

Open Space Provision & Developer Contributions

Open Space Supplementary Planning Document - January 2012

www.waveney.gov.uk/LDF



On 1st April 2019, East Suffolk Council was created by parliamentary order, covering the former districts of Suffolk Coastal District Council and Waveney District Council. The Local Government (Boundary Changes) Regulations 2018 (part 7) state that any plans, schemes, statements or strategies prepared by the predecessor council should be treated as if it had been prepared and, if so required, published by the successor council. Therefore this document applies to the part of the East Suffolk Council area formerly covered by the Waveney local planning authority area until such time that it is replaced.





Fen Park, Lowestoft

What is the purpose of this document?

This document explains how new development should provide open space or contribute towards improving existing open spaces.

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Play space, Carlton Colville

Summary

Summary of Developer Contributions

All new residential development is required to provide a contribution towards open space.

Developments of 19 dwellings or less are unlikely to be able to provide open space on site. The provision of open space off site can be made either in kind or through financial contributions. If the developer provides enough open space to meet the full requirement on site or in kind then no financial contribution is required.

Developments of 20 dwellings or more will be expected to provide open space on site.

Based on a density of 30 dwellings per hectare developer contributions are:

53m² per dwelling;

£956 per dwelling on developments of 19 dwellings or fewer;

£11,172 per dwelling on developments of 20 dwellings or more where the site is large enough to enable an open space of 0.1 ha to be provided;

£956 per dwelling on developments of 20 dwellings or more where the site is not large enough to enable an open space of 0.1 ha to be provided.

Housing density and open space provision per dwelling for developments of 20 dwellings or more

Density (d/ha)	Open space to be provided per dwelling (m ²)	Density (d/ha)	Open space to be provided per dwelling (m ²)
30 dwellings or less	53	46	35
31	52	47	34
32	50	48	33
33	48	49	33
34	47	50	32
35	46	51	31
36	44	52	31
37	43	53	30
38	42	54	30
39	41	55	29
40	40	56	29
41	39	57	28
42	38	58	28
43	37	59	27
44	36	60 dwellings or more	27
45	35		



Amenity space and play space, Bungay

Housing density and off-site open space contributions per dwelling for developments of 2 to 19 dwellings

Density (d/ha)	Contribution for off-site open space provision (£)	Density (d/ha)	Contribution for off-site open space provision (£)
30 dwellings or less	956	46	631
31	938	47	613
32	902	48	595
33	866	49	595
34	848	50	577
35	830	51	559
36	794	52	559
37	776	53	541
38	758	54	541
39	740	55	523
40	722	56	523
41	703	57	505
42	685	58	505
43	667	59	487
44	649	60 dwellings or more	487
45	631		

Housing density and off-site open space contributions per dwelling for developments of 20 dwellings or more where the site is large enough to provide open space on site

Density (d/ha)	Contribution for off-site open space provision (£)	Density (d/ha)	Contribution for off-site open space provision (£)
30 dwellings or less	11,172	46	7,377
31	10,961	47	7,167
32	10,540	48	6,956
33	10,118	49	6,956
34	9,907	50	6,745
35	9,696	51	6,534
36	9,275	52	6,534
37	9,064	53	6,324
38	8,853	54	6,324
39	8,642	55	6,113
40	8,432	56	6,113
41	8,221	57	5,902
42	8,010	58	5,902
43	7,799	59	5,691
44	7,588	60 dwellings or more	5,691
45	7,377		

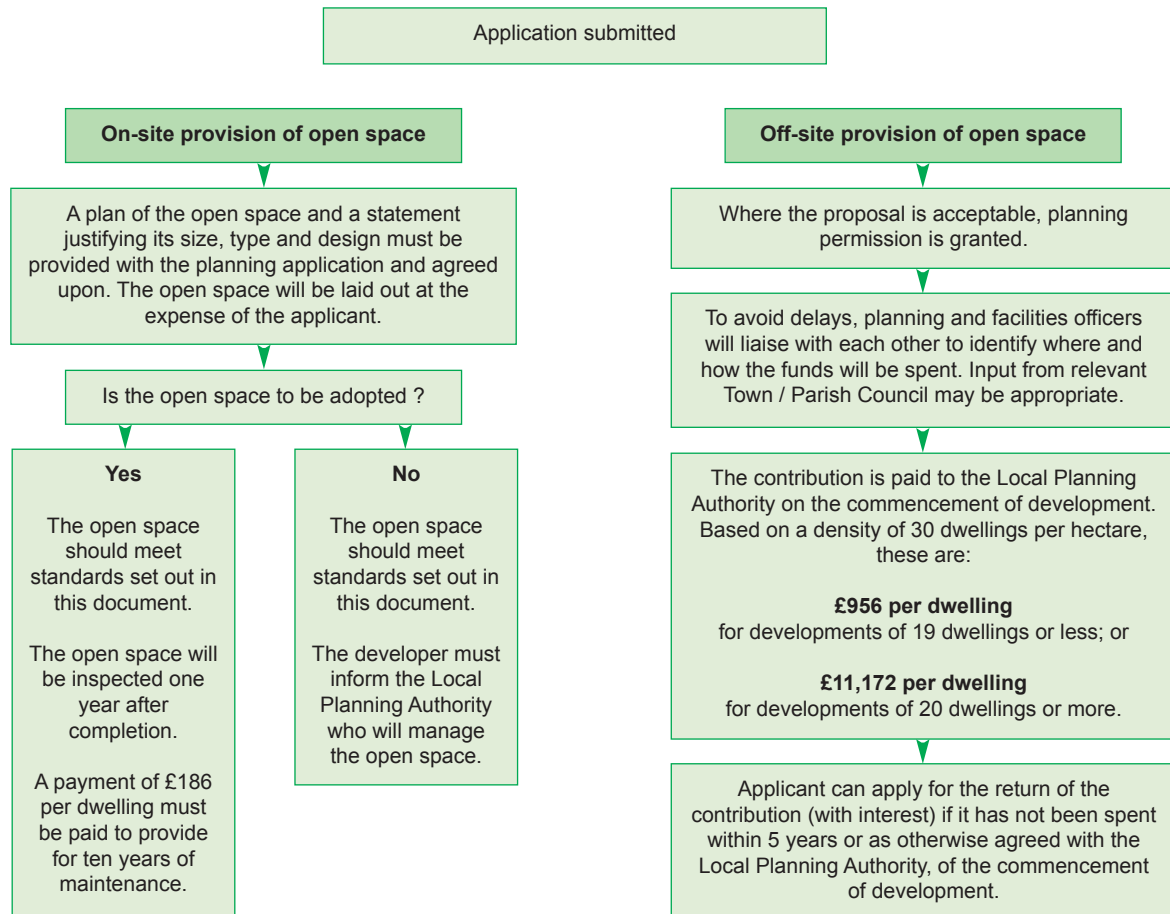


Process Map for Making Open Space Provision

Pre-Application Discussions

Round table discussions take place where necessary between applicant, WDC Development Management and Facilities Officers, to discuss:

- if the open space to be provided on site or off site (generally, developments of 19 dwellings or less will make off-site provision and 20 dwellings or more will provide open space on site);
- the type of open space and facilities to be provided;
- design issues;
- long term maintenance issues.



Play space, Carlton Colville



Open countryside, Rumburgh

Guidance

1. Introduction

- 1.1 Open Space is an essential part of the urban fabric and is a vital resource for our local communities. It plays a pivotal role in the quality of life for people from determining a person's health and well-being, contributing to the character of our townscapes and providing habitats for wildlife. This Open Space Supplementary Planning Document is intended to provide guidance to ensure:
- facilities are accessible and meet the needs and expectations of the community;
 - economic and social growth in the future will be supported by a quality outdoor environment; and
 - communities have a high quality of life for residents and visitors.
- 1.2 The Waveney Core Strategy, adopted in January 2009, sets out the vision for Waveney to 2021 (2025 for housing). This seeks to ensure that communities have access to and benefit from quality open space. It states that “developers will be expected to make provision for adequate open space in association with new development and contribute towards addressing local deficiencies in amenity greenspace and other open space provision”. Further planning policy guidance is set out in the Development Management Policies, particularly DM25: Existing and Proposed Open Space, to ensure delivery of this community resource.

What is open space?

- 1.3 Open space, as referred to in this document, relates to open spaces that may or may not be publicly accessible which are of recreational, educational, amenity or biodiversity value. This encompasses:
- Recreational and sporting value: equipped, children's / youth play areas (including skateboard/ BMX areas); kickabout areas; formal sports pitches and courts and ancillary facilities;
 - Educational value: sites used primarily in conjunction with schools and colleges;
 - Amenity value: sites which provide for informal recreation such as dog walking, or seating areas and / or which are of visual importance, making a positive contribution to the character of the settlement / locality;
 - Biodiversity value: open spaces provide a habitat for wildlife, corridors and links for movement between habitats and enhancement / management will encourage greater biodiversity which is an indicator of a healthy environment.
- 1.4 Types of open spaces can include:
- | | |
|--|--|
| • accessible countryside in fringe areas | • natural and semi-natural green space |
| • allotments | • outdoor sports facilities |
| • amenity green space | • parks and gardens |
| • cemeteries and burial land | • play spaces |
| • green corridors | • village greens and common land |

Further information about different types of open spaces is set out in Table A6, Appendix A.

- 1.5 Open spaces that are larger than 0.25 hectares are identified on the Proposals Map. Open spaces smaller than 0.25 hectares are not represented on the Proposals Map, however, they also fall under the umbrella of policies CS14 of the Core Strategy and DM25 of the Development Management Policies.



2. Purpose of this Document

- 2.1 Waveney District Council's Development Management Policies were adopted in January 2011. This Open Space Supplementary Planning Document (SPD) is to assist with the implementation of Policy DM25: Existing and Proposed Open Space and how it relates to new development. The policy is set out below:

Policy DM25: Existing and Proposed Open Space

Proposals for residential development of one or more dwellings will only be permitted where provision is made for an appropriate level of open space to serve the development. The appropriate amount to be provided will be dependent on the proposed density. Where on-site provision is inappropriate or impractical, then developers will be expected to provide off-site facilities or contribute to improving existing open space based on the need of the locality.

Provision of new open space will need to ensure adequate public access and meet local quality standards.

Proposals for the development of open areas or buildings with recreational, educational, biodiversity or amenity value or with the potential to fulfil a recreational wildlife or amenity will only be permitted where:

- The proposal is ancillary to the open nature of the area;
- Circumstances indicate it will enhance the character of the local area, increase local amenity and be of greater community benefit; or
- An assessment demonstrates that the site is surplus to requirements.

The absence of identification on the Proposals Map does not imply that development is appropriate.

- 2.2 The guidance set out in this document is intended to:
- assist applicants applying for planning permission by informing them about the planning process, new development and open space;
 - set out the requirements for open space provision and financial contributions, particularly:
 - how provision will relate to the development;
 - the quantity of open space provision required;
 - the value of financial contributions for provision of open space off site;
 - how payments and transfer of assets should be made;
 - justify the retention, protection and enhancement of existing open spaces;
 - secure new open space and facilities in areas that have an identified shortfall;
 - improve accessibility to public open spaces; and
 - inform planning applicants and other interested parties of the key role open spaces play in achieving good urban design and maximising their value to the development and the community.



- 2.3 Decision making should take into account policies set out in national Planning Policy Statements (PPS) and Planning Policy Guidance (PPG), and Waveney's adopted Development Plan Documents including the Core Strategy, Development Management Policies, Site Specific Allocations (see Appendix B) and Proposals Map.
- 2.4 The guidance set out in this document will cover the whole of the administrative area of Waveney District, except that part lying within the Broads Executive Area, for which the Local Planning Authority is the Broads Authority.
- 2.5 This supplementary planning document will supersede the Open Space Note on Implementation which seeks to assist in the implementation of Policy OS2 of the Waveney Interim Local Plan (2004). The Waveney Interim Local Plan was superseded by the Local Development Framework (LDF) in January 2012.
- 2.6 The Government has set in motion a number of changes that will come into effect over the next few years. This includes the Community Infrastructure Levy (CIL) which is anticipated to come into effect from 2014. Upon the introduction of CIL parts of this Open Space Supplementary Planning Document will be superseded, particularly the sections related to the provision of open space off site. Parts of the document not affected by the introduction of CIL will continue to be effective beyond 2014.

