



Local Plan Second Review 2007
Supplementary Planning Document

Open Space, Sport and Recreation

Planning Policy Team
September 2009

**Supplementary Planning Document (SPD) to the
East Herts Local Plan Second Review
(April 2007)**

Open Space, Sport & Recreation



September 2009

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1.0 Introduction / purpose of the SPD

- 1.1 This Supplementary Planning Document (SPD) sets out the Council's approach to the provision of open space, sport and recreation in conjunction with new housing development. The purpose of the SPD is therefore primarily to provide additional guidance to developers in terms of how the Local Plan policies for these topics will be implemented, and should be read in conjunction with the East Herts Local Plan Second Review (adopted April 2007), Planning Obligations SPD and other relevant planning guidance published by the Council. It will also support the spatial policies that will be developed in the emerging Core Strategy, Site Allocations and Generic Development Control Development Plan Documents (DPDs). The SPD does not seek to enforce standards on existing facilities which are not affected by new development.
- 1.2 The SPD provides more detailed guidance on how to comply with Policy LRC3 of the East Herts Local Plan Second Review 2007, clearly setting out how the Council will seek to negotiate for the provision of adequate and appropriately located open space, sport and recreation facilities in conjunction with new residential development.
- It draws together the relevant sections from the *Planning Obligations* SPD (October 2008) relating to Open Space, Sport and Recreation (Section 6, Appendix E).
 - It sets out provision standards and areas identified as being in quantitative deficit or in need of improvement (Sections 3 and 5).
 - It sets out the Council's objectives relating to provision of open space (Section 4).
 - It provides guidance on indoor and multiple-use sports facilities (Section 5).
 - It sets out the types of facility that will be expected at different scales of development (Section 6).
 - It sets out design objectives for new facilities (Sections 4, 6, Appendix D).
 - It reproduces the assessment of quantitative deficit by location (Appendix C).
 - It provides details of national standards, such as those of Fields in Trust (formerly the National Playing Fields Association) (Appendix B).
- 1.3 By publishing this SPD, the Council wishes to establish a set of procedures which will assist developers in making planning applications and thus help to minimise planning delays. This SPD has been prepared to give developers and the public up-to-date information on developer contributions which are reasonably related in scale and kind to development proposals. It has been prepared, and will be operated, in accordance with national and regional planning guidance. The scales of contributions, and other relevant matters, will be updated annually. A systematic approach to the development of open spaces for sport and recreation along with the introduction of regular monitoring will ensure efficient use of resources and a rational distribution of open space for sport and recreation throughout the district.

- 1.4 The provision of accessible, safe and attractive public open space and facilities for sport and recreation underpins people's quality of life. The Council views such provision as important to individual's health and wellbeing, and to the promotion of sustainable communities. New residential development places increased pressure on open space, sport and recreation provision within the District. Where new development occurs it is important that sufficient open space, sport and recreation provision is made to make the proposals acceptable in land use planning terms. The Council's responsibility is to enable and co-ordinate the provision of these, to ensure that they are located in the right places, are of high quality, offer opportunities for biodiversity and are well maintained and managed to meet the needs of the community. Planning obligations play a role in ensuring that existing facilities can cope with additional demand placed upon them by new development and that new developments make adequate provision.
- 1.5 Leisure and recreation pursuits encompass a range of activities, including indoor and outdoor sports and recreation, entertainment, cultural interests and tourism. These activities can have major land use implications. As the amount of leisure time people enjoy increases, the demand for recreation facilities will grow. There is often an overlap between recreation and community facilities. Both provide important facilities and services for local people, as well as a focal point for community activities. Open spaces form a valuable part of the range of facilities used for recreational purposes. The value of such open spaces is not only in their amenity and recreational values, but in their biodiversity value and contribution to the conservation of the natural and built environment of the district.
- 1.6 One hundred and twenty open spaces are owned and managed by East Herts Council. These include "village greens", formal gardens, woodland, naturalised areas and 40 parks. Some of these are identified as Wildlife Sites for their nature conservation importance. The council's five 'main' parks in terms of size and general usage are:
- Northern and Southern Parkland (Southern Country Park) – Bishop's Stortford
 - Hartham Common and the Meads – Hertford and Ware
 - Castle Gardens – Hertford
 - The Castle Grounds – Bishop's Stortford
 - Grange Paddocks and Red White and Blue – Bishop's Stortford
- 1.7 In addition, the council owns Layston Garden in Buntingford, which is maintained on behalf of the council by Buntingford Town Council. Pishiobury Park in Sawbridgeworth is maintained as a 'Country Park' and historic landscape. The council also provides a number of sites for formal sport and informal recreation. The larger ones include Presdales Sports Ground and King George Recreation Ground in Ware.
- 1.8 The scope of this SPD goes beyond open space and facilities owned or managed by East Herts Council and Town and Parish Councils. Many open spaces, waterways and facilities for sport and recreation are owned or

managed by the County Council, and other independent organisations or groups and all contribute to the wealth of facilities available to residents and visitors of East Herts.

2.0 Planning policy context

National Planning Policy

- 2.1 The Government's policies on open space, sport and recreation are contained in Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation (PPG17). These policies are supported by policies within PPS1: Building Sustainable Communities (2005) and PPS3: Housing (2006). PPG17 states "the government expects all local authorities to carry out assessments and audits of local space and sport and recreational facilities". In August 2004, the Council commissioned a consultant to undertake a PPG17 Audit and Assessment across the whole of the district. This was published in July 2005 and provides justification for the standards contained in the East Herts Local Plan Second Review 2007. This has been taken forward in the form of audits of East Herts Council's open spaces carried out throughout 2007 and 2008.
- 2.2 Planning Policy Statement 9: Biodiversity and Geological Conservation (PPS9) sets out the Government's objectives for conserving and enhancing biological diversity, including

"-enhancing biodiversity in green spaces and among developments so that they are used by wildlife and valued by people, recognising that healthy functional ecosystems can contribute to a better quality of life and to people's sense of well-being..."

Through the provision of open space, the Council may seek to fulfil its obligations to further biodiversity as a Section 28G Authority under the Countryside and Rights of Way Act 2000 (CRoW) and as a Competent Authority under Section 40 of the Natural Environment and Rural Communities Act 2006 (NERC).

- 2.3 Circular 05/2005 is the main source of Government guidance on the use of planning obligations. It clarifies the basis on which planning obligations should be assessed for their acceptability. It also gives guidance on the process of securing obligations by encouraging local authorities to introduce changes to promote speed, predictability, transparency and accountability. The use of standard charges and formulae where appropriate, together with standard clauses and agreements is recommended to provide greater clarity for developers. The approach taken within this SPD is consistent with the advice given in Circular 05/2005.

The Circular sets out the following tests that must be satisfied in order for planning obligations to be required. The obligations must be:

- relevant to planning;
- necessary to make the proposed development acceptable in planning terms;
- directly related to the proposed development;
- fairly and reasonably related in scale and kind to the proposed development; and

- reasonable in all other respects.

Regional Spatial Strategy for the East of England May 2008 (RSS)

- 2.4 The East of England Plan May 2008 includes guidance on a regional scale on a number of planning issues. The RSS includes a key message about the role and responsibility of local planning authorities in terms of providing guidance on achieving sustainable, healthy communities:

“New housing developments should incorporate safe, healthy environments which encourage walking, cycling and informal play”.

The RSS, along with national guidance gives a clear intention that local planning authorities should provide guidance on how to incorporate open space for sport and recreation in their development plans in order to achieve the objectives of sustainable communities. Four particular objectives of the East of England Plan are relevant to this SPD. These objectives are to improve and conserve the region’s environment by:

- Ensuring the protection and enhancement of the region’s landscape environmental assets, including the built and historic environment, landscape and water;
- Re-using previously developed land and seeking environmental as well as development gains from the use of previously undeveloped land;
- Protecting and, where appropriate, enhancing biodiversity through the protection of habitats and species and creating new habitats through development; and
- Providing a network of accessible multi-functional green space.

Sport England East

- 2.5 Sport England is the Government agency responsible for advising, investing in and promoting community sport to create an active nation. Their ambition is to get two million people more active in sport by 2012 and to make sure that participation is sustained. Sport England exists to sustain and increase participation in community sporting activities, by promoting, investing in and advising the development and maintenance of sporting facilities including parks and open spaces as well as indoor sport facilities.

- 2.6 The East of England has more active participants in sport and recreation than anywhere else in England. This is partly due to the physical nature of the region; 300 miles of coastline, 15,677 miles of public rights of way and a number of nationally important sporting facilities. As such, Sport England has a specific plan for the East of England to address issues identified in the government’s Game Plan for the UK.

East Herts Corporate Strategic Plan

- 2.7 This SPD contributes to five of the six Corporate Priorities and Key Objectives in that it seeks to improve the quality of and encourage the creation of open spaces for sport and recreation, increasing the opportunity for the communities of East Herts to access sport, leisure and cultural community activities. The priorities that are relevant to this SPD are:

- Promoting prosperity and wellbeing; providing access and opportunities;
- Pride in East Herts
- Caring for what's built and where
- Shaping now, shaping the future
- Leading the way, working together.

2.8 In November 2007 Sport England launched *Creating Active Places*, which identifies strategic sports facility needs in the region. This is complemented by the *Active Hertfordshire Sports Facility Strategy (2008)*, which identifies sports facility issues and needs in East Herts. In addition, Sport England has undertaken an Active People survey. This is the largest ever survey of sport and active recreation and detailed information on participation has been produced at the district level. The survey indicates that East Herts residents have a higher than average level of participation in active sports and recreation compared to the East of England average, which indicates a higher than average demand for such facilities. However, a lower proportion of residents were satisfied with local sports provision, indicating a need for new and improved local facilities within the district.

Everyone Matters – A Sustainable Community Strategy for East Herts April 2009 – 2024

2.9 The vision of the East Herts Local Strategic Partnership is *to create a thriving, fair and inclusive East Herts that safeguards and enhances our unique mix of rural and urban communities, where people choose to live, work and visit because:*

- *It is safe, green, clean and well connected*
- *Everyone matters and can take part in decisions that affect their lives; and*
- *There are sustainable economic and social opportunities that improve the quality of life for all.*

The Sustainable Community Strategy includes 8 themes including Health, Wellbeing and Play, which sets the overall strategic context for this SPD and all strategies and policies produced by East Herts Council.

East Herts Local Plan Second Review 2007

2.10 A key objective of the Local Plan Second Review 2007 is that all residents of East Herts have access to appropriate amounts of open space, sport and recreational facilities to meet present and future needs. Local Plan Policy LRC3 describes the role of planning obligations in provision of open space, sport and recreational facilities.

**Local Plan Policy LRC3:
Recreational Requirements in New Developments**

The Council will seek to negotiate for the provision of adequate and appropriately located open space, sport and recreation facilities in conjunction with new residential development, in accordance with the

standards outlined in Appendix IV of this Plan.

