, under the new development plan system, supplementary planning guidance has been replaced by supplementary planning documents.

This document was approved by the Borough Council's Cabinet on 25th July 2007. This is in accordance with the Council's Local Development Scheme that came into effect in March 2007.

Introduction

Supplementary planning documents (SPD) have been prepared to support policies in the adopted Tamworth Local Plan 2001-2011, in this case Policy ENV14 relating to open space provision in new residential developments. The Local Plan was adopted in July 2006 and the policies have been saved for three years in accordance with PPS12 'Local Development Frameworks'.

The draft SPD has been subject to a sustainability appraisal which can be found at the end of this document.

Why is open space important?

The Borough Council acknowledges that open space can make a major contribution to people's lives. It is not just about providing places for people to walk the dog or enjoy an informal kickabout, high quality open spaces and outdoor sports facilities can make a major contribution to ensuring that Tamworth is a place where people want to live. High quality open spaces can contribute towards regenerating deprived areas, provide wildlife habitats and promote better health and well-being by providing opportunities for exercise and leisure. They can also be used to educate people and they add colour and variety to the environment.

Why is guidance needed?

Local Plan policy ENV14 states that open space will be provided in new residential developments to a standard of 2.43 hectares per 1000 population. It does not provide any detail about the sort of open space to be provided. The Council has undertaken an open space audit and appraisal in accordance with Planning Policy Guidance Note 17 'Planning for Open Space, Sport and Recreation. Based on the results, the Council is in the process of producing an open space position statement, which includes information on deficiencies. The SPD will use information regarding neighbourhood deficiencies to guide developers to provide the types that are needed.

The SPD will also set out the quality vision for each open space type, which is a standard for all open spaces to aspire to, whether it is new provision or enhancement of existing open spaces.

The SPD can only relate to adopted Local Plan policy and for this reason, it cannot set out new local quantitative standards. New standards will be brought forward through the Core Strategy development plan document. The open space SPD will be reviewed after the Core Strategy is adopted.

What is open space?

The Borough contains a network of open spaces, which are distributed throughout the urban area and include small areas of open space in housing areas, school playing fields, the Castle Grounds and large areas of greenspace such as the Kettlebrook Local Nature Reserve. Many open spaces are inter-linked or link to the rivers and canals, which lead in turn to the open countryside. They provide a range of formal and informal opportunities for exercise, contact with nature and social activities.

The SPD considers six open space types, which are defined in Appendix 1:

- Amenity open space
- Provision for children and young people
- Allotments
- Parks and gardens
- Urban greenspace
- Outdoor sport and recreation facilities

How will the standard be applied?

Developers should follow the steps outlined below to calculate the quantity and type of open space to be provided as part of their developments:

- 1 Decide whether the policy applies to the type of development proposed.
- 2 Calculate the open space requirement by estimating the population of the development.
- 3 Work out what types of open space are required.
- 4 Decide whether open space will be provided on or off-site.

Step 1: What types of developments will the standard apply to?

All new residential development, even those comprising a single dwelling, will put pressure on existing open spaces. For this reason, the Council considers that all residential developments should contribute towards open space provision. The Council's standards for the provision of open space will apply to all applications for new residential development that result in a net dwelling gain, which include proposals for:

- conversion to residential
- change of use to residential
- flats
- bedsits
- sheltered housing
- affordable housing
- renewal of expired planning permission
- applications to increase the number of dwellings on a site with planning permission
- applications to make temporary dwellings permanent

The following types of residential development will not be subject to the standard:

- Rest homes
- Nursing homes
- Replacement dwellings
- Residential annexes
- Temporary dwellings





Step 2: How much open space is needed?

Developers should provide open space to a standard of 2.43 hectares per 1000 population. In order to calculate the amount of open space needed, developers need to estimate the population of their developments using the following simple population assumption based on the number of bedrooms in each dwelling:

Size of dwelling	Estimated occupancy
1 bedroom dwelling	1.5 people
2 bedroom dwelling	3 people
3 bedroom dwelling	4 people
4+ bedroom dwelling	5 people

To ensure that open space is useable and can be easily and economically maintained, it should not be provided on-site unless it is larger than 0.1 hectares. Applying the policy of 2.43 hectares per 1000 population, 0.1 hectares equates to 42 or more people.

For developments accommodating less than 42 people, the Council will accept a commuted sum, which will be used to enhance existing open spaces or contribute to provision of new open space in proximity to the site.

Step 3: What types of open space should be provided?