3. Community Infrastructure Levy

- 3.1 The Council is currently undertaking work to bring in a Community Infrastructure Levy (CIL). The CIL is a charge that will allow the Council to receive financial contributions from developers undertaking new building projects in Waveney to deliver infrastructure such as open space.
- 3.2 The CIL regulations that came into force in April 2010 restrict the use of planning obligations. After April 2014 or when a CIL is introduced (whichever is earliest) the Council will no longer be able to collect pooled contributions or collect off-site open space contributions from new development through planning obligations. Therefore, the requirements and procedures related to commuted sums set out in this document will no longer apply once CIL is adopted. The document will still, however, provide guidance for the provision of open space on site.
- 3.3 The CIL has greater flexibility than Section 106 Agreements, meaning it could be easier to mitigate the impact of development by using CIL funds to provide new and enhance existing open space.
- 3.4 The CIL regulations do not cover change of use, therefore CIL cannot be charged on development that involves a change of use from non-residential to residential. However, where a development is subject to planning obligations and a change of use from non-residential to residential is proposed a developer contribution towards open space will be required following the guidance set out in this SPD.



4. Evidence Base

- 4.1 The Waveney Sustainable Communities Strategy sets out the vision for the District to 2028 and identifies the intrinsic value of open space in enhancing local communities. To deliver the diverse range of open spaces needed by the community the Council has prepared an evidence base to ascertain the needs within the District. Key documents include:
- Waveney Open Space Needs Assessment (2006);
 - Allotments, Cemeteries and Churchyards Needs Assessment: Supplement to the Open Space Needs Assessment (2007);
 - Pitch and Non-Pitch Assessment (2002);
 - Landscape Character Assessment (2008);
 - Waveney Open Space Strategy (2007);
 - Waveney Play Strategy (2007);
 - Play Space Evaluation (assessments on going).

5. Development and Open Space Provision

Residential Development

- 5.1 Policy DM25 requires all new residential development to contribute towards the provision or improvement of open space depending on the needs of the locality. This includes proposals for:
- new housing on previously undeveloped sites, including conversions and the residential element of mixed use schemes;
 - the net increase in housing units from redevelopment sites or the conversion of existing homes or change of use of other buildings;
 - affordable housing;
 - agricultural workers houses; and
 - live-work units.
- 5.2 Residential developments that will not be required to contribute towards open space are:
- replacement dwellings (one for one);
 - temporary permissions for mobile homes; and
 - extensions to existing dwellings.
- 5.3 Contributions for play areas and facilities for young people will not be required for sheltered accommodation, care homes or retirement village proposals unless the development reduces the existing provision of play facilities. These developments will, however, still be required to contribute towards other forms of open space that will serve the development.

Commercial and Industrial Development

- 5.4 Open space provision is not required for commercial or employment developments. However, commercial and employment areas can have some of the most widely used open spaces, particularly those related to retail developments. Proposals should consider open space, landscaping and tree planting as part of a planning application to create an attractive and healthy environment for users.



Holiday Lets and Tourist Camps

- 5.5 New holiday accommodation outside existing holiday sites that do not include open space within the development will be required to provide open space off site. The same criteria set out for new residential development will apply. Where residential buildings are converted to holiday lets no open space provision will be sought as this is unlikely to result in additional people using facilities in the local area.

Gypsy and Traveller Sites

- 5.6 Gypsy and traveller developments will not normally be required to contribute towards public open space but will be expected to provide adequate facilities on-site for children and young people. In circumstances where there is an application for a permanent residence the Council will seek contributions towards play facilities off site.

6. Open Space Provision and Contributions

- 6.1 PPG17 states that local authorities are justified in seeking planning obligations where new development will place additional pressure on open space resources and increase local need. This is supported by the Companion Guide to PPG17 which states that developer contributions could include:
- the cost of the land for open space;
 - the laying out of that open space including provision of new play equipment (or enhancement of the quality of existing equipment), either on site or off site;
 - commuted sums for the maintenance cost of open space for a locally established period; and
 - legal fees.
- 6.2 To ensure that open space contributions are appropriately sought they must comply with the statutory requirements set out in Circular 05/2005. These tests require the contribution to be:
- necessary to make the proposed development acceptable in planning terms;
 - directly related to the proposed development; and
 - fairly and reasonably related in scale and kind to the proposed development.
- 6.3 Developer contributions will be used for establishing and improving open spaces appropriate to the locality in which the development takes place. The requirements are expressed in terms of square metres (m²) per dwelling and calculations of contributions are based upon a density of 30 dwellings per hectare consistent with Policy DM16 'Housing Density' of the Development Management Policies.
- 6.4 There are two mechanisms that will be used by the Local Planning Authority to deliver open space. These are:
- inclusion of open space as part of the development by the developer; and
 - financial contributions towards the provision of open space off site.

Amount of Open Space to be Provided

- 6.5 The amount of open space recommended by the Fields In Trust is 2.4ha per 1000 population, commonly referred to as the 'Six Acre Standard'. This provides the basis for calculating open space provision on site and off site. This standard consists of:



- 1.6ha for outdoor sport and recreation:
 - 1.2ha for outdoor sports pitches;
 - 0.4-0.6ha for other youth and adult play space;
- 0.8ha for children's play¹:
 - 0.55ha for informal children's play space;
 - 0.25ha equipped children's play space.

Open space to be provided is 53m² per dwelling.

- 6.6 This is based upon:
- the Fields in Trust recommended standard of 2.4ha of open space per 1000 people (24m² per person); and
 - the 2001 census (average number of people per dwelling in Waveney was 2.2).
- 6.7 The requirement is then calculated:
- $2.2 \times 24 = 52.8$, rounded up to 53m² per dwelling.
- 6.8 The type(s) of open space to be provided should be based upon deficiencies identified in the evidence base. Discussions between the District Council and Town and Parish Councils will assist to identify local open space needs across Waveney. It is important to note that if one particular type of open space is not required in an area this does not automatically mean the quantity of open space to be provided will be reduced as there are usually several different types of open space in an area (Table A6, Appendix A) .
- 6.9 A scenario that may include a reduced provision of open space should only be considered if it is clearly demonstrated that no open space of any type is not required. If such a circumstance should be justified, the contribution should be invested into improving existing open spaces if appropriate.

On-Site Open Space Provision

- 6.10 Most new developments of 20 dwellings or more will generate a requirement for sufficiently large areas of open space to be provided on site. This threshold is known as the 'minimum acceptable size component' and is used to identify the point at which a development becomes large enough to require the provision of open space on site. This is set locally and taken to be 0.1ha. Open space that is to be adopted by Waveney District Council should be sufficiently large to be useful, provide value to the community and is not unreasonably expensive to manage or maintain. At a density of 30 dwellings per hectare, the required open space to be provided is 53m².
- 6.11 Provision of open space that meets the quantity requirement but does not serve as a functional space for the local population will not be deemed as acceptable by the Local Planning Authority.
- 6.12 Incorporation of open space into residential developments is fundamental to the creation of an environment that will meet the expectations of residents. To deliver a successful scheme open space

¹ The play space standard of 0.8ha per 1000 population recommended by the Fields in Trust is based upon a national 4-14 years population density of approximately 32 children per hectare.



in appropriate quantity and quality should be considered early in the design process. Well designed amenity space within a development may include open areas where people can gather, relax and play. Open spaces should be complemented by other amenity spaces such as greenways and verges that link different areas of the development and adjacent areas. They also provide visual links within and between developments. Orientation is important as spaces that receive greater amounts of natural light are more likely to support community use and provide a more attractive environment. When designed inclusively, developments can create safe and secure environments for residents to use and enjoy as well as increasing the property values. Further information relating to design is provided in Appendix C.

Housing Density and Open Space Provision

- 6.13 For some sites it may be preferable to have a higher density than 30 dwellings per hectare as stated in Policy DM16 of the Development Management Policies. In circumstances where this is promoted by the Local Planning Authority it may not be possible to meet the minimum acceptable size component. However, should this situation arise and the open space cannot be maintained by the Council in the future it may be possible to provide open space on site if:
- small, high quality open spaces are integral to the overall design of the development; and
 - it will be adopted by the developer or a residents association.
- 6.14 In the vast majority of cases, the provision of open space on site is preferable, however, a uniform requirement may not be warranted on all occasions. A sliding scale has therefore been introduced with the amount of open space required per dwelling being reduced as density rises. This is justified because at densities between 30 and 60 dwellings per hectare, it enables the same proportion of the site (16%) to be used for open space and is therefore proportional to the scale of the development. This is set out in Table 1.

Density (d/ha)	Open space to be provided per dwelling (m ²)	Density (d/ha)	Open space to be provided per dwelling (m ²)
30 dwellings or less	53	46	35
31	52	47	34
32	50	48	33
33	48	49	33
34	47	50	32
35	46	51	31
36	44	52	31
37	43	53	30
38	42	54	30
39	41	55	29
40	40	56	29
41	39	57	28
42	38	58	28
43	37	59	27
44	36	60 dwellings or more	27
45	35		

Table 1 Housing density and open space provision per dwelling for developments of 20 dwellings or more



- 6.15 At densities of 60 dwellings per hectare and above, housing development will almost certainly be of three storeys or more and accordingly the proportion of land available for open space may be greater. In such cases, there is justification for greater flexibility to ensure the type and amount of open space reflects the characteristics of the site. At higher densities the design of the development will determine the amount of open space to be provided though it is recommended not to be less than 27m² per dwelling.
- 6.16 The type of open space or facilities to be provided should be discussed and agreed with the Council's Development Management and Facilities Officers at the earliest opportunity to ensure that it:
- is integral to the overall urban design;
 - will meet the needs of the specific development;
 - is complementary to any landscaping; and
 - can be successfully adopted and maintained by the Council or a community group in the long term unless it is to be maintained by the developer.

Off-Site Open Space Provision

- 6.17 It may not be possible to provide open space on site for some developments. This is particularly relevant for developments of 19 dwellings or fewer, developments with higher density or developments on brownfield land. In such circumstances, a contribution is to be made in kind or through financial means to acquire new open space or improve existing facilities. Open space to be provided off site is 53m² per dwelling. If the full open space requirement is provided on site or off site then no financial contribution will be needed. There may be circumstances where a combination of new open space is provided in conjunction with a financial contribution, however, this should not compromise the necessity for the open space to be functional.

Where a site is not large enough to support open space provision on site, a contribution of £956 per dwelling is required based on 30 dwellings per hectare.

- 6.18 Where the contribution is to be made financially in lieu of on site open space provision the payment will be £956 per dwelling and is calculated using the average sum required to purchase, layout and maintain 53m² of open space. For developments of 2 to 19 dwellings, the payment per dwelling decreases as gross density rises. This is set out in Table 2 and the calculation of these costs are shown in Appendix D1. Contributions will be reviewed annually to take account of land values and inflation.



Density (d/ha)	Contribution for off-site open space provision (£)	Density (d/ha)	Contribution for off-site open space provision (£)
30 dwellings or less	956	46	631
31	938	47	613
32	902	48	595
33	866	49	595
34	848	50	577
35	830	51	559
36	794	52	559
37	776	53	541
38	758	54	541
39	740	55	523
40	722	56	523
41	703	57	505
42	685	58	505
43	667	59	487
44	649	60 dwellings or more	487
45	631		

Table 2 Housing density and off-site open space contributions per dwelling for developments of 2 to 19 dwellings

- 6.19 Financial contributions for the set up and maintenance of open spaces are calculated using costs based on the provision of grassed areas. The costs have not been calculated to account for landscaping or facilities such as street furniture, play equipment or boundary treatments. It is recognised that there are additional costs associated with the delivery of quality open spaces, however, this simplified approach will be used until the implementation of the Community Infrastructure Levy.
- 6.20 Where two or more developments are in close proximity to each other it may be acceptable to pool contributions to provide a larger and higher quality open space with greater value to the new development and the local community.
- 6.21 Open space needs across the District vary between localities, however for simplicity, the Council is using a standard quantitative requirement across the District. The type of open space required should be identified using the evidence base. Quantity and accessibility standards the Council seeks to achieve are set out in Appendix E.
- 6.22 Where new open space is provided off site it will be necessary to ensure that access is of a satisfactory standard, safe and convenient. If a barrier is present restricting such access the Local Planning Authority may require proposals to address the issue.