Indoor sports facilities may also be sought on larger developments, as identified in the Settlement Chapters.

Developers will be expected to provide either on site provision or, where appropriate, a financial contribution towards either off-site provision, or the enhancement of off-site facilities.

- 2.11 This SPD provides more detailed guidance on how to comply with this policy, setting out costs and examples of calculations required to adequately plan for the contributions that will be sought from developers on new residential developments for providing open spaces for sport or recreation. Appendix A lists the Local Plan Second Review policies which this SPD supports.

Other relevant East Herts plans and strategies:

Cultural Strategy and Parks and Open Spaces Strategy 2007-2012

- 2.12 The Council's Cultural Strategy 'Culture For All' outlines the strategic vision for the development of arts, sports, heritage and play and informal recreation. One element of the strategy is to see how the Council can work with its partners to encourage better use of its facilities including its parks and open spaces.
- 2.13 The Parks and Open Spaces Strategy forms the policy framework under which the Parks Management Plans for individual sites are to be developed and consulted upon. The Strategy sets out in detail the vision and objectives for East Herts Council's parks and open spaces within the framework of the Cultural Strategy and reflects the Council's Corporate Objectives, the 'East Herts Together' Community Strategy (2003) and the policies of the Local Plan Second Review (April 2007). The Strategy also aims to encourage the provision of good quality public parks and green spaces that are managed in a responsible, environmentally sustainable and effective way. The vision of the Strategy is:

"Together with our partners we want to protect and preserve our parks and green space while at the same time developing them in a sustainable way that meets the needs of the 21st century – balancing out environmental, social and economic considerations."

- 2.14 A High Level Action Plan has been developed citing key milestones in the implementation of the Parks and Open Spaces Strategy¹. This forms part of the overarching Parks and Open Spaces Development Programme². It sets out the current status of projects being undertaken and identifies a timeline for future proposed projects for the development of the parks and open spaces of East Herts Council. In order to establish the Action Plan an Open Spaces Audit, which included a Play Audit was undertaken during 2007 and 2008. Each site was assessed against a framework devised to assess the quality

¹ http://80.168.51.108/media/pdf/o/d/Item_8_-_Appendix_B.pdf

² 1st July Executive Committee Papers Link

and quantity of facilities and equipment, access and use. The purpose of the audit was to inform the Action Plan to ensure that the Council's parks and open spaces are of a high quality and resources are targeted to areas of greatest need. Southern Country Park in Bishop's Stortford has achieved Green Flag Award status and other sites may be considered for this prestigious award where appropriate to development of the site.

Children and Young People's Play Strategy 2007-2012

- 2.15 Local authorities are required under Section 17 of the Children's Act 2004 to produce a single strategic Young People's Plan for all services affecting children and young people, including play and leisure. This document is one element of the East Herts Cultural Strategy. It is also linked to the East Herts Children and Young People's Service Plan, the East Herts Youth Strategy and the East Herts Area Action Plan for Early Years Development and Childcare 2006/2007. The main purpose of the play strategy is to address the findings of consultation with children and young people and other stakeholders and to put in place solutions that address barriers to play that have been identified. In March 2007 the East Herts Play Partnership was established with its own vision *"to improve the overall quality of all children and young people's lives in East Hertfordshire by providing challenging, varied and accessible opportunities to play, have fun and meet up with friends"*. A Children and Young People's Play Strategy Action Plan has been agreed for 2007-2012, (Appendix 9) a copy of which is available on the Council's Website³. Developers will be expected to consider the priorities of both these Action Plans when providing for new or improved open spaces for sport and recreation.

Local Area Agreements

- 2.16 The Council is party to Local Area Agreements, which is a set of shared outcomes and targets for a local area, in this case Hertfordshire. They have been agreed between Central Government and Herts Forward (the Local Strategic Partnership for Hertfordshire), in consultation with the District and Borough Councils. The Parks and Open Spaces Strategy will have a particular role to play in the implementation of the LAA targets for 'children and young people' and 'safer and stronger communities'.

East Herts Annual Monitoring Report

- 2.17 The East Herts Annual Monitoring Report (AMR) is a document that the Council is required to produce, on an annual basis, in order to monitor the implementation of the Local Plan. The report covers a wide range of issues, including performance against targets for leisure, recreation and community facilities.

³ http://80.168.51.108/media/pdf/1/o/PlayStrategyfinaldraftJune078_1.pdf

3.0 Open spaces for outdoor sport and recreation

Open space typology

3.1 Open space is defined in the Town and Country Planning Act 1990 as land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground. However, in applying the policies in this Guidance, open space should be taken to mean all open space of public value, including not just land, but also areas of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport and recreation and can also act as a visual amenity and provide opportunities for wildlife conservation. Recreation includes the enjoyment of the natural environment, for example, nature reserves and country parks as well as formal and informal sporting activities.

3.2 The following typology taken from PPG17 illustrates the broad range of open spaces that may be of public value and how many there are currently within the district.

Table 1: Open space typology

Type	Definition	Primary Purpose/Examples	Number in District
Parks and Gardens	Includes urban parks, formal gardens and country parks.	<ul style="list-style-type: none"> informal recreation community events biodiversity 	9 (68 hectares)
Natural and Semi-Natural Greenspaces	Includes publicly accessible woodlands, urban forestry, scrub, grasslands (e.g. commons and meadows), wetlands, open and running water.	<ul style="list-style-type: none"> wildlife conservation biodiversity environmental education and awareness 	106 (986 hectares)
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 	87 (72 hectares)
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' 	106 (17 hectares)

Type	Definition	Primary Purpose/Examples	Number in District
Outdoor Sports 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 • cricket grounds • tennis and bowls • golf courses • athletics • playing fields (including school playing fields) • water sports 	905 hectares of which 416.4 ha are golf courses
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 <p>N.B. does not include private gardens</p>	33 sites, (28 hectares)
Cemeteries & Churchyards	Cemeteries and churchyards including disused churchyards and other burial grounds.	<ul style="list-style-type: none"> • burial of the dead • quiet contemplation • wildlife conservation • promotion of biodiversity 	47 sites (41 hectares)
Green Corridors	Includes towpaths along canals and riverbanks, cycleways, rights of way and disused railway links.	<ul style="list-style-type: none"> • walking, cycling or horse riding • leisure purposes or travel • opportunities for wildlife migration • Lee Valley Regional Park 	5 main identified corridors

Source: PPG17 Audit & Assessment 2005 and 2007 Audits

Lee Valley Regional Park

- 3.3 440 hectares of the Lee Valley Regional Park fall within the district. The Park contributes a wide range of active and passive recreation pursuits. For example the nature reserves at Amwell and Rye Meads, waterside open space along the River Lee Navigation and at Ware riverside, the historic Rye House Gatehouse and the informal open space and wildlife site at Stansted Innings. The Park Authority is currently preparing its Park Development Framework (PDF), which will highlight areas of particular need within East Herts and other local authorities.

Open space standards

- 3.4 The East Herts PPG17 Audit and Assessment (2005) identifies provision standards for the District which have been adopted in the Local Plan Second

Review 2007 (Appendix IV) and hence supersedes the Fields in Trust, formerly National Playing Field Association (NPFA) Six Acre Standard. The quantity standards are used as the basis for the standard calculation in Table 2 below.

Table 2: East Herts District provision standard developed by the PPG17 Audit and Assessment (East Herts Local Plan Appendix IV)

PPG17 Typology	Quantity Provision standard in hectares per 1000 population (1 ha = 10,000m ²)
Parks and Public gardens	0.53
Natural and semi-natural green space	7.64 (7.76)*
Outdoor sports facilities	3.79 (3.90)*
Amenity green spaces	0.55
Provision for children and young people	0.20
Allotments	0.21 (0.22)*
Cemeteries and churchyards	No standard set
Green Corridors	No standard set

Source: East Herts Local Plan Second Review 2007 Appendix IV

**Whilst the above Standards have been agreed as part of the Local Plan Second Review 2007, due to an administrative error, they deviate slightly from the Standards (in brackets) set out in the PPG17 Audit & Assessment. However, the evidence base of the PPG17 Audit & Assessment remains sound and valid. All calculations of surplus and deficiency as quoted in this SPD are based upon the PPG17 Audit & Assessment Standards, the justifications for which are included in the Audit & Assessment itself.*

- 3.5 Table 3 below indicates both the quantity standard adopted in the Local Plan and the recommended travel time and distance for accessibility, plus the current provision of open spaces across the district, which have been identified in the PPG17 Audit and Assessment 2005. The table indicates that in general the district is deficient in its open spaces for sport and recreation. It is not appropriate to re-designate the open spaces that are currently over-provided to spaces that are currently under-provided for as this would result in unusable, inappropriately designed open spaces that are not located close to its user group.
- 3.6 The PPG17 Audit and Assessment 2005 indicated areas of open space that scored poorly on their quality assessment. Such areas are therefore in need of improvement either in general quality or for specific aspects such as accessibility. The Audit recommended a series of quality standards based upon what guidance and local opinion states should be the ideal quality and character of open spaces and facilities. Table 4 below lists the quality standards along with the spaces that are in need of improvement in order to meet these quality standards. A Play Audit was also undertaken in 2007 which identified specific aspects of play spaces in need of improvement. Both audits will feed into the Parks and Open Spaces Development Programme for inclusion in forthcoming Action Plans where appropriate. Table 4 is also intended as a snapshot of areas of open space, sport and recreation that are in need of improvement at the time of publication of this SPD.

Table 3: Quantity and accessibility standards for open space and outdoor sports provision

PPG17 Typology	Quantity provision standard	Recommended travel time, realistic mode of transport	Estimated equivalent distance	Current district wide provision above/below standard (ha)
Parks and public gardens	0.53 ha per 1000 population	10 mins walk	0.8km	-0.61 ha below standard
Natural and semi-natural green space	7.64 ha per 1000 population	10 mins walk	0.8km	0.05 ha below standard
Outdoor sports facilities	3.79 (3.90) ha per 1000 population	5 mins walk	0.4km	0.16 ha below standard
Amenity green spaces	0.55 ha per 1000 population	5 mins walk	0.4km	0.28 ha below standard
Provision for children and young people	0.20 ha per 1000 population	10 mins walk	0.8km	8.79 ha below standard
Allotments	0.21 (0.22) ha per 1000 population	10 mins drive	4km	Under provision in BS and Ware – demand led
Cemeteries and churchyards	PPG17 suggests quantity standard not required due to the nature of the typology. However if a quantity standard is needed this should be a population based provision standard also taking into account the demand for future burial space.			
Green corridors	PPG17 suggests that the setting of a quantitative standard is inappropriate.			

Source: PPG17 Audit & Assessment 2005

- 3.7 The appropriate management of wildlife sites is crucial and should be carried out in full consultation with the Hertfordshire Biodiversity Action Plan and key partner organisations.