In order to work out what type of open space should be provided the Council will use the following principles:

- 1 On developments accommodating 42 people or more, the Council will expect developers to provide amenity open space as part of the standard.
- 2 On developments accommodating 42 people dwellings or more and where there is an identified neighbourhood deficiency of allotments, urban greenspace and outdoor sports and recreation facilities, the Council will expect provision as part of the standard.
- 3 On developments accommodating 42 people or more, where the majority of dwellings are family dwellings¹, the expectation is that facilities for children's play will also be provided.

Appendix 2 shows the neighbourhoods that have been defined for open space purposes and Appendix 3 indicates open space deficiencies by neighbourhood. The proportion of different open space types required will vary between developments and locations and developers are advised to seek early advice from the Development Control Section.

¹ Family dwellings are defined as dwellings (houses or apartments) with 2 or more bedrooms. Housing specifically aimed at the elderly is clearly excluded.

4. Should open space be provided on or off-site?

Where a proposed development is of sufficient size i.e. 42 or more people, the expectation is that open space will be provided on-site. This is particularly important with amenity open space.

On sites accommodating less than 42 people the Council will accept a commuted sum towards provision of new off-site open space or enhancement of existing open space within the neighbourhood or within the distances thresholds specified below:

- Amenity green space – 400-800 metres
- Play space for children/young people – 800 metres
- Parks and gardens – 1.2 km
- Allotments – 1.2 km
- Urban greenspace – 1.2-1.6 km
- Outdoor sport and recreation facilities – 6 km

On sites accommodating 42 people or more, a commuted sum will be acceptable in lieu of on-site provision in the following circumstances:

- Within the town centre commuted sums area
- Where the development site is close to existing open space, particularly when it needs enhancing. In the case of allotments and urban greenspace, the distance threshold is 1.2 kms and in the case of outdoor sports facilities, 6kms.
- Where there is a identified project to provide new strategic open space such as a town park

There may be instances where a combination of on-site provision and a commuted sum towards off site provision or enhancement will be appropriate.

Cost of providing new open space, enhancing existing and future maintenance

Details of the formulae used to calculate the on-site cost of providing open space are contained in the Planning Obligations SPD.

As a guide, the current commuted sums for off-site provision or enhancement are as follows (please note that these will vary over time):

1-2 bedrooms - £500 per dwelling

3 bedrooms - £750 per dwelling

4+ bedrooms - £1000 per dwelling

Irrespective of whether open space is provided on or off-site, where developers wish to transfer open space to the Council, they will be required to pay a commuted sum to cover 15 years maintenance. Full details of the commuted sums calculations are contained in the Planning Obligations SPD.



How will outline applications be dealt with?

Where an application is received in outline and the size and type of the proposed development is not known, the Council's position on the requirement of open space will be reserved through a planning condition, so that it can be resolved when a detailed application is made and the estimated population of the development can be determined.

What expectations does the Council have for open space?

New areas of open space should be overlooked by development to enable natural surveillance. They should be situated in a convenient and accessible location within the development and consideration should be given to the possibility of linking with existing cycleways and footpaths outside the development. The open space should be accessible by people with disabilities and pushchairs.

Appendix 2 provides an indication of the quality that the Council will expect each type of open space to be provided to.

Worked examples

1 Application for one 3 bedroom dwelling within neighbourhood 3, Perrycrofts

- 1 no. 3 bed dwelling at 4 persons per dwelling = 4 people
- Using the Local Plan standard of 2.43 hectares per 1000 people = 0.01 hectares
- Neighbourhood 3 is deficient in facilities for children/young people, allotments, parks/gardens and urban greenspace
- Site is too small to provide on-site public open space, therefore a contribution will be made to new open space or off-site improvement of existing open space of the deficient types within neighbourhood 3 or within 1.2 kms of the site

2 Application for 12 no. 4 bed dwellings, 7 no. 3 bed dwellings and 6 no. 2 bed flats within neighbourhood 19, Amington/Amington Fields

- 12 no. 4 bed dwellings at 5 persons per dwelling = 60 people
7 no. 3 bed dwellings at 4 persons per dwelling = 28 people
6 no. 2 bed flats at 3 persons per dwelling = 18 people
The total number of people = 106 people
- Using the Local Plan standard of 2.43 hectares per 1000 people = 0.26 hectares
- Site is sufficiently large to provide on-site open space, but neighbourhood is deficient in all types of open space. Amenity open space and a children's play area will be provided on-site; a contribution will be sought towards improvement of allotments, urban greenspace and outdoor sports/recreation within the neighbourhood.