Improving Open Spaces

- 6.23 Where there is no scope to provide additional open space or it is deemed by the Local Planning Authority to be more beneficial to improve nearby facilities financial contributions will be sought for improvements to existing open space instead of provision in kind.



- 6.24 Some of the residential development expected to come forward during the plan period is likely to take place in urban areas where it may not be possible to provide new open space simply because no land is available. In circumstances where this can be justified, a financial contribution should be made to improve existing facilities nearby. This may include improving direct access between the development and the open space or improving nearby pedestrian / cycle links that connect to the open space. There may be opportunities to enhance the local environment by creating green corridors in the vicinity.

Circumstances Where a Developer Does Not Provide Open Space

- 6.25 The Council will generally not grant planning permission where a site is large enough to provide 0.1ha but the developer has not put forward a proposal to include open space on site. In exceptional circumstances where an applicant can demonstrate that provision on site is not feasible an allowance may be considered. If this were to arise the applicant will be required to make a financial contribution in lieu of on-site provision. The value of this contribution is £11,172 per dwelling based on 30 dwellings per hectare. The calculation is set out in Appendix D2.

Where a site is large enough to support open space provision on site but for exceptional reasons the provision would be better met off site a contribution of £11,172 per dwelling is required based on 30 dwellings per hectare.

- 6.26 This is justified because:
- this level of payment would only be required on sites sufficiently large to provide open space of 0.1ha on site;
 - by not making provision on site the developer will be able to build more houses on the site;
 - developers will forgo the costs of laying out the open space on their own land;
 - land, or related facilities of equivalent value (as appropriate), will need to be purchased to provide recreational activities to serve the development; and
 - a development of this size is likely to have a significant impact on the open space provision in the area.
- 6.27 The contribution per dwelling decreases as density increases with the financial sums based on the land values in the District. The sums will be reviewed annually to account for changes in inflation. This sliding scale is set out in Table 3.



Density (d/ha)	Contribution for off-site open space provision (£)	Density (d/ha)	Contribution for off-site open space provision (£)
30 dwellings or less	11,172	46	7,377
31	10,961	47	7,167
32	10,540	48	6,956
33	10,118	49	6,956
34	9,907	50	6,745
35	9,696	51	6,534
36	9,275	52	6,534
37	9,064	53	6,324
38	8,853	54	6,324
39	8,642	55	6,113
40	8,432	56	6,113
41	8,221	57	5,902
42	8,010	58	5,902
43	7,799	59	5,691
44	7,588	60 dwellings or more	5,691
45	7,377		

Table 3 Housing density and off-site open space contributions for developments of 20 dwellings or more where the site is large enough to provide open space on site

Developer Contributions in Larger Settlements and Rural Areas

- 6.28 Waveney consists of a mix of urban and rural communities and the quantity and accessibility standards may vary depending on the needs of these areas. Therefore, in urban areas provision of open space should contribute towards the standards set out in Appendix E. In rural locations, however, the distance thresholds need to be more flexible to reflect the lower population densities and dispersed settlement patterns in many areas.

Larger Settlements

- 6.29 In larger settlements, open space contributions will be spent on those forms of open space set out in Appendix A5 with consideration given to the quantity and distance thresholds set out in Appendix E.

Rural Areas

- 6.30 To achieve maximum public accessibility to a variety of quality open spaces a hierarchy for the use of planning obligation payments has been established for rural areas to identify priorities for funding. These are:
- i Improving the quality, quantity or accessibility of any form of open space, or common land and village greens in the same parish as the development. Open spaces, common land and village greens are shown on the Proposals Map. A list of open spaces (including common land and village greens) in rural parishes can be found in Appendix F (Table F1).
 - ii Improving the quality, quantity or accessibility of any form of open space in an adjacent parish



in the same local catchment area. Appendix F (Table F2) provides advice concerning which neighbouring parishes it may be appropriate to use payments.

- iii Improving the quality, quantity or accessibility of an outdoor sports facility within the local catchment area where a deficiency has been identified.

7. Play Facilities

- 7.1 Play areas are an important component of new residential development and open spaces. They need to be considered as part of any planning proposal and can be provided either on site or off site depending on the local area and details of the development.
- 7.2 Common classifications of play spaces include local areas for play (LAPs), 'local equipped areas for play' (LEAPs) and 'neighbourhood equipped areas for play' (NEAPs). Examples of these play areas are shown below. Their characteristics are set out in Table 4 and the standards to be achieved are set out in Appendix G. In larger developments there may be scope to locate LAPs, LEAPs and NEAPs and adjacent open space used for informal recreational purposes together. Spaces that facilitate a more comprehensive range of activities undertaken by people of different ages and at different times of the day are more likely to meet the wider needs of the community. This will support greater use and can provide a focal point within a development. Consideration should be given to the provision of equipment and facilities that can be used and enjoyed by people with disabilities.

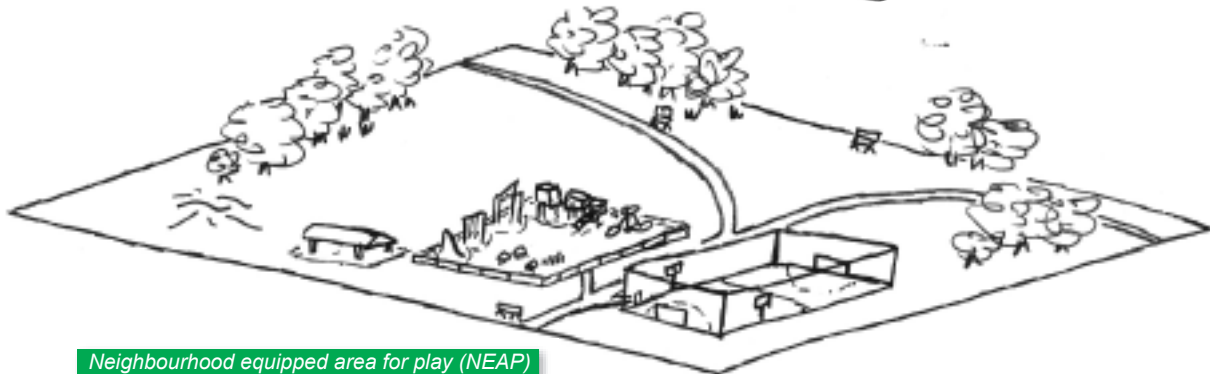
Local area for play (LAP)



Local equipped area for play (LEAP)



Neighbourhood equipped area for play (NEAP)



Play Area	Play Area Characteristics
Unequipped play space	Open space that has elements designed and landscaped into the scheme to facilitate informal play to promote community use. This could be in the form of parks, amenity space, semi-natural green space etc.
Local Area For Play (LAP)	A small play area, approximately 100sqm, providing space and facilities to support low-key games and play with small toys. This can include landscaped features such as mounds, trees and shrubs and seats to enable adults to supervise their children. It is aimed at children up to the age of 6 years and should be designed to discourage their use by older age groups. Residents should have access to a LAP within 1 minute (100m) of their home.
Local Equipped Area For Play (LEAP)	A play area, approximately 400sqm, providing a good range of play activities and seating for adults. It is aimed at children up to the age of 8 years but may support use by people a little younger or older than this. Its catchment area is 5 minutes walking time for an accompanied child, or approximately 400m walking distance.
Neighbourhood Equipped Play Area (NEAP)	A large play area, approximately 1,000sqm with at least eight types of play equipment that provide challenges and enjoyment (e.g. slides, basketball ring or ball wall) for children up to the age of 14 years but may support use by people a little younger or older than this. The site should provide seating but should be designed to reflect play activities for children that do not require supervision. Play facilities aimed at teenagers and young adults can include facilities for wheels (formally laid out areas for uses such as BMX cycle tracks and skate parks), games areas (multi-use games areas (MUGAs) for informal activities), areas for sport that are characteristically hard surfaced to provide round year use). The site should be landscaped and have plantings to encourage use and make the site interesting for potential users. The ideal catchment area is 15 minutes walking time for either accompanied or unaccompanied children, or about 1000m walking distance.

Table 4 Types of Play Spaces

- 7.3 The Council would prefer to deliver larger play spaces that have a greater number of facilities for all age groups to meet a greater proportion of the community's needs. There are situations, however, where it may be more appropriate to only provide small-scale facilities for young children and toddlers which could be in the form of play equipment or in some circumstances landscape features and plantings that could be used for natural play. Children commonly improvise their activities depending on what their surroundings offer so the provision of equipment may not always be necessary. This is particularly relevant if there are other equipped play spaces in the vicinity that can meet this need. Creating a variety of open spaces that are accessible to the local community is especially important where housing density is high or where the size of private gardens and courtyards is of limited size.
- 7.4 Small areas for play (equipped and unequipped) are important for families that may not be able to access more comprehensive facilities further away either by foot, cycle or vehicle. They need to be properly considered and located during the design process to minimise the potential for becoming unpleasant spaces in the future. It is important for the Council's Development Management and Facilities Officers to be involved in discussions with respect to design and layout to ensure that delivery of facilities will meet the needs of the development and community.

8. Adoption and Maintenance

- 8.1 The maintenance of open space is on going and requires a significant amount of resources. Open space provided by a developer must meet the Council's adoption standard set out in Appendix G. Developers can have facilities adopted by Waveney District Council one year after the development is



completed on the condition that a financial contribution covering a period of ten years maintenance is made. This value is currently set at £186 per dwelling and will be reviewed annually.

- 8.2 If the developer does not wish to have the open space adopted by the Council then other arrangements for the long term maintenance of the facilities will need to be made with another appropriate party. A number of developments have successfully involved residents' associations in the maintenance of open space. This approach is encouraged as it gives residents control over and responsibility for such facilities and may assist in reducing vandalism.
- 8.3 In some areas of the District there may be potential for new open spaces and ancillary facilities to be adopted by the local Town or Parish Council. The devolution of open spaces offers an opportunity for the provision of an important local resource that can meet the needs and expectations of the community in a more appropriate and efficient manner. This approach could create greater local ownership, foster an increased pride of place and improve engagement with the community to better understand the aspirations of local residents.
- 8.4 The devolution of open spaces would enable the Town or Parish Council to have greater control and responsibility determining how best to provide and maintain the facilities. Correspondingly, the District Council will cease to have responsibility or accountability for that particular open space in the relevant Parish. One of the risks to be considered is that some Town or Parish Councils may not have the capacity to maintain their open space facilities up to the required standard in the long term despite being able to maintain the aspired standard initially. To pre-empt any shortcomings any devolution of an open space(s) should be accompanied by a business plan that address issues related to funding and costs, minimum maintenance standards, replacement facilities over time, access and safety as well as coordination with other services where appropriate. Needs and opportunities differ between communities and to reflect this the District Council would need to consider any requests for devolution or decommissioning on their own merits.
- 8.5 If an open space is devolved or decommissioned to a Town or Parish Council it is still subject to planning policies the same as any other type of open space (i.e. if an open space is devolved to the community this does not mean that it is suitable for a different use).

9. Contribution Payments

- 9.1 Contributions will be secured through a Section 106 Agreement (S106) and payment is to be made to Waveney District Council. The cost of this agreement for straight forward open space payments is included in the monitoring fee required by the Council which is currently £300 (the monitoring fee is in addition to the cost of a planning application). Once the S106 Agreement has been completed, planning permission can be granted. The contribution should be paid on the commencement of the development unless agreed otherwise with the Local Planning Authority.
- 9.2 For larger developments, the Council may agree to specific trigger points for S106 payments. These may be based upon a specific number of dwellings being completed or occupied or at agreed intervals during the development. It will be essential for the developer to engage with the Local Planning Authority in pre-application discussions if this contribution mechanism is to be considered. The agreed trigger



Equipped area for play and sport, Kessingland

points will be part of a legal agreement and the developer will be required to notify the Council when these points are reached.