Table 4: Quality standard and identified areas in need of improvement

PPG17 Typology	Quality Standard	Areas in need of improvement
Parks and public gardens	Urban parks and gardens should be clean and litter free. They should be well maintained, with well-kept grass, planting and vegetation and high	<ul style="list-style-type: none"> • Willowmead – Hertford • Hartham Common – Hertford

PPG17 Typology	Quality Standard	Areas in need of improvement
	quality and appropriate ancillary facilities.	
Natural and semi-natural green space	Natural and semi-natural green spaces should be clean and litter free, with natural features (including water where appropriate). Public Rights of Way, footways and cycle paths should be clear and unrestricted and conservation areas should be identified. Sites should be maintained to an appropriate conservation standard.	<ul style="list-style-type: none"> • Pevingtons, Red, White and Blue and area north of Red, White and Blue, Bishop's Stortford • Beane Marshes, Kings Mead, Balls Wood Park, Willowmead Nature Reserve, Grange Paddocks, Braziers Field and Saddlers Way, Hertford • Access to High Wood, Hertford • Cambridge Road – Sawbridgeworth • Access to Kings Wood, Ware • The Lammas – Watton-at-Stone
Outdoor sports facilities	All outdoor sports facilities, including ancillary accommodation, should be free from dog fouling and litter, with well kept grass and a well drained, level playing surface. They should have particular regard to the needs of young people. Sites should be accessible and should follow design and maintenance standards set by the relevant national governing bodies of sport.	<ul style="list-style-type: none"> • Maintenance of tennis courts at Ware Priory • Sports pitches and multi-use games areas in Buntingford • Tennis courts at Wodson Park Leisure Centre, Ware • Tennis courts at Hartham Leisure Centre, Hertford
Amenity green spaces	Amenity green space should be free from litter and anti-social behaviour. They should be well maintained with appropriate vegetation and planting, as well as ancillary facilities, such as litter bins and seating.	<ul style="list-style-type: none"> • Northolt Avenue, Bishop's Stortford • Iron Drive and Rush Green, Hertford • The Bourne and Rolleston Close, Ware • Access to Rush Green, Hertford and The Bourne, Ware
Provision for children and young people	Facilities for children and young people should be dog and litter free, as well as clean and free from anti-social behaviour. Sites should be well	<ul style="list-style-type: none"> • Burley Road Play Area and Barons Play Area, Bishop's Stortford • Ridgeway, Hertford

PPG17 Typology	Quality Standard	Areas in need of improvement
	<p>maintained and equipped to provide a range of activities to suit varied interests and age groups.</p> <p>Appropriate ancillary facilities, such as seating should also be provided.</p>	<ul style="list-style-type: none"> • Cecil Road Playground, Ware • Access to Knebworth Court and Trinity Street, Bishop's Stortford
Allotments	Allotments should be free from dog fouling, vandalism, litter and anti-social behaviour. Where appropriate, access pathways and signage should be clearly provided and well maintained.	Improvements to Sele Farm Allotment
Cemeteries and churchyards	Cemeteries and churchyards should be free from dog fouling, vandalism, litter and anti-social behaviour. Where appropriate, access pathways should be clearly provided and well maintained.	No standards against which to assess quality
Green corridors	Green corridors should be clean and litter free with natural features and vegetation. Public Rights of Way, footpaths and cycle paths should be clear and well signed and conservation areas clearly identified. Green corridors should provide links between green spaces and from residential areas to green spaces.	Possible new route – river walkway along the River Rib. Areas to be identified in the emerging Lee Valley Regional Park – Park Development Framework; Areas identified in the Stort Valley Feasibility Study (2007)

Source: PPG17 Audit & Assessment 2005 & updated information from the Environment Agency & Lawn Tennis Association

- 3.8 In respect of Green Corridors developers should also be aware that Hertfordshire County Council has produced a Rights of Way Good Practice Guide (www.hertsdirect.org/row) which sets out detailed standards and operational procedures together with advice and good practice. It aims to provide a consistent and practical approach to the management of rights of way in Hertfordshire. The Guide is supported by a Rights of Way Improvement Plan (2006) which provides the context for the future management of, and investment in, the rights of way network and other access activities, to meet the needs and demands of the people of Hertfordshire and those visiting the county.
- 3.9 In addition to the quality standards set in Table 4, each open space offers opportunities for the incorporation and enhancement of biodiversity. This objective is ongoing and will therefore inform future audits to identify where such improvements can be made.

4.0 Objectives for the construction and design of open spaces for sport and recreation

4.1 The objectives below seek to illustrate what the Council expects in the development of new open spaces for sport and recreation throughout the District. These objectives should be applied in the context of the whole range of applicable planning policies. Thus, for example, providing accessibility for all users (4.4) should be balanced against the need to avoid/minimise potential disturbance to Local Nature Reserves (Local Plan Policy ENV14: Local Sites) or Protected Species (Local Plan Policy ENV16).

Adaptable

4.2 Open spaces should be adaptable to allow for a variety of uses such as general open parkland, space for open air theatre or entertainment, public events such as craft fairs or exhibitions as well as providing a range of play, sport and recreation facilities. Waterways should also be multi-functional allowing for a variety of uses including entertainment and public events as well as providing a range of play and recreational facilities.

4.3 New open spaces and park developments should aspire to the quality standards advocated by the Green Flag Award Scheme. The award scheme is the national standard for parks and green spaces in England and Wales. The scheme began in 1996 as a means of recognising and rewarding the best green spaces in the country. It was also seen as a way of encouraging others to achieve the same high environmental standards, creating a benchmark of excellence in recreational green areas. Further information about the scheme can be found at <http://www.greenflagaward.org.uk/>. Management plans must be provided by developers for sites that include open space.

Multiple users

4.4 Public spaces must be safe, free and accessible for all users. Open spaces should be accessible to all users from cyclists, walkers and individuals of all ages and levels of physical ability. Play equipment and park furniture should cater for all users.

4.5 Use of a space should not result in any significant adverse effects on other users, the environment or local amenity.

4.6 Opportunities should be provided for whole family activity rather than the segregation of child and adult activity. Ample seating should be provided along with routes and footpaths specifically designed to cater for users of all physical ability. Separate routes should be provided where possible for walkers and cyclists.

4.7 A variety of play spaces should be provided including equipment for the very young to more adventurous and challenging equipment or even an extreme sports area with skate and bike ramps, five-a-side football pitches. Hard

surface Multi Use Games Areas (MUGAs) that accommodate football, basketball and tennis should be considered. Teenagers should be provided for; providing shelters, robust equipment, perhaps even locations for drop-in internet access or one-stop-shop facilities. Natural play spaces such as woodlands and other natural wildlife areas provide opportunities for children to be creative in their play and should be used alongside structured play areas where possible.

- 4.8 Children's play spaces should provide opportunities for safe, imaginative play. Play spaces should conform to the Fields in Trust (formerly National Playing Fields Association) standards for play areas. All equipment should meet the relevant British Standards. Appendix B contains a summary of the Fields in Trust, formerly NPFA standards for play spaces.
- 4.9 Open spaces should be of sufficient size to accommodate play spaces that are appropriate to meet the needs of the development. This is crucial to facilitating good quality and appropriate play facilities that minimise the potential for anti-social behaviour.
- 4.10 The design of play areas for younger children should facilitate separation from dog-walkers and prevent dog access.
- 4.11 Sensory features such as scented planting, water features, textured pathways and features that make noise when the wind blows should be included in landscaping designs in order to enhance the experience for all users, but particularly those with sensory or physical disabilities.
- 4.12 Ancillary features within open spaces such as signage, fencing and crossing points should consider the needs of different users and could include Braille on signs and information boards through to tactile paving and crossing control panels at appropriate heights for cyclists and wheelchair users.

Sustainable

- 4.13 Open spaces should have a landscape scheme that is appropriate to the local climate, geology and topography and should be accompanied by a management plan that considers the effect of, and mitigation against the impacts of climate change. Waterways can provide particular opportunities to address climate change, by facilitating sustainable measures such as through the use of the waterway for the movement of freight during construction, for hydro-electric power, natural cooling/heating or as part of a Sustainable Urban Drainage network.
- 4.14 Designs should take account of extreme weather conditions such as flooding or temperature extremes. Solutions to decrease storm water run off, such as sustainable drainage, green roofs, planting and landscape enhancements should be considered.
- 4.15 Such plans should minimise the use of water for cleaning and watering and materials should be sourced from a local sustainably managed provider. Plans

should maximise opportunities for rain water harvesting, such as tanks and water butts.

- 4.16 Opportunities for waste recycling should be taken such as the composting of grass cuttings and the recycling of newspapers and drinks cans etc.
- 4.17 Hard surfaces should be kept to a minimum and be constructed from porous materials. Hard surfaces should be integrated into the overall design to be adaptable for a variety of uses. Where possible, materials used in construction/provision of facilities should be from sustainable sources and priority should be given to those which reduce the carbon footprint of the District. Conservation of energy and water should be considered as part of the provision.

Environmentally beneficial

- 4.18 Open spaces should contribute to the District's wildlife habitats and network of green spaces. The creation of new wildlife reserves where appropriate will be supported by the Council in association with the Countryside Management Service, Hertfordshire Biological Records Centre, Herts and Middlesex Wildlife Trust and other interested parties. The creation of new habitats in appropriate locations can make a major contribution towards achieving the targets set out in the Hertfordshire Biodiversity Action Plan.
- 4.19 Open spaces should include areas of 'natural' wildlife habitats as well as landscaped and manicured gardens and lawns. Ideally this will be achieved by retaining and enhancing existing wildlife habitat features already found on site. Such a variation in landscape will facilitate a greater biodiversity and enable more human – wildlife interaction.
- 4.20 Planting schemes should minimise the need to use fertilisers, pesticides and weed-killers through careful accompanying of plant species.
- 4.21 Planting schemes should consider the potential use of planting for effective boundary treatments, being of a sufficient depth and type of plant to prevent shortcuts through planting areas. Such schemes should also consider the management of species such as mature trees over time, including protecting tree roots from damage and compaction and their potential need for guying over time. Mature trees have an immediate visual impact and can form the basis of planting schemes.
- 4.22 Planting schemes should use plants of native species and provenance which are more beneficial to biodiversity and plants that provide good sources of nectar, pollen and fruit. However, consideration should be given to the location of such plants and trees in relation to seating areas and footpaths. Use of non-native species should only be used following consideration of their likely impact upon existing nearby habitats to avoid competition, invasion or detrimental hybridisation.
- 4.23 Developments in proximity to existing watercourses should consider the potential impact of the development on the quality of the water course, the

potential for flooding and the increase in demand for using the waterway for recreational activity.