Appendices

Appendix 1: Definition of open space types

Type	Definition	Primary Purpose/Examples
Amenity greenspace	Most commonly but not exclusively found in housing areas. Includes informal recreation green spaces and village greens.	<ul style="list-style-type: none"> • informal activities close to home or work • enhancement of the appearance of residential or other areas • designed as sustainable urban drainage schemes to encourage biodiversity and to minimise flood risk.
Provision for children and young people	Areas designed primarily for play and social interaction involving children and young people.	<ul style="list-style-type: none"> • equipped play areas • ball courts • outdoor basketball hoop areas • skateboard areas • teenage shelters and 'hangouts'
Allotments	Opportunities for those people who wish to do so to grow their own produce as part of the long-term promotion of sustainability, health and social inclusion. May also include urban farms.	<ul style="list-style-type: none"> • growing vegetables and other root crops • N.B. does not include private gardens
Parks and gardens	Includes urban parks, formal gardens and country parks	<ul style="list-style-type: none"> • informal recreation • community events.
Urban greenspaces	Includes publicly accessible woodlands, urban forestry, scrub, grasslands (e.g. downlands, commons, meadows), wetlands, open and running water and wastelands.	<ul style="list-style-type: none"> • wildlife conservation, • biodiversity • environmental education and awareness. • designed as sustainable urban drainage schemes to encourage biodiversity and to minimise flood risk.
Outdoor sports & recreation facilities	Natural or artificial surfaces either publicly or privately owned used for sport and recreation. Includes school playing fields.	<ul style="list-style-type: none"> • outdoor sports pitches • tennis and bowls • golf courses • athletics • playing fields (including school playing fields) • water sports

Source: Open Space Study, PMP for Tamworth Borough Council, 2005

Appendix 2: Recommended Quality Vision

Typology	Quality Vision
Amenity greenspace	Clean, designed and laid out in a way that facilitates cleaning and maintenance, accessible, well marked footpaths, informal play opportunities, appropriate facilities & landscaping.
Provision for children & young people	Mix of formal equipment & enriched play environment, safe, convenient location close to housing, designed and laid out in a way that facilitates cleaning and maintenance, seating for adults.
Allotments	Encourages sustainable development, biodiversity, healthy living & education objectives, ancillary facilities, clearly marked pathways, level plots, spacious, secure & well lit.
Parks and gardens	Welcoming, designed and laid out in a way that facilitates cleaning and maintenance, range of leisure, recreation & enriched play opportunities, attractive vegetation & facilities.
Urban greenspace	Spacious, designed and laid out in a way that facilitates cleaning and maintenance, clear pathways, natural features encouraging wildlife conservation/biodiversity, environmental education, informal recreation & play opportunities, local community involvement in management.
Outdoor sports & recreation facilities	Well planned, designed and laid out in a way that facilitates cleaning and maintenance, level & well drained surfaces, good quality ancillary accommodation. Facilities should comply with Sport England and National Governing Bodies' design guidance.

Source: Open Space Study, PMP for Tamworth Borough Council, 2005

Appendix 3 – Map of Neighbourhoods



Key

Not to scale



Neighbourhood Boundary

Explanatory note on open space neighbourhoods

The Borough has been divided into 23 neighbourhoods to best reflect what the Council considered to be local communities using obvious physical features such as roads, canals and rivers as boundaries where possible. These neighbourhoods have been defined primarily for open space purposes and may not correspond with neighbourhoods that are used by other service providers.

Appendix 4: Neighbourhood deficiencies

Neighbourhood	Amenity green space	Children & young people	Allotments	Parks and gardens	Urban greenspace	Outdoor sport & recreation
1 Coton Farm	x	x	x	x	x	x
2 Coton Green & Leyfields	x	x	x		x	x
3 Perrycrofts		x	x	x	x	
4 Town Centre & The Leys	x					x
5 North Kettlebrook			x	x	x	x
6 North Fazeley		x	x	x	x	x
7 South Kettlebrook	x		x	x	x	x
8 Two Gates & north Dosthill	x	x	x			x
9 South Dosthill	x	x	x	x	x	
10 South Wilnecote	x	x	x	x	x	x
11 Hockley & Wilnecote		x	x	x	x	
12 North Wilnecote	x	x	x	x		x
13 East Belgrave		x	x	x		
14 West Belgrave	x	x	x	x	x	x
15 South Bolehall	x	x	x	x	x	x
16 Bolehall		x	x	x		
17 Glascote		x	x	x		x
18 Amington & north Glascote	x	x	x	x	x	x
19 Amington & Amington Fields	x	x	x	x	x	x
20 Amington Heath		x	x	x	x	
21 Glascote Heath	x	x	x	x	x	
22 West Stonydelph		x	x	x		x
23 East Stonydelph	x	x	x	x	x	x

'x' denotes a deficiency in a particular open space type

Source: Open Space Position Statement, Tamworth Borough Council 2007