10. Legal Obligations

- 10.1 Developer contributions can be provided through several mechanisms. These include:

Section 111 Payments

- 10.2 Section 111 payments are when the developer provides a contribution on applying for planning permission in order to save time and legal fees. The contribution is only retained by the Local Planning Authority if the application is approved and is only spent once the building work has commenced.

Section 106 Agreements

- 10.3 Section 106 Agreements are a legally binding agreement that can require a developer or landowner to make a financial contribution or provide facilities or infrastructure as part of their planning permission. This may include, for example, contributions toward or provision of open space, affordable housing, education facilities, community centres and highways for example. The Local Planning Authority will enter into a Section 106 Agreement with the applicant when new dwellings are built or when the impact of a development requires mitigation that cannot be dealt with by planning condition.

Unilateral Undertaking

- 10.4 A Unilateral Undertaking is an obligation offered by the applicant to the planning authority either in support of a planning application or a planning appeal. Unilateral Undertakings are only acceptable in exceptional circumstances where it is found that a Section 106 Agreement is unsuitable. Such instances may be where there is a dispute over obligations that cannot be resolved or where land ownership prevents the use of a Section 106 Agreement. Where a Section 106 Agreement is suitable the developer will be expected to use this method. Should a Unilateral Undertaking be considered suitable the Council will supply the proforma to ensure that the legal wording is acceptable and will also approve the final wording of the document. The applicant will be responsible for the Council's legal costs in doing this. The applicant will also still be expected to provide a Heads of Terms form with land title documents as is required in the Council's Local Validation guidelines for planning applications and all landowners and mortgagees must be signatories.

11. Interest on Non-Payment

- 11.1 Where financial contributions are not paid at the trigger point to secure the planning obligation they will be subject to adjustments that account for the interest that would be accrued since the date the payment became due.

12. Spending of Contributions

- 12.1 Financial contributions will be spent on open space as identified in the Council's evidence base, Site



Specific Allocations DPD and in appropriate discussions with Town and Parish Councils to ensure local needs are addressed. Contributions can be pooled² together to deliver larger projects or can be used for match funding to access external sources of funding.

- 12.2 Contributions will generally be spent on:
- acquisition of land for new open space;
 - laying out and setting up of the new open space (eg. landscaping, planting, seating, fencing, cycle parking, surfaces, lighting, drainage etc.);
 - improvement and enhancement of existing open spaces;
 - purchase of equipment and facilities for existing open spaces;
 - improving accessibility.
- 12.3 Where a contribution is to be spent on non-Waveney District Council public open spaces, the Council will agree with the owner/organisation as to what the funds will be spent on in advance and will then pay the relevant invoices. Such payments are not expected to generate a high income for individual parishes in rural areas as planning policies focus the majority of new residential development in Lowestoft and the market towns, and are more restrictive towards housing development in smaller villages and the countryside.

13. Contributions and Viability

- 13.1 Developers are expected to make full open space provision or contributions in accordance with the requirements set out in this SPD. Prior to development, the developer should evaluate a site's potential as standard good practice. There may be exceptional circumstances where unforeseen or abnormal costs may arise which could not have been identified as part of a prior site assessment. Should such an exceptional situation arise that may render the proposed development unviable when full contributions are required, these abnormal or unforeseen costs along with their respective cause(s) are to be specifically detailed in a statement provided to the Council.
- 13.2 In such circumstances, the Local Planning Authority will also seek an assessment of site viability and require the developer to submit a full open book financial appraisal to the Council that will be fully appraised. The costs incurred by the Council will be the responsibility of the applicant irrespective of the outcome of any planning application. The costs associated with other Section 106 requirements, such as affordable housing, will be considered as part of the overall viability assessment. All information supplied to the Council will be treated as confidential. Further information regarding the viability of a proposed development and developer contributions can be provided by the Council's Planning Officers.

14. Returning Money to Developers

- 14.1 A time scale for the use of developer contributions will be agreed between the Local Planning Authority and the applicant. Should the time scale be exceeded and the funds are not used to deliver new or improved open space the developer is entitled to submit a Section 106A application to the Council to

² In accordance with Community Infrastructure Regulations, the pooling of S106 funds will be limited contributions to five projects from 2014.



have these monies returned.

15. Monitoring Contributions and Open Space Provision

- 15.1 The Council will regularly assess if open space contributions secured through planning obligations are delivering policies set out in the Local Development Framework. This will be undertaken as part of the Monitoring Framework set out in the Core Strategy. Results will be published in the Annual Monitoring Report. The Council will monitor:
- the amount of contributions received;
 - the amount of contributions spent;
 - the extend to which deficiencies are being addressed; and
 - the improvement to existing open spaces.
- 15.2 If monitoring indicates that Council policies and strategies are not meeting the needs of the communities then a review of the LDF policies, Council strategies and this SPD will need to be undertaken.

16. Pre-Application Discussions

- 16.1 Open and constructive pre-application discussions are an opportunity for the Local Planning Authority and developers to work together to achieve developments that deliver benefits to the community and the economy. They can save time, costs and frustration and optimise the potential of a site. Discussions can also ensure open space is situated, designed and delivered to maximise the benefits for the development and wider community.
- 16.2 The inclusion of open space is an essential part of the wider pre-application discussions relating to a range of issues associated with a development. This will ensure the developer's open space contribution is appropriate to the locality both in quantity of open space and/or related facilities and equipment and will reflect the need identified in the Council's evidence base.
- 16.3 Should a developer contend that open space provision or a contribution is not warranted by a new development this should be clearly justified to the Local Planning Authority.

17. Renewal of Planning Permissions

- 17.1 A renewal of a planning permission is treated in the same manner as a new planning application. As such, any renewal will also require a fresh legal obligation.
- 17.2 If a planning permission expires after the adoption of the Community Infrastructure Levy (CIL) and a new application is submitted this will need to comply with the CIL and not Section 106 Agreements as previous.





Appendices

Appendix A - Background

A1 Policy Framework

- A1.1 The Government recognises the important role open space has in the vitality and health of our communities. Key goals of the Government’s vision set out in PPG17 include:
- supporting urban renaissance;
 - supporting rural renewal;
 - promoting social inclusion and community cohesion;
 - improving health and wellbeing; and
 - encouraging sustainable development.
- A1.2 To implement this vision, planning policy has been developed at both national and local levels. Key policies that relate to open space are set out below. Only some of the policies listed below are likely to apply to any one planning application.

National Planning Policy	
PPS3 ‘Housing’	Encourages efficient use of land and that housing density should have regard to the current and future level and capacity of infrastructure, services and facilities such as public and private amenity space, in particular green and open space. Efficient use of land should also reduce and adapt to the impacts of climate change.
PPG13 ‘Transport’	Encourages the siting of open space and related facilities to be within easy walking and cycling distance of homes and locating recreational uses at sites easily accessible by means other than a motorised vehicle.
PPG17 ‘Planning for Open Space, Sport and Recreation’	Outlines the needs for open space and open space related facilities in our communities.
PPG17 Companion Guide ‘Assessing Needs and Opportunities’	Provides further guidance on flood related issues in support of PPG17.
PPS25 ‘Development and Flood Risk’	States that open space and related facilities are compatible in areas of flood risk.
Circular 05/2005	Circular 05/2005 sets out the policy basis for Planning Obligations. Planning Obligations can be used as a means to make unacceptable development acceptable, through the use of a number of measures such as developer contributions towards infrastructure. Contributions in kind or in the form of a financial contribution can be invested in a manner directly related to the development.

Table A1 National Planning Policies Related to Open Space



Local Planning Policy - Core Strategy	
CS01 'Spatial Strategy'	Sets out the general scope for development within the District and aims to protect and enhance local distinctiveness.
CS02 'High Quality and Sustainable Design'	Requires new development to have a positive effect on the natural and built environment.
CS03 'Flooding and Coastal Erosion'	Open space can mitigate flood risk. New development will only be allowed where it is not compromised by flooding and requires measures to be implemented to mitigate flood risk.
CS04 'Infrastructure'	Open space is considered to be infrastructure and sets out the need for new developments to contribute towards infrastructure provision, either physically or financially.
CS05 'Lake Lothing and Outer Harbour Area Action Plan'	The AAP area is to be the main focus for development to 2021 (2025 for housing) and open space provision is an integral part of the development. Further information is provided in the Lowestoft Lake Lothing and Outer Harbour Area Action Plan Development Plan Document.
CS11 'Housing'	Sets out the Council's housing strategy with development on greenfield land, such as open space within settlements, only considered in exceptional circumstances, in accordance with PPG17.
CS14 'Culture'	Strong protection of existing open space is outlined in this policy. The need to provide open space in areas where there is an identified deficit is also stated.
CS16 'Natural Environment'	Policy seeks to protect and enhance the natural and historic environment, its character and the biological and geological diversity within the District.
CS17 'Built and Historic Environment'	Open space contributes to the local character of an area and development will not be permitted where this may be compromised.
Local Planning Policy - Development Management Policies	
DM02 'Design Principles'	Ensures new development is approached in a holistic manner to maintain and enhance the local environment such as how open space relates to the development itself and its wider surroundings.
DM25 'Existing and Proposed Open Space'	Sets out the Council's intention to protect existing open space and the requirement to provide new open space in areas where they are needed.
DM26 'Re-use of Vacant School Buildings and Playing Fields'	Sets out planning considerations and explains how playing fields associated with vacant schools will be used.
DM27 'Protection of Landscape Character'	Looks to protect the character of an area from potential impacts of new development.
DM28 'Strategic Gaps and Open Breaks'	Prevents the coalescence of settlements.
DM29 'Protection of Biodiversity and Geodiversity'	Seeks to protect and enhance local biodiversity and geological features that contribute to the character of the District.
Local Planning Policy - Lowestoft Lake Lothing and Outer Harbour Area Action Plan	
ECH3 'Meeting Open Space Needs'	Seeks to protect and ensure provision of open space of appropriate quantity and quality within the AAP area.
ECH4 'Biodiversity and Habitats'	Policy to protect and promote biodiversity in the AAP and adjacent land areas.

Table A2 Local Planning Policies Related to Open Space



A2 Overview of Open Space Provision across the District

- A2.1 Tables A3 and A4 provide a summary of open space provision in sub-areas across the District. This is intended to give a general picture of where appropriate amounts of open space are provided, where there are quantitative shortfalls, areas that have good quality open space and parts of the District where open spaces need to be improved. The summary is based upon information captured within the Council's evidence base at a point in time (this time being the publication date of the studies). These studies also underpinned the Core Strategy, Development Management Policies, Site Specific Allocations and the Lowestoft Lake Lothing and Outer Harbour Area Action Plan and include:
- Open Space Needs Assessment (WDC, 2006);
 - Allotments, Cemeteries and Churchyards Needs Assessment: Supplement to the Open Space Needs Assessment (WDC, 2007);
 - Pitch and Non-Pitch Assessment (WDC, 2002);
 - Analysis of Accessible Natural Greenspace: Provision for Suffolk (Natural England, 2010).
- A2.2 Since these studies have been published the Council has made progress in addressing the quantitative and qualitative shortfalls identified, through the provision of additional open space and improvements to existing facilities. These improvements, however, have not been accounted for in the tables below.
- A2.3 It is important to note that within the sub-areas listed in Table A3 there are likely to be some areas that have an over provision of open space and some areas where there is a shortfall. For information that is more locally specific the evidence base listed above should be considered. When considering planning applications existing open space provision³ will need to be assessed in the context of each area, taking into account the quantity, quality and accessibility standards set out in this document.