- 4.24 Developments should consider the action plans set out in the Bishop's Stortford Water Space and Landscape Strategy (February 2009), the British Waterways and Lee Valley Regional Park strategies for the maintenance and improvements of the waterways that pass through the District.
- 4.25 New water-based recreational facilities should ensure that they do not have any impact on any flood alleviation works nor impede the Environment Agency's access requirements to watercourses
- 4.26 New water-based recreation facilities should: not harm important conservation sites, species or features; seek improvements where appropriate; incorporate natural or semi-natural features to benefit biodiversity; and mitigate against the risk of flooding.
- 4.27 High-intensity water-based recreational facilities should have a minimal impact on the visual and environmental amenity of the location. Buildings should be grouped together with minimal hard-standing and should be located where possible close to existing settlements.
- 4.28 Lighting schemes should consider the impact on the amenity of neighbouring residential properties as well as the nocturnal activities and feeding patterns of wildlife. External artificial lights should be such that the lighting levels within eight metres of the top of the bank of a watercourse are maintained at background level (a Lux level of 0-2). Lighting levels should not increase lighting to wildlife corridors, including river corridors. Lighting should be provided to facilitate natural surveillance at night and to reduce the fear of crime. Lighting should be designed to prevent vandalism and the need for maintenance i.e. anti-climb paint and guards around the lamp bulbs.
- 4.29 The installation of effective renewable energy installations such as solar or water-powered energy will be supported by the Council where such installations have no detrimental impact on the amenity of the open space or the neighbouring area, have no adverse affects on wildlife and habitats and comply with the Council's wider objectives and policies.

Cost effective

- 4.30 Open spaces for sport and recreation should use materials and landscaping designed to be robust and easy to maintain over a long time period in order to ensure the installation and maintenance of such spaces is cost effective. A well-designed management plan must be provided and should indicate measures for achieving cost-effectiveness throughout its lifetime.
- 4.31 Lighting and planting schemes should be coordinated to ensure that lighting enhances the landscaping features and that lighting columns are located appropriately to reduce the need for over-pruning larger trees and plants over time. Planting schemes should be designed to minimise the need for sight-line pruning and to enhance visitor safety by planting species that grow to an

appropriate size for their location. Appropriate lighting should be used to help maintain optimum use of outdoor sports facilities during winter months, when daylight is more limited. (Such lighting should however, comply with Local Plan Policy ENV23 on Light Pollution and Floodlighting).

- 4.32 Developers should seek community involvement in the preparation of management plans and subsequent management of the open space, thus increasing stewardship and cost effectiveness.
- 4.33 Applicants should consider the use of open space for sports facilities. Combining different uses will encourage greater use of the open space, reduce maintenance costs and aid in reducing crime.
- 4.34 Applicants should consider the conversion of unused/underused sports pitches to public open space or the improvement of ancillary facilities to encourage more activity. The conversion to wildlife areas or nature reserves should also be considered in consultation with the relevant bodies.

Integrated

- 4.35 The creation of new open spaces for sport and recreation should be provided on-site, integrated into the overall design of the development. Where this is not achievable, any off-site spaces should be integrated into the local community through links to the local infrastructure network, through the sensitive design of boundary treatments and by addressing particular local needs.
- 4.36 New open spaces for sport and recreation should contribute to the Rights of Way and Greenways networks, and the County Council's Rights of Way Improvement Plan.
- 4.37 New open spaces for sport and recreation should avoid any significant loss of amenity to residents or neighbouring uses.
- 4.38 Commercial and industrial developments should provide areas of open space as part of an overall landscaping and building design. Where commercial and industrial developments are located adjacent to a waterway, the waterfront should be utilised for amenity space providing a pleasant environment and outlook for both employees of the site and from passers by on the water and towpath. These amenity areas should be included within the occupier's landscape management plan for the site.

Socially beneficial

- 4.39 Large residential developments should provide allotments for local residents. The minimum size of a new allotment site is 0.5 hectare: on-site provision will therefore be required for new housing developments of at least 650 dwellings or more, unless it can be demonstrated that off-site provision is more suitable.
- 4.40 Such schemes should consider working in partnership with nearby schools to introduce gardening projects to encourage children to grow vegetables and take an interest in wildlife conservation.

- 4.41 Similarly open spaces for sport and recreation should be designed to facilitate the use of the open space for informal educational activities. The inclusion of ‘natural’ areas of wildlife habitats into the overall design will be encouraged, in consultation with the Countryside Management Service and other relevant agencies.
- 4.42 Management plans should cover maintenance for a minimum period of ten years. Such plans will be carefully monitored and enforcement action taken on sites that do not fulfil the requirements of the plans. Management plans should consider partnership working with local businesses or volunteer organisations. Regarding maintenance charges for land to be transferred to Council ownership, the Council’s position on this is set out in paragraphs 6.22-6.25 below.
- 4.43 Large scale residential developments should contribute to the District’s stock of burial space. Churchyards and crematoria are historically considered as part of the park family and may still deliver as many amenity and ecological benefits as parks and should be brought back into the mainstream of parks and green space provision.
- 4.44 Cemeteries should provide for a range of burial options, including consecrated and un-consecrated ground, memorial gardens, space for the burial of cremated remains and space for different religious and cultural preferences. There is also growing demand for pet cemeteries, reflecting the privileged attachment that many people in modern societies feel for their animals. It is important to consider that the land designated for cemetery use will need to be designated for at least 100 years.
- 4.45 Developers should consult with the Architectural Liaison Officer and Crime Prevention Design Advisors of the Hertfordshire Constabulary to ensure that designs for open spaces for sport and recreation meet the best practice guidance on crime prevention Secured by Design. Developers may also find the document ‘Under Lock and Quay’ helpful as it seeks to combine good waterside design practices and crime prevention measures.

Fit for Purpose

- 4.46 New sports facilities should take into account Sport England’s relevant design guidance to ensure that facilities provided are of a high quality standard, are fit for purpose and address the needs of the users they will serve. Sport England has up-to-date guidance notes on Natural Turf for Sport (playing fields) and Multi-Use games Areas/Synthetic Turf Pitches.
- 4.47 Developers should also refer to Sport England’s *Active Design Guidance* (2007) available at www.sportengland.org. This is Government endorsed guidance on the design principles that developments should adopt to make new communities more active and healthy.

- 4.48 New seating areas should be designed to maximise natural surveillance or take measures to reduce anti-social behaviour, such as CCTV. Seating areas will be expected to provide refuse bins.
- 4.49 Temporary 'bubble' style covers over tennis courts and other multi sports pitches can help to promote usage over the winter months. However, the visual impact of such covers will need to be carefully assessed, particularly in the Green Belt and the Rural Area Beyond the Green Belt.

5.0 Indoor and purpose-built, multiple-use sports facilities

5.1 An important part of access to sports and recreation is the provision of purpose-built indoor sports facilities that provide a range of sporting activities from sports halls, gyms, swimming pools and other health and well-being activities such as yoga classes, spas etc. The PPG17 Audit & Assessment carried out a supply and demand assessment for the typologies in Table 5 below.

Table 5: Sports facility typology

	Definition	Primary Purpose/Examples
Sports halls	An indoor multiple use facility for a range of sporting activities from formal classes to informal team games. Only publicly accessible facilities that are the size of 3 badminton courts or larger are included in modelling.	Usually linked to another facility, often a school, they have to be booked in advance. Smaller village and community halls play an important role in leisure and recreation provision, providing an important local source.
Swimming pools	A pool unit is defined as an average four lane 25m pool. Can be part of a multiple use facility providing a gym or sports hall.	Used for schools or classes, scuba sessions, public sessions.
Health and fitness	Private club or publicly accessible facility providing individual stations of gym equipment and group classes	Can be part of a private establishment that has limited access or publicly accessible facility with other uses such as pools or sports halls. Modelling discounts home users.
Synthetic turf pitches (STPs)	Multiple use pitch for athletics or ball-based team games	Majority are part of a dual use facility shared with a school, limiting availability for 'outside' bookings.
Athletics tracks	No demand modelling available for athletics tracks	Majority are part of a dual use facility shared with a school, limiting availability for 'outside' bookings.
Squash	No demand modelling available for squash courts	Majority are part of a general sports centre providing a range of activities.

Identified needs – by indoor sport and recreation provision

5.2 The findings of the assessment are listed in Table 6, which shows that the only undersupply of indoor sports facilities are sports halls. This is partly due to some sports halls being unavailable for public use or being too small and were therefore not included in the modelling.

Table 6: Quantity and demand of indoor sports and recreation provision

	Current (2005)	Future (2010)
Sports halls	Unmet demand equivalent to 8 courts	Unmet demand equivalent to 6 courts
Swimming pools	Oversupply equivalent to 741 sq m water (approx. 3 swimming pools*)	Oversupply equivalent to 350 sq m water (approx. 2 swimming pools)
Health and fitness	Oversupply equivalent to 22 stations	Oversupply equivalent to 12 stations
Synthetic Turf Pitches (STPs)	Oversupply equivalent to 2.4 pitches	Oversupply equivalent to 1.9 pitches

*based on Sport England guidance of one average pool unit equalling 212m² (equivalent to a 4 lane 25m pool)

5.3 Applications for residential development above the thresholds set out in Section 6 will be expected to make a contribution to either on-or-off site facilities as appropriate. The Council is in the early stages of preparing a Sports Facilities Strategy which will set out the basis for such contributions. In the interim, the Sport England Sports Facilities Calculator at www.sportengland.org should be used to assess appropriate contributions and level of provision. Pooling of such contributions may occur between developments where a strategic need is identified in the forthcoming Strategy, in accordance with paragraphs B21-B24 of Circular 05/2005.

Design objectives for indoor or outdoor sport facilities

5.4 Proposals should provide well-designed ancillary facilities to support the use of indoor and outdoor sports facilities such as changing areas, seating and clubhouse rooms. All buildings should be grouped together to reduce their overall visual impact and should be integrated with the scale and visual character of their surroundings.

5.5 In the Green Belt and Rural Area Beyond the Green Belt, proposals should be appropriate to their scale of activity (intensiveness) and their overall impact on the openness and landscape character of the locality. Appendix D contains more guidance on the Council's approach to the provision of new indoor and outdoor sports facilities in the Green Belt and Rural Area Beyond the Green Belt.

5.6 More intensive recreational uses should be located in sites where they can contribute to town centre vitality and viability.

- 5.7 Where outdoor sports facilities are provided that require intensive regular grounds maintenance such as football pitches and golf courses, landscaping schemes should be integrated that maximise the biodiversity opportunities afforded by large expanses of open space. All maintenance schemes should seek to minimise the use of water, pesticides and weed killers.
- 5.8 The use of renewable sources of energy and water should also be considered for ancillary features such as buildings and lighting.
- 5.9 New facilities should take into account Sport England's design guidance for indoor sports facilities⁴. This guidance provides advice on how new indoor facilities can be designed to a high standard and be fit for purpose. Sport England has up-to-date guidance notes on pavilions/clubhouse, sports halls, fitness suites and village halls.

Community centres / meeting halls

- 5.10 Whilst not usually considered as part of an approach to providing open spaces for sport and recreation, it should be taken into consideration that smaller village halls and community centres also play an important role in leisure and recreation provision and provide an important source of provision for local residents.
- 5.11 Large scale residential developments should provide community facilities as part of their open space provision. Any new community facility should be multi-purpose in nature providing flexible indoor space for sports, leisure, arts, community and entertainment events. Higher ceilings, for example, can enable indoor sports activities.
- 5.12 Such facilities should be centrally located, with good access to passenger transport and for pedestrians, cyclists and car drivers. Ideally it should be combined with changing facilities on a sports field, for economy of scale and efficiency of management. Alternatively it could be positioned alongside, but independent from a school.
- 5.13 In Category 1 and 2 Villages (see Table 8), contributions may be pooled from a number of developments to fund new or improved community halls, and a threshold of one dwelling may be applied.

⁴ See www.sportengland.org/facilities_guidance.htm for a range of design guidance notes.

6.0 How to apply the guidance

- 6.1 A Parks and Open Spaces Development Strategy has been established which developers should consider alongside the Play Strategy Action Plan and this document as part of their application⁵.
- 6.2 The provision of new open spaces through new residential development is unlikely to provide a greater amount of open space than would be required by the potential occupants of the proposed development and as such is unlikely to address any specific deficiencies in open space. However, where the size of a new open space provided through development far exceeds the space standards set out in the calculations in tables 9 and 10 below, the Council will calculate whether this would lead to an over development of a particular open space type in the locality and may recommend the development of a different type of open space, the enhancement of, or improved access to, existing local facilities or a different type of contribution that would provide benefits to the wider community.
- 6.3 Where areas have a balance of supply and demand or where there is a small surplus, the provision of new open spaces will be sought in order to ensure that the development does not result in a deficiency. Where there is a significant surplus of open space new provision will not be required; in this instance improvement of existing provision may be sought in recognition of the additional usage by new users associated with the proposed development. There are currently few types of open space for sport and recreation that are currently over-supplied (see Appendix C). The Council will maintain a database of all open spaces provided through development and through its own strategies, to ensure that the District's existing and new open spaces address the needs of the District's residents.

Thresholds

- 6.4 Contributions will be sought from residential developments of 10 or more dwellings and for all other land uses, developments involving an area of 1000sq m ground floor area or more. In Category 1 and 2 villages where a specific need has been identified, the threshold for contributions towards play areas/provision for children and young people may be lowered to one residential unit (see paragraph 6.17 below).

On-site provision

- 6.5 All new residential developments will be expected to make provision for open space on-site. Exceptions will be made where there is an existing facility in close proximity to the site, which will be easily accessible from the development site and which will serve the needs of the occupants of the development. In this case it may be more appropriate to seek a contribution towards the improvement of the existing facility. However, should the existing facility not meet the needs of the occupants, such as not providing a play space where the development provides family sized homes, then on-site

⁵ <http://www.eastherts.gov.uk/index.jsp?articleid=5949>

provision or enhancements and/or improved access to the existing facility should be made to meet these needs. Where nature conservation interests already exist on site they should be incorporated or improved.

- 6.6 The contributions sought from developments are based upon the potential occupancy of the proposed development. Contributions may be pooled from several smaller scale residential developments in order to facilitate larger projects such as the creation of a new local park. However, for larger developments certain types of open space would be expected to be provided on site as well as contributing towards off site schemes. This enables a more comprehensive approach to be taken towards designing a development if the open space is an integral part of the design. Table 7 below gives an indication of the type of open space that will be sought as part of the development.

Table 7: Development thresholds generating open space demand

Type of provision	1-9 dwellings in Category 1 and 2 villages	10-49 dwellings	50-199 dwellings	200-599 dwellings	600+ dwellings
Parks and gardens	?	Off-site	On-site	On-site	On-site
Natural and semi-natural green spaces	?	?	?	?	?
Amenity green space	?	On-site	On-site	On-site	On-site
Local Areas for Play (LAP)	?	On-site	On-site	On-site	On-site
Local Equipped Area for Play (LEAP)	Off-site	Off-site	On-site	On-site	On-site
Neighbourhood Equipped Area for Play (NEAP)	Off-site	Off-site	Off-site	On-site	On-site
Outdoor sports facility	Off-site	Off-site	Off-site	On-site	On-site
Swimming pool	Off-site	Off-site	Off-site	Off-site	?
Sports hall	Off-site	Off-site	Off-site	Off-site	?
Allotment	Off-site	Off-site	Off-site	Off-site	On-site
Cemeteries burial ground	Off-site	Off-site	Off-site	Off-site	?
Green corridors	Off-site	Off-site	On-site	On-site	On-site

Not required = No provision sought

On-site = On-site provision sought

Off-site = Off-site provision required

? = On site provision may be required, depending on site circumstances

- 6.7 Contributions towards Natural and Semi-Natural Green Space, Allotments, Cemeteries and Churchyards; and Green Corridors (including waterways) will be negotiated on a case-by-case basis in consultation with the Hertfordshire Biological Records Centre, the Countryside Management Service, Herts and Middlesex Wildlife Trust, the Environment Agency and other relevant agencies.

Off-site provision

- 6.8 Contributions collected will relate to the area of open space that serves the development and will be ring fenced for that purpose. However, a number of parks, play areas, open spaces and sports pitches within the District serve the wider community and are for the benefit of the residents of the whole town and in some cases the surrounding villages. Therefore, if there are any of these areas of open space identified within a town or surrounding village where a particular development is proposed, contributions may be spent on these as well as or instead of in the immediate locality. The Parks and Open Spaces Development Programme will provide the basis for such instances.
- 6.9 Off-site contributions outlined in Table 11 (below) will not be required for development that meets all the open space requirements on-site. In cases where some, but not all the open space is provided on-site, the standard charge will be scaled down accordingly.

Exceptions

- 6.10 Large scale developments will be required to provide on-site indoor and outdoor sports facilities, but elsewhere off-site provision will be required unless local circumstances dictate otherwise. For example, a small-scale housing development in a village may provide a small sports facility to meet the needs of the development and the existing community instead of providing other open spaces for sport and recreation, if there is a specific identified need and the development is the only way in which the facility could be brought forward.
- 6.11 The Council will consider the types of dwellings proposed and the likely requirements of the future occupants. Contributions towards children's play space will not be required for rest homes, nursing homes and hostels. Requirements for other specialist housing will be considered on their merits. The Council will not seek contributions towards "provision for children and young people" from one-bedroom apartments because it is considered unlikely that children or young people under 18 will occupy one-bedroom apartments.
- 6.12 Developments that will not have to contribute to providing local areas for play, local equipped areas for play or neighbourhood areas for play include the following:
- Developments of less than 10 dwellings
 - One bedroom dwellings
 - Replacement dwellings where there is no net gain

- Housing schemes for the elderly, where the occupancy is controlled so that the housing will never accommodate children
- Sheltered housing schemes that make an appropriate level of provision for communal amenity space within the development
- Very sheltered housing where the housing will never accommodate children
- Certain types of hostel accommodation where the occupancy is controlled so that the housing will never accommodate children.

6.13 Schemes that provide a percentage of affordable housing are recognised to be contributing towards community benefits, perhaps more than private housing developments. However, as they will still increase the need for open spaces for sport and recreation they will still be expected to contribute towards the provision of such facilities in line with Table 7 above.

6.14 Development sites within 50 metres of inland waterways will be expected to make contributions towards the improvement or re-naturalisation of the waterway, and improvements and enhancements of the canal environment and its towpath. Developers are advised to seek early pre-application discussions with British Waterways. Contributions will be assessed on a site-by-site basis in consultation with British Waterways and the Environment Agency.

Non-residential contributions

6.15 Non-residential schemes will be required to make a contribution towards open space provision. This is because a number of employees may use these facilities before and after work hours. These contributions will be negotiated on a case-by-case basis and will be dependent on the use proposed, the number of employees and the amount of existing open space provision already provided by the employer. Commercial development of 1000sq metres or more will be expected to provide suitable recreational space.

6.16 Where developments re-use or refurbish existing or redundant non-residential buildings such as farm buildings or old warehouses, measures should be taken to minimise or mitigate any loss of habitat and improve biodiversity. Such developments will be expected to undertake wildlife surveys at appropriate times to ensure there will be no material harm to any existing habitats or wildlife species.

Thresholds in Category 1 and 2 Villages

6.17 In Category 1 and 2 villages where a specific need has been identified, the threshold for contributions towards play areas/provision for children and young people may be lowered to one residential unit. Specific need may be identified through Parish Plans or other audits and reports. This is in recognition of the importance of such facilities to the vitality of villages as described in the Local Plan paragraph 17.6.4. Such contributions may be pooled with contributions from developments in neighbouring villages and in accordance with Circular 05/2005 paragraphs B21-B24.

Table 8: Villages where thresholds may be lowered

Category 1 Villages (Local Plan Policy OSV1)	Braughing; Hertford Heath; High Cross; Hunsdon; Much Hadham; Puckeridge; Tewin; Walkern; Watton-at-Stone
Category 2 Villages (Local Plan Policy OSV2)	Aston (excluding Aston End); Bayford; Benington, Brickendon; Dane End; Datchworth; Furneux Pelham; Great Amwell; Hadham Ford; High Wych; Little Hadham; Standon; Stapleford; Thundridge; Wadesmill; Widford.

The approach in the Green Belt and the Rural Area Beyond the Green Belt

- 6.18 In order to provide sustainable quality towns and villages in the Green Belt and the Rural Area Beyond the Green Belt. It is important to consider the cumulative impact of small scale developments that may occur. There is considerable emphasis within national government guidance towards providing affordable homes within market towns and villages to support a living, working countryside with inclusive rural communities which help young people to remain in the area where they grew up. This is likely to generate a greater need for play and recreation provision, which in turn should be part of the affordable homes planning 'package'. In reality such developments are limited in size and, on their own, are insufficient to support new play provision. Nevertheless, it is important that any additional need generated by these small developments cumulatively is supported by a financial contribution, to improve or extend an existing play area, or be put towards the future investment in a new one.
- 6.19 The built form and layout, along with land ownership constraints, in rural villages may inhibit the development of informal or formal areas of play in central locations. As such any new open spaces should be located in areas of best accessibility. The focal point of village communities may be the local school, community hall or even public house. A partnership approach should be taken with land owners, parish councils and the village community, in order to maximise the use of such facilities and could include entering into agreements to make such private land available as open spaces for sport and recreation. Such land may not be suitable to meet the Local Plan Standards but may contribute effectively to the offer of open spaces where this would otherwise not be provided.
- 6.20 Where there is a small population it can be difficult to meet the needs of all the various users of the play or recreation space. Careful consideration needs to be given to what types of equipment should be provided. Providing equipment for the very young may disregard the majority of users, therefore a more adaptable range of equipment should be considered. Appendix C contains more detail about the approach of developments in the Green Belt and the Rural Area Beyond the Green Belt in terms of open space provision.