Sub-Area*	Parks and Gardens	Amenity Green Space	Natural and Semi-Natural Green Space	Equipped Play Space	Pitches for Sports	Non-Pitches for Sport (e.g. tennis courts)	Allotments
Beccles	✗	✗	✓	✗	✗	✓	✓
Bungay	✗	✗	✓	✗	✗	✓	✗
Halesworth	✗	✗	✓	✓	✗	✗	✗
Kessingland	✗	✗	✓	✗	✗	✗	✓
North Lowestoft	✓	✗	✓	✗	✗	✗	✗
South Lowestoft	✗	✗	✗	✗	✗	✗	✗
Southwold / Reydon	✗	✓	✓	✗	✗	✗	✓
Rural	✗	✗	✓	✗	N/A	N/A	✓

Table A3 Quantitative provision of open space in Waveney District

- ✓ green ticks denote appropriate provision
 ✗ red crosses denote an existing shortfall

³ Beaches are not considered open space in the context of 'open space provision associated with new development'.



Sub-Area*	Parks and Gardens	Amenity Green Space	Natural and Semi-Natural Green Space	Equipped Play Space	Pitches for Sports	Non-Pitches for Sport (e.g. tennis courts)	Allotments
Beccles	✗	✗	✗	✗	✗	✗	✗
Bungay	✓	✗	✗	✗	✗	✗	✗
Halesworth	✗	✓	✗	✗	✗	✗	✗
Kessingland	✓	✗	✗	✗	✗	✗	✗
North Lowestoft	✗	✗	✗	✗	✗	✗	✗
South Lowestoft	✗	✗	✗	✗	✗	✗	✗
Southwold / Reydon	✗	✗	✗	✗	✗	✗	✗
Rural	✓	✗	✗ ⁴	✗	N/A	N/A	✗

Table A4 Quality and value of open space provision in Waveney District

✓ green ticks denote appropriate standards delivered

✗ red crosses denote appropriate standards not delivered and improvements needed

* Definition of Sub Areas

A2.4 The sub areas reflect those defined in the studies above and are as follows:

Sub areas for parks and gardens, amenity green space, natural and semi-natural green space, equipped play space and allotments consist of the following wards:

- Beccles (Beccles North, Beccles South, Worlingham)
- Bungay (Bungay)
- Halesworth (Halesworth)
- Kessingland (Kessingland)
- North Lowestoft (Oulton, Oulton Broad, St. Margaret's, Normanston, Harbour, Gunton and Corton)
- South Lowestoft (Kirkley, Whitton, Carlton, Carlton Colville, Pakefield)
- Southwold (Southwold and Reydon)
- Rural⁵ (Lothingland, The Saints, Blything, Wrentham, Wainford)

A2.5 Sub-areas for sports pitches and non-sports pitches consist of the following wards:

- Beccles (Beccles North, Beccles South, Barnby, Barsham, Ellough, Henstead, Ilketshall St. Andrew, Mutford, North Cove, Redisham, Ringsfield, Rushmere, Shadingfield, Shipmeadow, Sotterley, Weston, Willingham, Worlingham)

⁴Rural settlements in Waveney are generally surrounded by open countryside and semi-natural landscapes. Beyond the network of Public Rights of Way, public access to natural and semi-natural areas is likely to be limited and this is reflected in the negative 'quality' value in Table A4.

⁵Rural areas were not assessed for pitch and non-pitches.



- Bungay (Bungay, Flixton, Homersfield, Ilketshall St. Lawrence, Ilketshall St. Margaret, Rumburgh, The Saints)
- Halesworth (Halesworth, Blyford, Brampton, Holton, Sotherton, Spexhall, Stoven, Westhall, Wissett)
- Kessingland (Kessingland)
- North Lowestoft (Oulton, Oulton Broad, St. Margaret's, Normanston, Harbour, Gunton and Corton, Flixton, Blundeston, Lound, Somerleyton)
- South Lowestoft (Kirkley, Whitton, Carlton, Carlton Colville, Pakefield, Gisleham)

A2.6 As part of the Open Space Needs Assessment, a survey of local residents highlighted reasons why people did not use their local open spaces (time, accessibility, cleanliness, safety and lack of facilities) and what improvements would encourage them to do so more frequently in the future (play equipment, seating, litter bins, better maintenance of footpaths and shrubbery, lighting, toilet facilities). This is becoming particularly important as the benefits of open space related to quality of life gain further public recognition.

A3 Green Infrastructure

A3.1 Individual open spaces are often part of a larger mosaic or network of linked spaces consisting of a variety of forms, shapes, sizes, materials and ownerships often referred to as 'green infrastructure'. Green infrastructure is a strategically planned and delivered network of high quality green spaces and other environmental features and should be designed and managed as a multi-functional resource capable of delivering a wide range of environmental benefits that will improve the quality of life for people in the community. Parks, playing fields, woodland, allotments, cemeteries, movement corridors and private gardens all have a role to play in the local green infrastructure network. They provide benefits for people and biodiversity through the facilitation of activities, social interaction, learning and environmental awareness that contribute towards a healthy environment and community in the long term.

A3.2 The wider value of an open space (or a collective number of open spaces) should be taken into account when considering planning applications. The Council's vision for the future of open space in the District is set out in the Open Space Strategy and further information about green infrastructure is available from Natural England.

A4 Benefits of Open Space

A4.1 A network of open spaces that can support a variety of activities and functions is likely to promote greater use by people within the local community and encourage a positive sense of place and identity. Correspondingly, benefits can be tangible or intangible and are an integral part of a healthy neighbourhood. Some of the benefits of open space are set out in Table A5⁶.

⁶ CABE has produced further guidance setting out the benefits of open space in 'The Value of Public Open Space'.



Issues	Benefit
Education	Urban parks, open spaces and the countryside can be used as an educational resource for a wide range of subjects in both formal and informal settings. Promote awareness and appreciation for wildlife and nature.
Health and well-being	Promote healthy lifestyle and preventing illness (promote physical activity by increasing provision and access to open space). Natural features have positive psychological effects, even for those not consciously appreciative. Physical and social development of children through play, sporting activities, social interaction and interaction with the natural environment. Potential to provide attractive environments which, by providing an antidote to the stresses of urban living, can contribute to a sense of well-being and improved mental health. Plantscapes in and around the office environment have a positive effect on worker satisfaction thereby increasing worker productivity. Opportunities for local food production.
Mechanisms for regeneration	Higher density development needs to be matched by an increase in the quality and range of green spaces. Quality green space and public realm is a powerful means of transforming the image of an area, creates more community ownership and is conducive to greater use. Well designed green space can become the centre piece of new and future urban developments. Green spaces are likely to raise property values of areas in close proximity, both residential and commercial.
Physical and environmental benefits	Open spaces have a significant amenity value and provide a contrast to the built environment. Provide essential breaks within the urban fabric and linkages between different areas. Mitigating the impacts of climate change through the creation of microclimates which flow into adjacent areas. Maintain good water attenuation and reduce risk of excess surface water runoff during rainfall events and improve ground stability. Appropriate management can enhance the quality of urban parks, open spaces and the countryside to the benefit of residents, visitors and biodiversity. Green spaces and trees have proven ecological value in urban areas by removing toxins from the air. Micro-ecosystems can evolve and be sustained where they otherwise would not exist. Open spaces, natural spaces and green corridors support a diverse range of flora and fauna by providing a variety of habitats needed to maintain healthy populations and enabling movement and migration between different areas. The use of native species that are locally characteristic will provide significant benefits for biodiversity.
Social cohesion	Free, accessible, flexible and inclusive open spaces provide an important urban 'social space' which is used by a broader social spectrum than most other cultural services. Provide a sense of continuity and local identity in a rapidly changing world. Well designed green infrastructure and open spaces facilitate interaction between different individuals and groups within a community. Ensuring open space, sports and recreational facilities are easily accessible by walking and cycling. Open spaces that encourage a diverse range of uses across all ages and cultures ensure greater use and ownership that will make the resource more sustainable in the long term.

Table A5 Benefits of Open Space

A5 Types of Open Space

- A5.1 Open spaces have different qualities and can be found in a variety of forms. These typologies, listed in Table A6, illustrate the broad range of open spaces that are of value to the public. It is important to create and maintain a mosaic of spaces to encourage a range of individual, group and community activities.



Type	Characteristics	Examples
Parks and gardens	Areas of land normally enclosed, designed, constructed, managed and maintained as a public park or garden. Should be accessible and provide high quality opportunities for informal recreation and community events.	Urban parks and gardens, country parks, formal gardens.
Amenity green space	Landscaped areas in residential and non-residential areas that act to separate buildings or different land uses. Provide environmental enhancement, leisure, recreational and play opportunities, buffer conflicting land uses and should contribute to a safe environment. Areas may be hard surfaced or planted and may consist of pathways, grassed open areas and facilities such as seating and public art. Should link to surrounding open spaces and green infrastructure.	Informal recreational spaces, green spaces in and around housing, domestic gardens, commercial areas.
Natural and semi-natural green spaces	Areas of undeveloped or previously developed land may consist of residual natural ecology or areas which have been planted or colonised by vegetation and wildlife, including woodland and wetland areas. Important for wildlife conservation, biodiversity, environmental education and awareness.	Woodlands, urban forestry, scrub, grasslands, wetlands, open and running water, wastelands, derelict open land and rock areas (eg. cliffs, quarries, pits)
Accessible countryside in fringe areas	Countryside that is adjacent or in close proximity to built up areas. Provides recreational benefits and encourages protection of the countryside.	Carlton Marshes.
Play space for children	Areas providing safe and accessible opportunities for children's play. Usually linked to housing areas. May consist of equipped and natural play areas. Facilities should be provided for children of a range of ages. Seating should be provided for adults. Zoning of equipped play areas may prevent conflict with adjacent spaces. Provide an important role in developing social skills and learning. Should be well sited, accessible, visible and safe.	Open areas for play. Equipped areas for play. Natural play areas.
Facilities for young people and teenagers	Areas providing for a variety of improvised and organised play opportunities. Should be safe, visible, accessible and promote a sense of ownership. Integral to promoting social networks and developing social skills. Cycle parking should be provided to promote accessibility.	Play areas, skateboard parks, outdoor basketball hoops, skate parks other informal areas (eg. 'hanging out' areas, teenage shelters).
Outdoor sports facilities	Space which is available for sport, active recreation. May consist of natural grassed areas or artificial surfaces and should have supporting facilities (eg. posts, pitches, nets, toilets, changing rooms etc.). Further information is available from www.sportengland.org .	Tennis courts, bowling greens, sports pitches, golf courses, athletics tracks, school and other institutional playing fields.
Allotments	Small plots of land for growing produce. Promotes sustainable lifestyles, health and social interaction.	Allotments, community gardens, urban farms.
Village greens and common land	Village greens are often areas of land within settlements that local people can use for exercise, sports and pastimes. These might include organised or ad-hoc games, picnics, fetes and other similar activities. Common land is land, usually in private ownership, that has rights of common over it. Characteristic features include openness, unfenced and remote.	Centrally located open spaces within a built up area that provides a focal point for activities. Pastures, moorland, grasslands, heathlands, salt marsh sand dunes.
Cemeteries and burial land	Areas for quiet contemplation often linked to the promotion of wildlife conservation and biodiversity.	Cemeteries and churchyards.
Green corridors	Link areas within or between built up and natural areas as part of a designated and managed network. Integral to a successful green infrastructure network. Used for walking, cycling, horse riding, or linking towns and cities to their surrounding countryside and country parks.	River and canal banks, cycleways, rights of way, bridleways, disused railway lines.
Civic spaces	Grey or green space in close proximity to civic buildings. Provision of a setting for civic buildings, community events and public demonstrations.	Civic and market squares, hard surfaced areas designed for pedestrians.

Table A6 Open Space Typologies



Appendix B - Site Specific Allocations With a Component of Open Space Provision Required

- B1.1 To pro-actively address some of the open space needs in the District, the Council has allocated sites and set out policy requirements associated with particular allocations in the adopted Site Specific Allocations DPD. Policies set out in the Core Strategy and the Development Management Policies also apply to the Site Specific Allocations listed below.