Outline Planning Applications

- 6.21 Where the number and size of dwellings are included in an outline application, contributions can be calculated in accordance with the requirements of this SPD and the Planning Obligations SPD as appropriate. Where such dwelling numbers are subsequently amended, a re-calculation of contributions will be required. Where dwelling numbers, size and therefore occupancy rates are to be reserved for future consideration, only an estimate can be calculated and the details negotiated for a Section 106 Agreement, should the reserved matters application be approved.

Maintenance charges

- 6.22 Circular 05/2005 provides for maintenance facilities “which are predominantly for the benefit of the users of the associated development” (paragraph B18).
- 6.23 The Council is normally prepared to adopt and maintain properly laid out public open space, recreation and play areas. This will be subject to a commuted sum (usually ten years) paid by the developer on the transfer of the land. The commuted sum will be calculated using the current maintenance contract prices and will be index linked. The conditions of the site, existing features and proposed features will be assessed on an individual basis. These indicative annual costs provide a guide to the Council’s current costs and will be reviewed on a regular basis. In addition, a discount will be calculated over a ten-year period based on the interest accrued annually.

Table 9: Open space: basis for 10-year commuted sums

Facility	Annual Maintenance Cost per m ² (2007 prices)
Parks and public gardens	£7.99
Outdoor Sports facilities (not including pavilions)	£3.52
Amenity Green Space	£4.18
Provision for children and young people	£7.53

Source: 2006/2007 contract prices and SPONS

- 6.24 A breakdown of the maintenance figures above is provided in Appendix E, Table A.
- 6.25 Any open space to be transferred would need to have been laid out, planted and maintained to the satisfaction of the Council. For equipped play areas a *Register of Play Inspectors International* (RPII) inspector (or suitable alternative organisation) will be required to undertake post installation certification inspections to confirm construction of any equipped play area is to appropriate British Standards or EN1176 and EN1177. Any recommendation of any such inspection will need to be implemented to the satisfaction of the Council prior to adoption. Alternatively a sum of money will need to be paid to the Council to bring areas of open space up to a standard that can be adopted. If developers do not intend to offer areas for adoption, the Council

needs to be assured that satisfactory alternative arrangements are in place for maintenance in perpetuity.

Methodology for calculating contributions

- 6.26 The East Herts PPG17 Audit and Assessment (2005) identifies provision standards for the District which have been adopted in the Local Plan and hence supersedes the Fields in Trust (formerly National Playing Field Association (NPFA)) Six Acre Standard. Quality and Quantity standards are shown in Appendix IV of the Local Plan. The Quantity standards are used as the basis for the standard calculation in Table 10 below.

Table 10: Open space standards (East Herts Local Plan Appendix IV)

PPG17 Typology	Quantity Provision standard in hectares per 1000 population (1 ha = 10,000m ²)
Parks and Public gardens	0.53
Natural and semi-natural green space	7.64
Outdoor sports facilities	3.79
Amenity green spaces	0.55
Provision for children and young people	0.20
Allotments	0.21
Cemeteries and churchyards	No standard set
Green Corridors	No standard set

Source: PPG17 Audit and Assessment 2005

- 6.27 Quantity standards per 1000 population have been converted to a provision standard per person in table 11 below. Where no provision standard has been set, or where circumstances vary depending on the conditions, contributions will be negotiated on a case-by-case basis. This particularly applies to Wildlife Sites, Local Nature Reserves and other areas important to wildlife.
- 6.28 Contributions towards the provision or improvement of open space are calculated using the capital cost of provision. The same charges apply to both provision of new facilities and the upgrading/improvement of existing facilities. This is in line with Paragraph B9 of Circular 05/2005, according to which obligations “should be fairly and reasonably related in scale and kind to the proposed development”. Contribution per person is therefore taken to be a reasonable measure of that impact, irrespective of whether new provision or improvement of existing facilities is required.

Table 11: Standard charges: open space per person (including new/improved open space)

Facility	Provision Standard per person	Cost per m ² (1st April 2007)	Contribution per person
Parks and public gardens	5.3 m ²	£36.20	£191.86
Outdoor sports	37.9m ²	£14.02	£531.36

facilities			
Amenity green space	5.5m ²	£14.86	£81.73
Provision for children and young people	2 m ²	£39.24	£78.48

Source: 2006/2007 contract prices and SPONS

- 6.29 A breakdown of the maintenance figures above is provided in Appendix E, Table B.
- 6.30 Table 11 (above) shows how the contribution per person is calculated based upon the cost per square metre multiplied by the quantity standard set out in the East Herts PPG17 Audit (Local Plan: Appendix IV reproduced in Table 2 within this SPD). Table 12 below shows how the cost per person is then multiplied by the occupancy rate per size of dwelling by number of bedrooms. Charges have been rounded to the nearest Pound.
- 6.31 The costs for Outdoor Sports Facilities and Provision for Children and Young People are based on the 2007 East Herts Contract Prices for Open Space. The costs for Parks and Public Gardens and Amenity Green Space are based on figures from a recent tender. Appendix E contains a breakdown of the items included in these costs.
- 6.32 Contract prices on which Tables 11 and 12 are based are revised annually on 1st April in line with inflation. The increase in prices may be calculated using the Retail Price Index.

Contribution towards community centres

- 6.33 Contributions towards the provision of Village Halls and Community Centres will be calculated using a standard charge based on the BCIS Quarterly Review of Building Prices. The figures used are contract sums excluding external works and contingencies with preliminaries apportioned by value. They do not include land costs. According to the BCIS estimates of average building prices, the (2nd quarter 2007 estimates) the cost of general community centres is £1146 per m². The Hertfordshire BCIS location factor of 1.08 has been added to this, plus 15% for professional fees. The cost per square metre therefore can be calculated as £1423. Using a ratio of provision of 0.1m² per person⁶ the total cost per person is £142. Using the District occupancy figures Table 13 below calculates the cost per unit by number of bedrooms:

⁶ The ratio of provision has been derived from an analysis of Sele Farm, St. Michael's Mead, and Bishop's Park Community Centres, and Walkern, Standon, Braughing, and Eastwick and Gilston village halls, and the population they serve.

Table 12: Open spaces: Standard charges

Number of Bedrooms per dwelling	Per person	1	2	3	4	5	6+
Occupancy rate (multiplier)		1.08	1.32	1.77	2.48	2.92	3.45
Parks and Public gardens	£192	£207	£253	£340	£476	£561	£662
Outdoor sports facilities	£531	£573	£701	£940	£1,317	£1,551	£1,832
Amenity Green space	£82	£89	£108	£145	£203	£239	£283
Provision for children and young people	£78	£0	£103	£138	£193	£228	£269
Total if all charges applied	£883	£869	£1,166	£1,563	£2,190	£2,578	£3,046

Source: East Herts 2006/7 Contract Prices

Table 13: Contributions towards provision of community facilities (community centres/village halls)

	Occupancy Rate	Cost per person	Contribution per residential unit
1- bedroom	1.08	£142	£153
2-bedrooms	1.32	£142	£187
3-bedrooms	1.77	£142	£251
4-bedrooms	2.48	£142	£352
5-bedrooms	2.92	£142	£415
6-Bedrooms +	3.45	£142	£490

Repayment of Unused Contributions

- 6.34 In accordance with paragraph B24 of Circular 05/2005, contributions that have not been spent or released to another organisation for spending within the timeframe stated in the legal agreement will be returned to the developer at a rate equal to the index applied. Contributions received by East Herts Council will be held in interest bearing accounts, with interest paid to the developer on return of the contribution.

Monitoring, Enforcement and Expenditure

- 6.35 Planning obligations will be monitored to ensure that they are being undertaken or paid at the agreed times. If there is a failure to comply, the

Council will take appropriate enforcement action and full cost recovery will be sought.

- 6.36 To cover its costs of monitoring, the Council may charge a monitoring fee which is payable upon completion of a section 106 deed (whether an agreement or a unilateral undertaking).
- 6.37 A high quality of maintenance is encouraged during the period after the landscape scheme is completed and prior to offering the site for adoption, in order to minimise the need for any replacement of plants subject to enforcement of the existing 5 year planning condition.
- 6.38 The originator of the planning obligation will be required to advise the Council if a site is sold on with the benefit of the planning permission and obligation. Where all or part of a development site is sold on, the original developer who entered the agreement is liable for fulfilling the obligation unless clear documentary evidence is provided to the Council to the contrary. These matters are dealt with in the Council’s Section 106 legal templates.
- 6.39 In accordance with Paragraph B50 of Circular 05/2005, the Council will ensure that planning obligations are implemented in an efficient and transparent way, and financial contributions are spent on their intended purpose. Contributions will be closely monitored to ensure that they are spent by the Council or other agencies on what was agreed and within the correct time period. The Council will liaise closely with Hertfordshire County Council, Hertfordshire Constabulary, East and North Herts Primary Care Trust (PCT) and any other authorities to ensure appropriate monitoring and enforcement of all obligations covered by legal agreement. Monitoring reports will be available as detailed in Table 14 below.

Table 14: Monitoring Reports

Source	Frequency	Information Available
Annual Monitoring Report (AMR)	Annually	Headline indicators of annual financial contributions and annual expenditure, including opening and closing balance, and total number of agreements completed during the year.
Development Control Committee Section 106 Monitoring Report	Every 6 months	Application-specific breakdown of all receipts and expenditure by the District Council.

APPENDIX A – Local Plan Policies

- SD4 Sustainable Development and Nature Conservation *
- ENV1 Design and Environmental Quality
- ENV12 Special Area of Conservation/Special Protection Area/Ramsar Site
- ENV13 Development and SSSIs
- ENV14 Local Sites
- ENV15 Nature Conservation Area Management Agreements
- ENV16 Protected Species
- ENV17 Wildlife Habitats
- ENV18 Water Environment
- LRC1 Sport and Recreation Facilities
- LRC2 Joint Provision and Dual Use
- LRC3 Recreational Requirements in New Residential Developments
- LRC4 Arts, Culture and Entertainment
- LRC5 Countryside Recreation
- LRC6 Golf Courses
- LRC7 Water Based Recreation
- LRC8 Lee Valley Regional Park
- LRC9 Rights of Way
- TR9 Cycling – Cycle Routes*
- TR10 Cycling – Protection of Cycle Routes
- TR11 Cycle Routes – Dual Cycle and Equestrian Use
- TR12 Cycle Routes – New Developments
- TR13 Cycling – Facilities Provision (Non-Residential)
- TR14 Cycling – Facilities Provision (Residential)
- TR15 Protection of Equestrian Routes

Ware

- WA9 Lea Valley Area Plan – Ware
- WA10 Tumbling Bay

Sawbridgeworth

- SA3 Land East of Millfields and Lawrence Avenue

- SA4 Sports Pitch Provision

Stanstead Abbots & St Margarets

- ST2 St Margarets Farm Site*
- ST3 Sanville Gardens Site*
- ST5 Development Within the Lee Valley Regional Park

* Under the transitional arrangements set out in Schedule 8 of the Planning and Compulsory Purchase Act 2004, Local Plan policies are automatically saved for three years, after which time they would expire if no action is taken. Policies not to be saved are ones that cannot be justified in terms of criteria set out in PPS12, or they allocate a site for development that has already been implemented, or the issue is adequately covered and/or protected by national and regional guidance. The East Herts Local Plan was adopted in April 2007. Therefore, Policies SD4, TR9, ST2, ST3 will lapse in April 2010, as agreed by the Local Development Framework Executive Panel – 27th August 2009, pending any direction from the Government Office for the East of England (Go-East).

APPENDIX B – Fields in Trust (formerly NPFA) Construction Standards for Children’s Play Spaces

LAP – Local Area for Play
<p>Site</p> <ul style="list-style-type: none"> • Has a minimum activity zone area of 100m². • Is within 1 minute’s walking time from home. • Has a buffer zone of 5m minimum depth between the activity zone and the nearest dwelling that faces the LAP. This should include planting to enable children to experience natural scent, colour and texture. • Is overlooked by nearby houses. • Gable ends or other exposed walls should be protected from use for ball games by, for example, providing a strip of dense planting of 1m minimum depth. • Is positioned beside a pedestrian pathway on a well-used route. • Occupies a reasonably flat, well-drained site with grass or a hard surface. The site should be environmentally suitable.
<p>Equipment / Features</p> <ul style="list-style-type: none"> • Contains features that enable children to identify the space as their own domain, e.g. low key games such as hopscotch, a foot print trail, mushroom style seating etc. • Any playground equipment provided must conform to EN 1176. • Contains seating for parents and/or carers. • Has fencing of at least 600mm in height around the perimeter, with a self-closing pedestrian gate to prevent access by dogs. • Has a barrier to limit the speed of a child entering or leaving the facility. • Has a sign indicating: <ul style="list-style-type: none"> ○ the area is solely for use by children; ○ adults are not allowed unless accompanied by children; ○ dogs are excluded.
LEAP - Local Equipped Area for Play
<p>Site</p> <ul style="list-style-type: none"> • Has a minimum activity zone area of 400m². • Is within 5 minutes’ walking time from home. • Has a buffer zone of not less than 10m in depth between the edge of the activity zone and the boundary of the nearest dwelling and a minimum of 20m between the activity zone and the habitable room façade of the dwelling. This zone should include planting to enable children to experience natural scent, colour and texture. • Should not have play equipment overlooking nearby gardens.

- Is positioned beside a pedestrian pathway on a well used route.
- Occupies a well-drained site with a grass or a hard surface and features an appropriate impact-absorbing surface beneath and around the play equipment conforming to EN 1177.

Equipment / Features

- Contains at least 5 types of play equipment, of which at least 2 are individual pieces, rather than part of a combination multi-play unit. Each type of play equipment should be designed to stimulate one of the following activities:
 - Balancing
 - Rocking
 - Climbing/Agility
 - Sliding
 - Social play
- Additional items may focus upon rotating, swinging, jumping, crawling, viewing, counting or touching.
- The playground equipment must conform to EN 1176
- Contains seating for parents and/or carers.
- Contains a litter bin.
- Has adequate space around the equipment to enable children to express their general exuberance and play games of ‘tag’ or ‘chase’.
- Has fencing of at least 1m in height around the perimeter of the activity zone, with two outward-opening, self-closing gates, on opposite sides of the play area, to deter entry by dogs and to restrict opportunities for bullying.
- Has a barrier to limit the speed of a child entering or leaving the facility.
- Has a sign indicating:
 - the area is solely for use by children;
 - adults are not allowed unless accompanied by children;
 - dogs are excluded;
 - name and telephone number of the operator of the facility to
 - report any incident or damage to the play equipment; and
 - location of the nearest public telephone.

NEAP – Neighbourhood Equipped Area for Play

Site

- Has a minimum activity zone area of 1000m² that is divided into two parts; one containing a range of playground equipment and the other having a hard surface of at least 465m² (the minimum area needed to play five-a-side football).
- Is within 15 minutes’ walking time from home.
- Has a buffer zone of not less than 30m in depth between the activity zone and the boundary of the nearest dwelling. A greater distance may be needed where purpose-built skateboarding facilities are provided. This zone should include planting to enable children to experience natural scent, colour and texture.
- Positioned beside a pedestrian pathway on a well-used route.

- Occupies a well drained site with both grass and hard surfaced areas and featuring an appropriate impact-absorbing surface beneath and around the play equipment conforming to EN 1177.

Equipment / Features

- Contains at least 8 types of play equipment comprising:
 - at least 1 item to stimulate rocking, touch, social or developmental play among younger children;
 - at least 2 items to facilitate sliding, swinging or moderate climbing;
 - at least 5 items to encourage either more-adventurous climbing, single-point swinging, balancing, rotating or gliding (e.g. cableway). At least 3 of these items should be individual play items rather than part of a combination multi-play unit.
- The playground equipment must conform to EN 1176
- Contains seating for parents and/or carers in the vicinity of the play equipment and other seating within the hard-surfaced games area.
- Contains litter bins at each access point and in the proximity of each group of seats.
- Has a convenient and secure parking facility for bicycles.
- Has adequate space around the equipment to enable children to express their general exuberance and play games of ‘tag’ or ‘chase’.
- Has fencing of at least 1m in height around the perimeter of the activity zone, with two outward-opening, self-closing gates on opposite sides of the space, to deter entry by dogs and to restrict opportunities for bullying.
- Has a barrier to limit the speed of a child entering or leaving the facility.
- Has a sign to indicate:
 - the area is solely for use by children;
 - adults are not allowed in the equipped space unless accompanied by children;
 - dogs are excluded;
 - name and telephone number of the operator of the facility to report any incident or damage to the play equipment; and
 - location of the nearest public telephone.

APPENDIX C – Summary of PPG17 Audit and Assessment Open Space Quantity Tables by Location

The space standards set out in Table 3 are based on an Audit and Assessment carried out in 2005 in accordance with the methodology set out in PPG17 and the PPG17 Companion Guide. The following extracts from the Audit and Assessment provide clarification of the basis of the space standards in Table 3. For further information, the full PPG17 Audit and Assessment is available at www.eastherts.gov.uk/localplan.

Quantitative standards are based on Analysis Areas established for the purposes of the PPG17 Audit and Assessment. Analysis Areas include Wards beyond the principle settlement in the area. Therefore population figures are higher than the 2001 Census. The table below shows the Wards included in each analysis area.

Analysis Area	Wards
Bishop's Stortford	Bishop's Stortford All Saints; Bishop's Stortford Central; Bishop's Stortford Meads; Bishop's Stortford; Silverleys; Bishop's Stortford South
Buntingford	Braughing; Buntingford; Little Hadham; Mundens and Cottered; Walkern
Hertford	Datchworth and Aston; Hertford Bengoe; Hertford Castle; Hertford Heath; Hertford Kingsmead; Hertford Rural North; Hertford Rural South; Hertford Sele; Watton-at-Stone
Sawbridgeworth	Much Hadham; Sawbridgeworth
Ware	Great Amwell; Hunsdon; Puckeridge; Stanstead Abbots; Thundridge and Standon; Ware Chadwell; Ware Christchurch; Ware St Mary's; Ware Trinity

- a) Analysis Areas are used as the basis of the Populations in the quantity standards shown below.

C1. Parks and public gardens (Standard 0.53 Ha per 1,000 population)

Analysis Area	Total Population	Current Provision (Ha)	Ha per 1000 population	Above/below Standard per 1000/population	Above/below Standard (Ha)
Bishop's Stortford	35,325	2.52	0.07	-0.46	-16.2
Buntingford	14,949	0.9	0.06	-0.47	-7.02
Hertford	37,023	28.28	0.76	0.23	8.66
Sawbridgeworth	10,791	33.70	3.12	2.59	27.98
Ware	30,831	2.32	0.08	-0.45	-14.02
District	128,919	67.72	0.53	0	-0.61

C2. Natural and semi-natural green space (Standard 7.76 Ha per 1,000 population)

Analysis Area	Total Population	Current Provision (Ha)	Ha per 1000 population	Above/below Standard per 1000/population	Above/below Standard (Ha)
District	128,919	1000.36	7.76	-0.05	-0.05

This Standard has been set to reflect the high provision currently within the District. However, across the District there is an uneven spread of distribution across the District. Hence there being a 0.05 Ha deficiency District-wide.

C3. Amenity green spaces (Standard 0.55 Ha per 1,000 population)

Analysis Area	Total Population	Current Provision (Ha)	Ha per 1000 population	Above/below Standard per 1000/population	Above/below Standard (Ha)
Bishop's Stortford	35,325	15.34	0.43	-0.12	-4.09
Buntingford	14,949	8.71	0.58	0.03	0.49
Hertford	37,023	18.87	0.51	-0.04	-1.49
Sawbridgeworth	10,791	9.65	0.89	0.34	3.71
Ware	30,831	18.62	0.60	0.05	1.66
District	128,919	71.19	0.55	0.00	0.28

C4. Provision for children and young people (Standard 0.20 Ha per 1,000 population)

Analysis Area	Total Population	Current Provision (Ha)	Ha per 1000 population	Above/below Standard per 1000/population	Above/below Standard (Ha)
Bishop's Stortford	35,325	5.17	0.15	-0.05	-1.90
Buntingford	14,949	1.69	0.11	-0.09	-1.30
Hertford	37,023	4.69	0.13	-0.07	-2.71
Sawbridgeworth	10,791	1.63	0.15	-0.05	-0.53
Ware	30,831	3.81	0.12	-0.08	-2.36
District	128,919	17.00	0.20	-0.07	-8.79

C5. Allotments (Standard 0.22 Ha per 1,000 population)

Analysis Area	Total Population	Current Provision (Ha)	Ha per 1000 population	Above/below Standard per 1000/population	Above/below Standard (Ha)
District	128,919	27.96	0.22	0	0

This Standard has been set to reflect the high provision currently within the District. However, across the District there is an uneven spread of distribution across the District. Allotments are a demand-led open space type i.e. there is no real point in providing allotments in areas of apparent shortfall if there is no demand for them. The Council's website has contact details for organisations that manage and have interests in allotments throughout the District. Alternatively, developers should make direct contact with Parish and Town Councils.