Allocation reference	Location	Allocated use	Open space provision and policy requirements
Lowestoft Area			
LOW1	Land south of Parkhill / west of Millennium Way, Oulton	Primary School	<ul style="list-style-type: none"> Open spaces to be designed into the masterplan. Part of the site should be retained and managed as a semi-natural area and a management plan agreed for the long term protection of wildlife. A reptile survey should be carried out prior to the submission of a planning application.
LOW2	Land south of South Lowestoft Industrial Estate, Gisleham	Industrial use	<ul style="list-style-type: none"> A structural landscaping scheme will be required with early implementation, to include green spaces for quiet enjoyment. Native planting should be introduced around the boundaries of the site to integrate the development into the landscape.
LOW3	Town Hall, Council offices and car parks at Mariners Street, Lowestoft	Mixed use including student accommodation, offices / studios / creative industries, live-work units and housing	<ul style="list-style-type: none"> A detailed plan of hard and soft landscaping works shall be submitted with the planning application.
LOW5	Site of Normanshurst Fire Station, Normanston Drive, Lowestoft	Housing	<ul style="list-style-type: none"> The existing trees and planting around the boundary of the site including those fronting Normanston Drive should be retained and enhanced to provide screening to adjoining gardens and to protect the character of the locality. A tree survey should be submitted as part of any planning application. New screen planting and fencing should be provided along the northern boundary of the site to protect the amenity of neighbours.
LOW6	Neeves Pit, Lowestoft	Housing	<ul style="list-style-type: none"> Existing trees and hedges around the boundary of the site should be retained and enhanced. The pond on the southern boundary of the site should be retained. Part of the site should be retained and managed for wildlife. A bat survey will be required prior to submission of a planning application. A financial contribution should be made towards the provision of allotments in Lowestoft.



Allocation reference	Location	Allocated use	Open space provision and policy requirements
Lowestoft Area			
LOW7	Gunton Park, off Old Lane, Lowestoft	Housing and Open Space	<ul style="list-style-type: none"> Development of this site should not take place until a replacement site, of a larger size and higher quality, for the provision of rugby playing pitches within the Lowestoft area has been agreed and delivered. An area of publicly accessible open space of not less than 1.36 ha should be located along the northern boundary of the site.
LOW8	CEFAS Laboratory, Pakefield Road, Lowestoft	Tourism and Residential	<ul style="list-style-type: none"> A financial contribution should be made towards the provision of open space (including allotments) in South Lowestoft.
LOW9	Monckton Avenue Nursery, Lowestoft	Housing with Allotments and Open Space	<ul style="list-style-type: none"> The triangular area south of Nursery Cottages and along Normanston Drive should continue to be protected as open space, made publicly accessible and managed (approximately 0.35 ha). The area of land to the north of the open space and wrapped around Nursery Cottages should be laid out as allotments (approximately 0.35 ha) with access from the existing site entrance along the boundary of 2 Nursery Cottages. The housing development should make a financial contribution towards the provision of allotments. A bat survey will be required prior to submission of a planning application.
LOW10	Land part Laurel Farm, London Road, Kessingland	Playing fields	<ul style="list-style-type: none"> 2.76ha for playing fields. Hedgerows around and within the site should be retained and enhanced.
LOW11	Part of Oakes Farm, off Beccles Road, Carlton Colville	Sports and Leisure	<ul style="list-style-type: none"> The hedgerows, ditches and trees in and around the site should be retained to maintain wildlife habitat and conserve landscape structure. Hedgerow links should be improved through additional planting where appropriate. Buildings should be sympathetically designed to fit in with the landscape, with additional landscaping and planting if necessary to minimise intrusion in the landscape. Pitches should be located to minimise impact on neighbouring residential properties. Adequate landscaping should be provided along these boundaries. A buffer zone should be provided around the County Wildlife Site to prevent public access. A badger survey will be required prior to submission of a planning application.

Table B1 Lowestoft area Site Specific Allocations with a component of open space provision required



Allocation reference	Location	Allocated use	Open space provision and policy requirements
Beccles Area			
BEC1	Land south of Benacre Road at Ellough Airfield, Ellough	Industrial	<ul style="list-style-type: none"> A survey should be undertaken prior to the submission of any planning application to assess the biodiversity value of the site, and identify any appropriate mitigation measures that may be required.
BEC2	Land off Gresham Road, Beccles	Housing and Customer Access Centre	<ul style="list-style-type: none"> Design and landscaping should minimise the impact of the development on neighbouring residents.
BEC3	Land at Cucumber Lane / Oak Lane	Housing and Allotments	<ul style="list-style-type: none"> 0.15ha of land will be provided for allotment use. The site will need to be developed with appropriate design and landscaping to limit the impact on the neighbouring residents. A survey should be undertaken prior to the submission of any planning application, and prior to any vegetation clearance, to assess the biodiversity value of the site and identify any appropriate mitigation measures. This should include a vegetation and reptile survey.
BEC4	Land south of Nicholson Drive, Beccles	Allotments	<ul style="list-style-type: none"> 0.77ha for allotments. A survey should be undertaken prior to the submission of any planning application, and prior to any vegetation clearance, to assess the biodiversity value of the site and identify any appropriate mitigation measures. This should include a vegetation and reptile survey.

Table B2 Beccles area Site Specific Allocations with a component of open space provision required



Allocation reference	Location	Allocated use	Open space provision and policy requirements
Bungay Area			
BUN1	Land to west of A144, St. John's Road, Bungay	Industrial and Housing	<ul style="list-style-type: none"> A structural landscaping scheme will be required, with early implementation, to limit the visual impact of development.
BUN3	Community Centre, Upper Olland Street, Bungay	Housing	<ul style="list-style-type: none"> A financial contribution should be made towards the provision of allotments in Bungay.
BUN4	Land at Old Grammar Lane, Bungay	Community Centre/ Customer Access Centre / Open Space	<ul style="list-style-type: none"> The open space outside the footprint of the new community building should be enhanced in terms of usage, amenity and range of facilities. If open space cannot be enhanced to a satisfactory standard replacement provision should be provided elsewhere. The footprint of the buildings should be subsidiary to the main use as open space. On-site trees should be retained.
BUN5	Land off Wingfield Street, Bungay	Allotments / Open Space	<ul style="list-style-type: none"> 1.02ha for allotments. The wildlife corridor should be protected on the southern boundary of the site. Clearance of the site should avoid the bird nesting season.
BUN6	Land adjacent to Bungay Cemetery, Bungay	Cemetery Extension	<ul style="list-style-type: none"> A reptile survey should be carried out (to include assessment for common lizard and slow worms), prior to any clearance taking place. If protected species are found, further work should be carried out to assess and mitigate against any potential impact. Future management of the site should retain and enhance suitable habitat (such as margins of longer grass for reptiles) to protect and enhance species populations. Existing hedgerows will need to be protected.

Table B3 Bungay area Site Specific Allocations with a component of open space provision required



Allocation reference	Location	Allocated use	Open space provision and policy requirements
Halesworth Area			
HAL1	Land west of Broadway Drive, Halesworth	Industrial	<ul style="list-style-type: none"> A structural landscaping scheme will be required with early implementation to limit visual impact on the surrounding countryside. A floristic survey and protected species survey (including amphibians, reptiles and badgers) must be completed prior to the submission of any planning application. No vegetation clearance should take place until these surveys are complete and appropriate mitigation measures are put in place.
HAL2	Broadway Farm, west of A144 Norwich Road, Halesworth / Spexhall	Industrial	<ul style="list-style-type: none"> A structural landscaping scheme will be required, with early implementation to limit visual impact on the surrounding countryside. This should include the retention of existing trees and hedges. Before development is permitted, a further survey of this site should be carried out to check for the presence of great crested newts and other wildlife.
HAL3	Dairy Hill Playing Fields, Halesworth	Housing and Allotments	<ul style="list-style-type: none"> Development of this site shall not take place until a replacement location for the provision of playing pitches in the Halesworth area has been agreed and delivered. 0.5 hectares of land at the southern end of the site should be set aside for allotments. Existing hedgerows should be protected and banks retained as rough areas.
HAL4	Dairy Farm at Saxons Way, Halesworth	Housing and Community Centre / Customer Access Centre for public sector / voluntary service provision	<ul style="list-style-type: none"> No vegetation clearance should take place until mitigation measures are in place for the protection of slow worm, grass snake and common lizard. Clearance of scrub should be undertaken outside of the bird breeding season and any loss of Biodiversity Action Plan (BAP) species habitat should be compensated for.

Table B4 Halesworth area Site Specific Allocations with a component of open space provision required



Allocation reference	Location	Allocated use	Open space provision and policy requirements
Southwold and Reydon Area			
SOU1	Fountain Way Industrial Estate, Reydon	Industrial	<ul style="list-style-type: none"> Landscaping should be provided to minimise the visual impact of new development on the Area of Outstanding Natural Beauty. Existing hedges and trees surrounding this site should be protected in the interests of biodiversity, to minimise the visual impact of new development and protect the amenity of nearby residents. This site should be cleared by hand to minimise the risk of damage to reptiles living here.
SOU2	Former Eversley School Playing Field, Wangford Road, Reydon	Housing, Doctor's Surgery / Healthy Living Centre, Customer Access Centre for public / voluntary sector services and village green	<ul style="list-style-type: none"> Development on this site must compensate for the loss of playing fields through additional provision on site SOU3. Development on this site shall not commence until the additional playing fields have been delivered. Approximately 0.6 hectares of the site should be laid out as a village green to act as a focal point for the local community. Housing should be designed to overlook the village green, to create a sense of place and ensure that it is visible, safe and easily accessible. A reptile survey should be undertaken prior to planning permission and mitigation measures implemented, as necessary, prior to the site being developed.
SOU3	Land at Wangford Road, Reydon	Sports pitches	<ul style="list-style-type: none"> 2.78ha for playing fields. Existing trees, hedges and shrubs shall be retained. Borders of the new site will be marked by hedgerows, which will reduce the impact of any fences on the landscape. Fences will sit on the boundary, with the hedges just behind to avoid disputes about future maintenance. The design of the site borders will blend in with the existing field network. The location and design of any buildings associated with the playing fields (for example a pavilion, toilets and changing rooms) shall be located within the boundary of the existing site and positioned to minimise impact on the landscape and nearby residents. This includes the use and design of floodlighting.

Table B5 Southwold and Reydon area Site Specific Allocations with a component of open space provision required



Appendix C - Open Space Design

C1 Design Considerations

- C1.1 A key component to delivering the Waveney Sustainable Communities Strategy is to improve our local communities through the enhancement and creation of a quality public realm. Considering design issues early in the planning process is integral to any quality development and can provide a central focus for housing, a sense of identity and create safer places to be. Best practice design approaches, concepts and examples have been set out in several documents published by the Commission for Architecture and the Built Environment (CABE). As of April 2011 CABE has become part of the Design Council. Design principles, such as those shown in Figure C1, have also been set out in the Urban Design Compendium and the Manual for Streets.