C6. Cemeteries and churchyards (No local standard set)

Analysis Area	Total Population	Current Provision (Ha)	Ha per 1000 population	Above/below Standard per 1000/population	Above/below Standard (Ha)
District	128,919	41	0.32	-	-

The need for graves can be calculated from population estimates, coupled with details of the average proportion of deaths which result in a burial, and converted into a quantitative population-based provision standard. This does not relate to a quantitative ha requirement. The only form of provision standard can therefore be a qualitative one. However, in terms of sustainability, these should be located in an accessible location. If an accessibility standard were to be applied, this would be based on a 10 minute walk time catchment. Bishop's Stortford has the most limited burial space.

C7. Green corridors (No local standard set)

Analysis Area	Total Population	Current Provision (Ha)	Ha per 1000 population	Above/below Standard per 1000/population	Above/below Standard (Ha)
District	128,919	5 main corridors identified	-	-	-

The need for green corridors arises from the need to promote environmentally sustainable forms of transport such as walking and cycling within urban areas. This means there is no sensible way of stating a provision standard, just as there is no way of having a standard for the proportion of land in an area which it will be desirable to allocate for roads. The Council will therefore promote the use of green corridors to link housing areas to the Sustrans national cycle network, town centres, places of employment, wildlife sites, other housing areas and community facilities such as schools, shops, community centres and sports facilities.

C8. Outdoor sports facilities: (Standard 3.90 Ha per 1,000 population)

Analysis Area	Total Population	Current Provision (Ha)	Ha per 1000 population	Above/below Standard per 1000/population	Above/below Standard (Ha)
Bishop's Stortford	35,325	106.07	3.00	-0.90	-31.70
Buntingford	14,949	135.36	9.05	5.15	77.06
Hertford	37,023	113.89	3.08	-0.82	-30.50
Sawbridgeworth	10,791	39.14	3.63	-0.27	-2.94
Ware	30,831	108.16	3.51	-0.39	-12.08
District	128,919	502.62	3.90	0.00	-0.16

Current provision of outdoor sports facilities is 926.31 ha in total across the District, 416.4 ha of which are located in seven golf courses. Including golf courses, the provision is 7.19 ha per 1,000 population. If golf courses are excluded, the provision is 3.90 ha per 1,000 population. Where sites are considered as having less than good quality (as defined by the PPG17 Audit & Assessment 2005), these should be improved before the provision of new sites.

C9. Indoor sport facilities - Sports halls

Analysis Area	Current Demand	Current Supply	Under/over Supply	Prediction to 2010
East Herts	37 courts	30 courts	-8 courts	-6 courts
East Herts with 3km buffer	111 courts	56 courts	-55 courts	-58 courts

The PPG17 Audit & Assessment only considered halls of three badminton courts or larger in size. It should be taken into consideration that smaller village and community halls also play an important role on leisure and recreation provision and provide an important source of provision for local residents.

C10. Indoor sport facilities - Swimming pools

Analysis Area	Current Demand	Current Supply	Under/over Supply	Equivalent in Pool Units
East Herts	1,334m ² (6 pool units)	2,075m ²	+741m ²	3 standard pools
East Herts with 3km buffer	3,954m ² (17 pool units)	3,137m ²	-817m ²	4 standard pools

Sport England: one pool unit = 212m², equivalent to a 4 lane 25m pool.

C11. Indoor sport facilities - Health and fitness

Analysis Area	Current Demand	Current Supply	Under/over Supply	Prediction to 2010
East Herts	499 stations	521 stations	+22 stations	+12 stations
East Herts with 3km buffer	-	-	+450 stations	-

Significant oversupply within the 3km buffer is due to the inclusion of Stevenage and Welwyn Garden City within the buffer.

C12. Indoor sport facilities – athletics tracks, squash courts and synthetic turf pitches (STPs)

There is a current demand for 1.9 STPs, resulting in an oversupply of 2.4 pitches based on Sport England Guidance. Taking population increases into account, this oversupply is likely to be reduced to 1.9 STPs in 2010. STP provision could therefore contribute towards offsetting the slight deficiency of outdoor sport facilities within the District.

The PPG17 Audit & Assessment identified two athletics tracks within East Herts boundaries. There is currently no demand modelling available for the provision of athletics tracks. Four squash courts have been identified, all located on the edge or just within the boundaries. There are also five synthetic turf pitches in the District.

APPENDIX D – The Approach in the Green Belt and Rural Area Beyond the Green Belt

- D1. Within the Metropolitan Green Belt there is a presumption against inappropriate development unless very special circumstances can be demonstrated that clearly outweigh the harm by reason of inappropriateness or any other harm on the openness of the Green Belt. Similarly within the Rural Area Beyond the Green Belt there is a strong restraint on inappropriate development. The construction of new essential small scale facilities for outdoor sport and outdoor recreation, and essential facilities for cemeteries are considered appropriate.
- D2. Many sporting and recreational facilities will be similar in their land use characteristics to some forms of leisure by making intensive use of land and attracting a large number of visitors. Indeed, some will be mixed with other significant elements of entertainment, retail or leisure uses and will function for many hours of the day. Planning permission will only be granted for such developments where they are located in highly accessible locations or adjacent to town centres or district or neighbourhood centres. Permission will not be granted for a location outside such a town centre if the resulting development would undermine the town centre. The guidance in PPS6 explains the principles that should be applied to the location of town centre uses.
- D3. Planning applications for leisure and recreation developments, including the extension of existing facilities should show evidence of sequentially testing sites within town centres, edge of centres and out of centre prior to sites outside of the urban area.
- D4. Such developments should consider their scale and intensity, with those activities and uses attracting continuous or intermittent activity by relatively large numbers of people being located within or as close to existing settlements as possible. Such locations should be accessible by public transport and should comply with Green Belt and Rural Area Beyond the Green Belt policies.
- D5. Buildings should be clustered together to reduce their impact on the openness of the Green Belt/Rural Area Beyond the Green Belt and any built features on the land should avoid any material harm to the local environment or residential amenity in terms of visual impact, noise or general disturbance.
- D6. Proposals should not adversely affect features of landscape, ecological, agricultural, historical or archaeological importance.
- D7. Proposals should not include any associated development which is in excess of that reasonably required for its operation unless existing redundant buildings on the site are capable of providing associated facilities.

Appendix D – The approach in the Green Belt and Rural Area Beyond the Green Belt

- D8. Consideration should be given to the particular recreational needs of the elderly and disabled people, and developments should make provision for people with disabilities.
- D9. Where applications do not meet the above criteria exceptions may be made if it can be demonstrated that there is a specific proven recreational need in East Herts for the proposed facility and that it cannot be accommodated in a more sequentially favourable location.
- D10. Development that involves the reuse or restoration of existing buildings or the restoration of damaged land; and would not require new buildings in the Green Belt/Rural Area Beyond the Green Belt should be considered prior to the development of new facilities. Such applications should ensure the re-use does not increase the intensity of the land and any resulting environmental impacts.

APPENDIX E: Open Space, Sport and Recreation Costs

A) Breakdown of Maintenance Charges (ref. Table 9)

Type	Cost per m ²	Maintenance items
Parks and public gardens (e.g. Hertford Castle Gardens)	£7.99	Sweeping and litter collection; graffiti removal; grass maintenance; shrub and rose maintenance; tree maintenance; hedge maintenance; emptying dog bins; maintaining ditches/ponds; hard surface maintenance; depreciation of furniture and fencing; annual bedding installation and maintain
Outdoor Sports Facilities	£3.52	Litter collection; grass cutting, tree maintenance; hedge maintenance; dog bin emptying; hard surface maintenance; depreciation of furniture; football pitch maintenance
Amenity Green Space E.g. Hartham Common (Hertford)	£4.18	Same as parks and public gardens above but lower specification on grass cutting and litter collection
Provision for Children and Young People	£7.53	Same as amenity green space plus additional cost of inspection and maintenance.

Source: 2006/7 Contract Prices

B) Breakdown of provision/upgrade costs (ref. Table 11)

Type	Cost per m ²	Items included
Parks and public gardens	£36.20	Bulb planting; fencing; grass care; hedge planting; shrub beds; tree planting
Outdoor Sports Facilities	£14.02	Cost of installing new pitch. Not including pavilions.
Amenity Green Space	£14.86	Fencing; grass care; shrub beds; tree planting; litter bins x 2; seats x 2
Provision for Children and Young People	£39.24	Replacement cost of LEAP

Source: 2006/7 Contract Prices

APPENDIX F – References / Bibliography

National Government Documents

- *Assessing needs and opportunities: a companion guide to PPG17*, DCLG, 2001
- *Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation*, DCLG, 2002
- *Planning Policy Statement 9: Biodiversity and Geological Conservation*, ODPM, 2005
- *The Code for Sustainable Homes*, DCLG, 2008

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- *Annual Monitoring Report 2006/2007*, East Herts Council, 2007
- *Children and Young People's Play Strategy 2007-2012*, East Herts Council, 2007
- *East Herts Cultural Strategy 2007-2012*, East Herts Council, 2007
- *East Herts Local Plan Second Review 2007 and Sustainability Appraisal and Appropriate Assessment*, East Herts Council, 2007
- *Historic Parks and Gardens SPD and Sustainability Appraisal*, East Herts Council, 2007
- *Landscape Character Assessment SPD and Sustainability Appraisal*, East Herts Council, 2007
- *Parks and Open Spaces Strategy 2007-2012*, East Herts Council, 2007
- *Planning Obligations SPD and Sustainability Appraisal*, East Herts Council, 2008
- *PPG17 Audit and Assessment*, PMP, 2005

Other Documents

- *Active Design Guidance*, Sport England, 2007
- *Biodiversity by Design: A Guide for Sustainable Communities*, Town and Country Planning Association, 2004
- *Bishop's Stortford Water Space and Landscape Strategy*, British Waterways, 2009
- *Cemeteries, churchyards and burial grounds*, CABE Space Briefing Paper, 2007
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- *Rights of Way Improvement Plan*, Hertfordshire County Council, 2006

- *Stevenage Town Centre Gardens Masterplanning*, Stevenage Borough Council, 2006
- *The East of England Plan for Sport*, Sport England, 2004
- *The Six Acre Standard*, Fields in Trust, formerly the National Playing Fields Association, 2001
- *Under Lock and Quay*, British Waterways and Metropolitan Police, 2000

If you would like a translation of this document in another language, large print, Braille, audio, or electronic, please contact us:

Aby otrzymać ten dokument w języku polskim, należy skontaktować się telefonicznie z działem *Communications* przy Urzędzie Rady Miejskiej East Herts pod numerem: (01279) 655261 lub pocztą elektroniczną z: communications@eastherts.gov.uk

Se gostaria de receber esta informação em Português, queira contactar o departamento de Comunicações do East Herts Council através do número (01279) 655261 ou por e-mail para: communications@eastherts.gov.uk

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