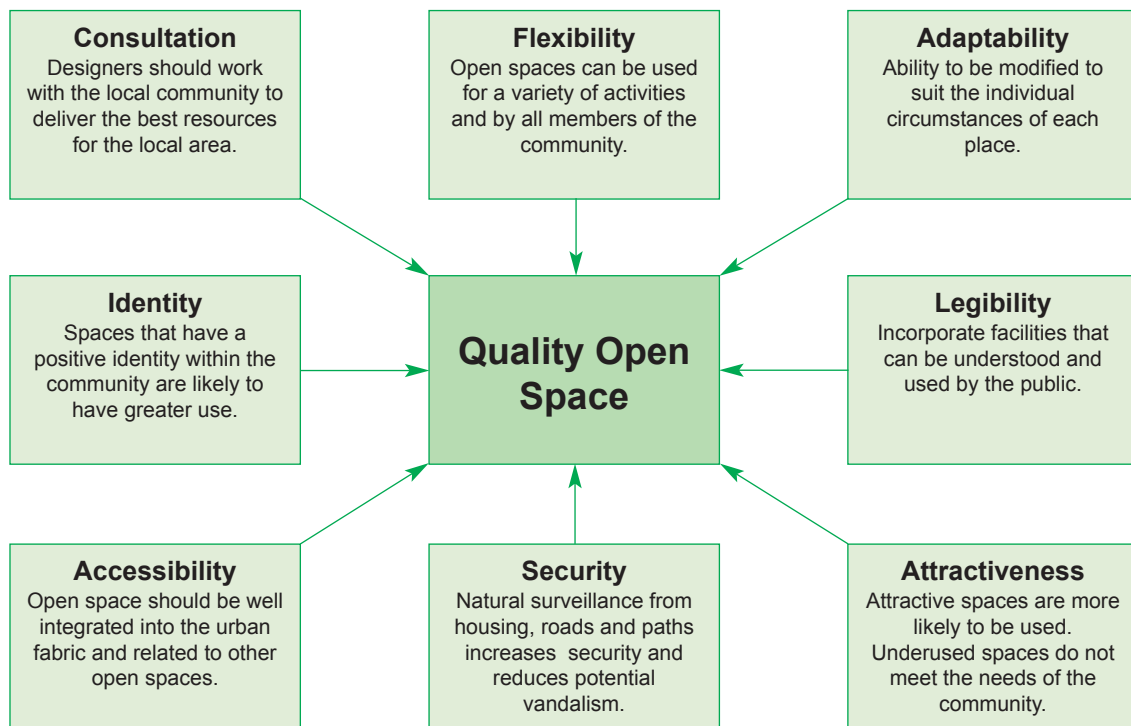


Figure C1 Components Needed to Create a Quality Open Space

- C1.2 In the past, some aspects of open space provision have not been appropriately considered resulting in poor civic value. Characteristics often associated with such spaces include; poor design and maintenance, restricted access (both physical and psychological) and concerns over personal safety. Provision of open spaces that exhibit such characteristics may meet the quantitative requirements of the locality, however, in reality do not meet the needs of the community.
- C1.3 An open space should provide a memorable focus and reinforce a community's local character. To

successfully do this, proposals should reflect the context of a site. This requires:

- an understanding of how an open space relates to the wider area and the community's perception of the area;
- identification of the role or function of the open space in the area (relaxation, imaginative play, sport, space for events, experiences for those with disabilities etc.);
- a design that reflects the local area in its layout and use of materials where practical;
- a design that responds to inherent value of the site (topographical features, ecology, water bodies etc.);
- the potential for spaces and facilities that are multi-functional; and
- a design or foundation for the site which can be enhanced in the future.

C1.4 The issues set out above are broad considerations. Other issues that may be more locally specific that should also be considered include:

- movement (desire lines within the site and linkages to other areas/facilities in the vicinity of the site);
- site boundaries (high fencing may protect adjoining properties but may also act to physically isolate the space, intensive vehicular corridors may act as a barrier to potential users);
- surrounding environment (built up areas in urban and rural settings are likely to have different needs);
- characteristics of the local population (eg. demographics, social economics);
- soil/ground conditions and drainage;
- use of appropriate equipment and street furniture (provision of appropriate equipment and furniture will be attractive to potential users but excessive use may limit the value of the facility);
- the use of natural features and planting should primarily be species that are native, locally characteristic, preferably of local provenance;
- community consultation.

C1.5 In 2008, CABI published 'Inclusion by Design: equality, diversity and the built environment' which provides guidance on how design can be used to create spaces and places that can be used by everyone.

C1.6 Communities change over time and correspondingly, so do their recreational needs. Multi-functional and flexible open spaces provide a place that enable people with varied interests to use the same space at different times and allow spaces to evolve and adapt over time to meet the changing needs and community.

C1.7 There should be a strong link between an open space and the built environment but there may be circumstances where using open space to mitigate the impacts of a development are more appropriate. This can include using open space to:

- provide a buffer or the screening of a visually intrusive development or where a particular land use is in conflict with adjacent areas (eg. noise);
- mitigate flood risk by positioning open space in areas that at greater risk of flooding therefore reducing the risk to people and inhabited buildings;
- protect heritage assets in situ;
- mitigate impacts on protected sites.

C1.8 Where planning permission is granted these circumstances should be mitigated through the use of planning conditions.



C2 Movement Corridors

- C2.1 Design considerations should also be given to linkages and green corridors that can link new and existing development to open spaces. This can encourage greater use of these resources by providing an attractive environment and way finding routes through the landscape / townscape using non-vehicular transport modes. Physical linkages will encourage greater connections between people and the environment around them by reinforcing mental associations between different areas, places and spaces. Tree planting and other forms of vegetation in open spaces and ancillary areas can provide movement corridors for wildlife as well as improve local amenity.

C3 Mitigating Impacts of Flood Risk

- C3.1 In locations where proposed development is subject to flood, risk open space should be designed as part of a development scheme to avoid flood risk or reduce the likelihood and consequence of flooding and also enhance the environment. Designing green, floodable storage spaces and routes for water can create a safe, attractive and well-connected development for both people and wildlife. Proposals subject to flood risk should position open space in the areas most susceptible to flooding consistent with guidance set out in PPS 25 'Development and Flood Risk'. Examples to mitigate flood risk include the use of terraces that can create places for wildlife and public access, and the use of ponds or other water bodies that could be integrated as part of a Sustainable Urban Drainage System (SuDS). Some areas within Waveney are subject to flood risk and considerations should be carefully considered where appropriate. Further guidance and examples relating to the use of open space to mitigate flood risk is available from the Environment Agency.

C4 Mitigating Impacts on Local Heritage

- C4.1 The provision of open space by a developer, either through a requirement or through landscaping as part of a masterplan, can provide an opportunity to preserve important heritage assets of archaeological interest in situ within new developments (i.e. below ground archaeological remains can be preserved within the open space areas). If an archaeological evaluation is undertaken at an early stage in a project, and important sites are identified, the information can be used to inform the design of the masterplan scheme, and the open space (where feasible) can be designed to coincide with the archaeological remains. This results in a win-win situation where the heritage assets are preserved/protected in perpetuity and the costs to the developer can be significantly reduced (if the amount of archaeological excavation is reduced).

C5 Mitigating Impacts on Protected Areas

- C5.1 Local open spaces that are accessible and meet the needs of the community are likely to experience repeat visits. While appropriate access to protected areas is supported, these sites are often home to flora and fauna that are susceptible to harm resulting from over use by the local population. Open spaces that are of high quality and provide facilities for a range of activities will attract more repeat visits and can therefore help relieve pressure on designated landscapes and nature conservation areas of European importance (Natura 2000 sites). Further information about Natura 2000 sites in the local area can be found in the Habitats Regulations Assessment Screening Report. The use of open space as buffer zones can also mitigate potential impacts on adjacent waterways.



Appendix D – Calculation of Open Space Provision and Financial Contributions Per Dwelling

D1 Amount of open space provision per dwelling

- D1.1 The open space contribution per dwelling is calculated as follows:
- Method of Calculation for establishing 53m² per dwelling as the appropriate level of provision of open space at a standard density of 30 dwellings per hectare requirement = 2.4 ha per 1000 people = 24m² per person.
 - The 2001 census shows that the average number of people per dwelling was 2.2.
 - TOTAL = 2.2 x 24 = 52.8, rounded up to **53m² per dwelling**.

D2 Financial contribution calculation per dwelling

- D2.1 For developments that cannot practically provide functional open space on site (developments of 19 dwellings or less) the contribution is calculated on the following basis:
- The average freehold value of 53m² of open space land in Waveney as at April 2011 = £252.
 - Land classified as open space in Waveney has an average cost of £47,500 per ha.
 - The average grounds maintenance cost of open space for 10 years = £186.
 - The cost of maintenance of open space in this case will begin in 2013 as the Council only adopts the land after 1 year.
 - Average annual cost of £15.78 per 53m² + % inflation per year⁷.
 - The average layout cost of 53m² of open space = £518.
 - May 2004, £383 for layout and supply of equipment + 10% for maintenance of equipment + % inflation per year.
 - TOTAL = £252 + £186 + £518 = **£956 per dwelling**.
- D2.2 For developments that can provide open space on site but the developer does not make this provision The contribution is calculated on the following basis:
- The average opportunity cost of 53m² of land in a new residential area in Waveney as at April 2011 is = £10,468.
 - (Average Land cost in a new residential area in Waveney is £1,975,000 per ha)
 - The average ground maintenance cost of an area of open space for ten years = £186 (from April 2011).
 - (Average annual cost of £15.78 per 53m² + % inflation per year).
 - The average layout cost of 53m² of open space = £518.
 - (May 2004, £383 for layout and supply of equipment + 10% for maintenance of equipment + % inflation per year).
 - TOTAL = £10,468 + £186 + £518 = **£11,172 per dwelling**.

⁷ Inflation values will be equivalent to that on the preceding 1st of April and will be assumed consistent over the ten year period. Inflation values will be amended annually.



- D2.3 Contributions for open space provision, improvements and maintenance set out above will be reviewed annually to take into account land values and inflation. This review will not apply to contributions that have been formally agreed between the Local Planning Authority and a developer.

Appendix E - Quantity and Accessibility of Open Space

- E1.1 Public access to a variety of open spaces is important to ensure the needs of people from a range of backgrounds, physical abilities and ages are met. The evidence base, in conjunction with information provided by other recognised organisations such as the Fields In Trust and Natural England, has informed the open space standards the Council seeks to achieve within the District. These standards are set out in Table E1. The distance thresholds used in Table E1 are based upon guidance set out by the Fields In Trust. To summarise;

- a one minute walk is equivalent to 100m;
- a five minute walk is equivalent to 400m;
- a fifteen minute walk is equivalent to 1000m.

Open Space Typology	Open Space Sub-Type	Accessibility ⁸ and Provision	Quantity (per 1000 people)
Parks	Satellite park Local park Destination park	Park less than 2.5ha in size within 400m walking distance from home. Park greater than 2.5ha but less than 4.4ha in size and is between 400m and 1000m walking distance from home. Park greater than 4.4ha in size and accessible to the local community.	0.4ha
Amenity green space	Open space to support formal and informal activities and provide amenity value for the community	Within 100m walking distance from home.	0.6ha
Natural and semi-natural green space ⁹	Areas of natural ecology or areas that have been planted or colonised by vegetation and wildlife	Accessible 2ha site within 300m walking distance from home. Accessible 20ha site within 2km walking distance from home. Accessible 100ha site within 5km from home. Accessible 500ha site within 10km from home.	
Play space	Unequipped play space	Unequipped play space associated with equipped spaces these should follow the respective accessibility standards. Unequipped play space not associated with equipped play areas should use standards set out for amenity green space.	0.55ha
	Equipped play space	Local Area for Play (LAP) within 1 minute walk (100m) from home. A LAP may have limited facilities for young children such as a sandpit and be appropriate for low-key games or play with small toys. Local Equipped Area for Play (LEAP) within 5 minutes walking distance (400m) from home. Neighbourhood Equipped Area for Play (NEAP) within 15 minutes walking distance (1000m) from home. Play space for adults within 15 minutes walking distance (1000m) from home.	0.25ha 1 piece of equipment for every 33 children aged 0-16 years.
Active sports areas	Formal sports pitches	Within 1500m from home.	1.2ha
Allotments	Small plots for growing food	Within 1000m walking distance from home.	0.3ha
Cemeteries and burial land		N/A	N/A

Table E1 Quantity and Accessibility Standards in Waveney

⁸ Distances quoted in this document are straight line distances. To estimate walking distances on a map the straight line distance between two points should be multiplied by a factor of 0.6 to estimate the actual walking distance.

⁹ Accessible Natural Greenspace Standard (ANGSt) is a national assessment framework, developed by Natural England to plan and prioritise the quality and accessibility of natural green space for the benefits it brings to people's quality of life. Further information on about accessible countryside in Suffolk is available from Natural England.



Appendix F – Open Spaces in Rural Parishes

- F1.1 Table F1 identifies only those open spaces of 0.25ha or more which are identified on the Proposals Map. These open spaces are considered suitable to have contributions spent on them. Contributions can also be spent on smaller open spaces with the agreement of Waveney District Council and the relevant developer and Parish Council. Table F2 sets out appropriate parishes where contributions could be spent if a parish that has been the subject of development does not have existing open space facilities.

Parish	Open Space
All Saints and St Nicholas South Elmham	All Saints Common
Barsham	Shipmeadow Common Furze Common High Common Little Common
Brampton	Playing Field (adjacent to the Village Hall, Station Road)
Blyford	Triangle (Common Land adjacent to Queens Head Public House, The Street)
Flixton (Nr. Bungay)	Land to the rear of the Village Hall (Church Road)
Frostenden	Recreation Ground (Gipsy Road)
Homersfield	Play Area (opposite Village Green) Dole Meadow (Common Land) Limborne Common The Green (Village Green)
Ilketshall St Andrew	Beck's Green (Common Land) Blacksmith's Common Great Common Great / Holden's Common Little Common Mill Common
Ilketshall St John	Great Common
Ilketshall St Lawrence	St Lawrence Green (Common Land)
Lound	Bowling Green (Church Lane) The Green (Blacksmith's Loke) The Town Pits (Common Land, Earth Lane)
Mettingham	Recreation Ground (adjacent to Tally Ho Tea House, Bungay Road)
Mutford	Mutford Common (Mill Road)
Ringsfield	Recreation Ground and Play Area (adjacent to the Village Hall)
Rumburgh	Pleasure Ground (The Street) Recreation Ground (Common Land, Mill Road)
St Cross South Elmham	Allotments (Common Land)
St James South Elmham	Land west of St James' Lane (access via unnamed lane) Gresham Green (Common Land)



Parish	Open Space
St Margaret South Elmham	St Margaret's Green (Common Land)
St Michael South Elmham	St Michael's Green (Common Land) St Michael's Common
Shadingfield	Recreation Ground (London Road)
Spexhall	Recreation Ground (Stone Street)
Stoven	Church Green (Common Land) Middle Green (Common Land) North Green (Common Land)
Westhall	Allotments (Common Land) Mill Common (rear of the Village Hall, Wangford Road)
Wissett	Opposite Church, Lodge Lane

Table F1 Rural parishes with Open Spaces identified on the Proposals Map

Parish	Adjacent Parishes With Open Space Provision
Ashby	Somerleyton or Lound
Benacre	Wrentham
Covehithe	Wrentham
Easton Bavents	Reydon or Southwold
Ellough	Mutford or Barnby / North Cove or Worlingham
Flixton (Lothingland)	Blundeston or Oulton or Corton
Gisleham	Kessingland or Carlton Colville or Lowestoft
Henham	Wangford
Henstead with Hulver Street	Mutford
Herringfleet	Somerleyton
Ilketshall St Margaret	Bungay or Rumburgh or Flixton
Redisham	Ilketshall St Andrew or Ringsfield or Shadingfield
Rushmere	Mutford
St. Peters South Elmham	Flixton (nr Bungay)
Shipmeadow	Ilketshall St Andrew
Sotherton	Holton or Westhall
Sotterley	Shadingfield
South Cove	Reydon, Frostenden or Wrentham
Uggeshall	Frostenden, Wangford
Weston	Ringsfield or Beccles or Worlingham
Willingham	Shadingfield

Table F2 Most suitable neighbouring parish where developer contributions could be spent if they cannot be used in the parish where the development is to take place





Figure F1 Map of parishes

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Appendix G - Play Spaces

G1 Background Information

- G1.1 Play is an important activity for the development of young people by providing opportunities to interact and socialise with others, learn about risk taking and improvisation as well as other aspects of growing up such as generating self esteem and independence. Guidance provided by government bodies such as the Design Council have stated that young people will improvise with equipment in a park or play area. Therefore, design considerations should be given to traditional play equipment and natural play opportunities (such as the use of landscaped features).
- G1.2 Local evidence has shown many play areas across the District are under used and in need of improvement. It is therefore essential that new play areas provide 'play value'. New play areas should complement other facilities in the area, be positioned where they will be of most benefit to the local community, be augmented by quality informal play space provided through amenity green space and are maintained to a standard where they are attractive to children to encourage regular use.
- G1.3 Open spaces that are uninteresting and unattractive to people living in the area are more likely to be under valued, under used and more susceptible to degenerating and anti-social behaviour. Play spaces (and other open spaces) that are overlooked by adjacent properties and movement corridors increase the sense of security and provide greater amenity benefits for residents. With value provided for the community, open spaces and play facilities are more likely to be adopted by the community. It is important that play provision is incorporated into design proposals from the outset and not included as an 'after thought' simply to meet generic requirements.
- G1.4 Recent studies into play spaces in Waveney have shown that facilities with few pieces of equipment and are poorly situated have often been the subject of anti-social behaviour. It was found to be, in part, a result of facilities being located in areas that do not relate well to adjacent open space or the surrounding residential area. Studies have also highlighted the important function of larger play spaces that offer more variety, choice and attract people from further afield. These generally meet a more significant need within the community and are less prone to anti-social behaviour.

G2 Standards for Play Areas

- G2.1 When new play spaces are provided as part of a development, play areas of different sizes are required to be built to the minimum standards established by the Audit Commission and Fields In Trust. These are set out in Table G1.
- G2.2 In circumstances where play equipment is being provided as part of a development:
- provision must conform to play equipment manufacture and safety surfacing standards (EN1176 and EN1177) and any subsequent amendments; and
 - it is important to ensure that play areas are designed so that they can be easily maintained to a good quality, whether they are to be adopted by the Council or otherwise.



Play Areas	Minimum Standards to be Achieved for Each Site
Play areas for children aged up to 6 years (eg. LAPs)	Formally designated by the council as a play area catering mostly for children younger than 6 years of age; Be enclosed by a fence or barrier (e.g. hedges or planting); Be entirely fenced and access protected by self closing gates; Be a minimum area of 100m ² ; Be overlooked by housing, pedestrian routes or other well used public facilities; and Have signs excluding dogs. Not all play areas need to have play equipment
Equipped play areas for children aged up to 8 years (eg. LEAPs)	Be entirely fenced and access protected by self closing gates; Be a minimum area of 400m ² ; Have a minimum of five different activities. Multi-play equipment may be counted as having up to three separate activities (e.g. sliding, climbing, rocking, swinging, or social play); Be overlooked by housing, pedestrian routes, or other well used public facilities; Have signs excluding dogs; All equipment with a fall greater than 600mm must have appropriate impact absorbing surfacing; and Have a small games area (may be grassed) within the boundary of the playground.
Equipped play and kickabout areas for young people aged up to 14 years (eg. NEAPs)	Be entirely fenced and access protected by self closing gates; Be a minimum area of 1000m ² ; Have a minimum of eight different activities. Multi-play equipment may be counted as having up to three separate activities (e.g. sliding, climbing, rocking, swinging, or social play); Be overlooked by housing, pedestrian routes, or other well used public facilities; Have signs excluding dogs; All equipment with a fall greater than 600mm must have impact absorbing surfacing; and Have a hard surfaced kickabout / skating / cycle play area within the boundary of the playground.

Table G1 Minimum standards to be achieved when providing new play spaces and improving existing play areas

Appendix H - Glossary

Affordable Housing

Housing that is provided, with subsidy, for people who are unable to resolve their housing needs in the local private sector market because of the relationship between housing costs and incomes. Affordable Housing normally consists of social rented housing or intermediate housing which is normally provided by a Housing Association. The official national definition of affordable housing for the purposes of Town and Country Planning is found in Planning Policy Statement 3.

Annual Monitoring Report

It is a requirement of the Planning and Compulsory Purchase Act 2004 for local planning authorities to monitor and review progress towards the delivery of the local development documents. Progress is set down in an Annual Monitoring Report which has to be prepared by the December following the end of the previous financial year.

Area Action Plans

These are used to provide a planning framework for areas of significant change or conservation. They are part of the Development Plan.



Biodiversity

The variety of plant and animal species, plus the groups of species which make up particular habitats. These help to maintain a balanced environment at all levels, from local to global.

(The) Broads Authority

This area, which includes parts of Waveney District outside the area covered by the Waveney Local Development Framework, has status equivalent to a national park. The Broads Authority is the local planning authority for the area, and has the statutory duties of conserving and enhancing its landscape, wildlife and cultural heritage; promoting opportunities for the understanding and enjoyment of its special qualities by the public; and protecting its navigation.

Community Infrastructure Levy

A charge on development which local planning authorities can choose to set and which is designed to help fund needed infrastructure identified in their plans.

Conservation Area

An area, designated by a local authority, of special architectural or historic interest within towns and villages, which has been given special status to ensure its protection and enhancement.

Core Strategy

The adopted Core Strategy is the key central Development Plan Document (DPD) of the Waveney Local Development Framework. The document sets out the vision, objectives, spatial strategy and core policies that will guide development until to 2021 (2025 for housing).

Density

In the case of residential development, a measurement of the number of dwellings per hectare. Net housing density excludes for example structural landscaping.

Development

Defined in Section 55 (1) of the Town and Country Planning Act 1990 as 'the carrying out of building, engineering, mining and other operations in, on, over or under land, or the making of any material change in the use of any buildings or land'.

Development Management Policies

These are criteria based policies which will be applied to ensure that all development meets the overall vision and strategic policies set out in the Core Strategy. To a greater or lesser extent these policies will need to be taken into account in the determination of the majority of planning applications including those planning applications for the development of sites in this DPD. The Development Management Policies form part of the Development Plan.

Development Plan Documents

These are the key statutory documents which form part of the Local Development Framework and help to guide and manage development in Waveney.



Geodiversity

The natural diversity of geological features (rocks, minerals, fossils and structures), geomorphological features (landforms and processes) and soil features that make up the landscape. This includes their assemblages, relationships, properties, interpretations and systems.

Greenfield

Land which has not been previously developed i.e. fields, woods, meadows, or land that has no recent history of development.

Heritage Asset

A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets (as defined in PPS5) and assets identified by the local planning authority during the process of decision-making or through the planmaking process (including local listing). (Annex 2 of PPS5)

In Kind

Payment of tangible goods such as the provision of open space and facilities.

Local Development Framework

The Waveney Local Development Framework (LDF) is a set of local planning documents which help to guide and manage development in Waveney. This includes Development Plan Documents, Supplementary Planning Documents and other documents which help to assist in managing the process.

Local Planning Authority

The statutory authority (usually the local council) whose duty it is to carry out the planning function for its area. Waveney District Council is the Local Planning Authority for the area relevant to this Supplementary Planning Document.

Planning Obligations and Agreements

A legal agreement between a planning authority and a developer ensuring that certain extra work related to a development are undertaken or contributions made to the provision of infrastructure or facilities, for example the provision of highways. Sometimes called a Section 106 Agreement.

Planning Policy Guidance

National policy guidelines issued by the Office of the Deputy Prime Minister (ODPM) on a range of subjects affecting the use and development of land.

Planning Policy Statements

Statements of the government's national policies on a range of topics. Now issued by the Department for Communities and Local Government (CLG) and formerly by the Office of the Deputy Prime Minister (ODPM).

Previously Developed Land

Previously developed land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. The definition includes defence buildings but excludes land that is or has been occupied by agricultural or forestry buildings;



land that has been developed for minerals extraction or waste disposal by landfill purposes where provision has been made for restoration through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds, and allotments which, although it may feature paths, pavilions and other buildings, has not previously been developed; land that was previously developed but where the remains of the permanent structure of fixed surface structure have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings). There is no presumption that land that is previously developed is necessarily suitable for housing development nor that the whole of the curtilage should be developed. (Source: PPS3 Housing).

Proposals Map

Ordnance Survey maps which identify the areas to which policies and proposals in the development plan documents relate.

Site Specific Allocations

The allocation of sites for specific or mixed uses. Policies will identify any specific requirements for the site. The allocations form part of the Development Plan.

Supplementary Planning Documents

These provide additional guidance for specific Development Plan Document policies and explain how they will be implemented.

Sustainable Communities Strategy

The Sustainable Community Strategy is prepared by local strategic partnerships as a set of goals and actions which they, in representing the residential, business, statutory and voluntary interests of an area, wish to promote. The SCS should inform the local development framework (LDF) and act as an umbrella for all other strategies devised for the area. (Source: idea.gov.uk)

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