APPENDIX 2:
UDP POLICY RL4

LOCAL PUBLIC OPEN SPACE PROVISION

RL 4
THE BOROUGH COUNCIL WILL SEEK TO REMEDY LOCAL PUBLIC OPEN SPACE DEFICIENCIES WITHIN EXISTING RESIDENTIAL AREAS AND WILL REQUIRE THE PROVISION OF LOCAL PUBLIC OPEN SPACE, PRINCIPALLY OF BENEFIT TO THE DEVELOPMENT ITSELF, WITHIN NEW RESIDENTIAL DEVELOPMENTS IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

a) 10-15% OF THE TOTAL SITE AREA OF NEW DEVELOPMENTS WITH OVER 20 FAMILY DWELLINGS TO BE LAID OUT AS PUBLIC OPEN SPACE EXCEPT IN CASES WHERE THE BOROUGH COUNCIL Requires a commuted sum - see c) below.

b) 15% OF THE TOTAL SITE AREA OF NEW DEVELOPMENTS WITH OVER 20 FAMILY DWELLINGS TO BE LAID OUT AS PUBLIC OPEN SPACE WHERE THE SITE FALLS WITHIN OR JOINS AN AREA OF EXISTING LOCAL PUBLIC OPEN SPACE DEFICIENCY (DEFINED IN APPENDIX 9.2) EXCEPT IN CASES WHERE THE BOROUGH COUNCIL Requires a commuted sum - see c) below.

c) WHERE THE SIZE OF THE DEVELOPMENT SITE IS SUCH THAT 10 - 15% OF THE SITE AREA WOULD RESULT IN AN AREA OF LOCAL PUBLIC OPEN SPACE OF LESS THAN 0.4 HA (1 ACRE) THE BOROUGH COUNCIL MAY REQUIRE THE APPLICANT TO PROVIDE A COMMUTED SUM, IN LIEU OF AN AREA OF OPEN SPACE, TO BE USED FOR THE CREATION OF A SUITABLE AREA OF OPEN SPACE ELSEWHERE OR FOR THE ENHANCEMENT OF AN AREA OF EXISTING PUBLIC OPEN SPACE IN THE VICINITY OF THE DEVELOPMENT SITE.

d) DEVELOPERS OF SCHEMES COMPRISING 10-20 FAMILY DWELLINGS WILL NORMALLY BE EXPECTED TO PROVIDE A COMMUTED SUM TO THE BOROUGH COUNCIL FOR THE ENHANCEMENT OF EXISTING LOCAL PUBLIC OPEN SPACE.

e) THE PUBLIC OPEN SPACE TO BE DESIGNED AS AN INTEGRAL PART OF THE DEVELOPMENT AND TO INCLUDE LANDSCAPING, AMENITY AREAS, NATURE CONSERVATION AREAS AND PLAYSPACE WHICH MEET THE BOROUGH COUNCIL'S REQUIREMENTS IN TERMS OF DETAILED SITING, SIZE, SHAPE AND DESIGN.

f) PRIOR TO THE ADOPTION OF THE OPEN SPACE THE DEVELOPER WILL BE REQUIRED TO PROVIDE A COMMUTED SUM FOR FIVE TIMES THE ANNUAL MAINTENANCE COST OF THE OPEN SPACE AND ASSOCIATED LANDSCAPING AREAS.

9.25 Local Public Open Space within or adjoining residential areas is the most regularly and intensively used type of open space particularly by young children and old people and includes amenity areas: casual/informal play space or "doorstep play" areas; equipped playgrounds and kick-about areas.

9.26 With the exception of amenity areas the above elements comprise the children's play space element of the NPPA's standard, i.e. two acres per thousand. Whilst the Borough Council endorses this as a standard for minimum provision within existing residential areas as part of the overall Six Acre Standard (See Policy RL3) the accessibility and quality of children's play space is more important than the exact amount (although certain standards for the size and quality of each local open space are of course important - see below). A distance of 400 metres can represent a 5-10 minute walk for a child or elderly person and has become widely accepted as a catchment for the provision of local public open space.

Other groups apart from the young and old also benefit from open space which is truly local and provides an opportunity to meet and relax.

9.27 The assessment of existing provision has therefore been based on 400m catchments (amended as necessary to take into account barriers to safe and convenient access such as busy roads) drawn around existing local public open spaces where these comprise at least a reasonably level, regularly maintained grassed area of 1 acre (0.4 ha), or more i.e. suitable
for children’s kick-about games. The space may or may not contain play equipment and may form part of a larger park or recreation ground but must be available to the general public at all times. It is not accepted that suburban areas or areas in close proximity to the countryside have less need of local Public Open Space. Gardens are not usually large enough for many children’s games and do not fulfil the wider social and environmental functions whilst access to the countryside is often restricted.

9.28 Many of the deficiencies in local public open space identified as a result of this assessment will be removed by the development for public open space of a large number of sites proposed in the UDP - see Policy RL 5. There remains however, a number of deficiencies. These are shown in Appendix 9.2. The Borough Council will seek to make good these deficiencies for example by using underused land and will give priority to these areas of deficiency wherever opportunities arise.

9.29 With regard to new residential developments it is essential that these include sufficient well planned and designed local public open space to meet the requirements of the new residents in terms of the provision of gardens, landscaped amenity areas, doorstep play areas, playgrounds and kick-about areas as appropriate. The Borough Council will produce revised supplementary planning guidance setting down the detailed requirements for each, together with the procedure for securing provision and adoption of areas of public open space and provision of commuted sums.

9.30 The basic open space requirement for new developments of over 20 family dwellings is to be within a range of 10-15%, the exact amount to be determined according to particular circumstances. However, new developments within or adjoining areas of local public open space deficiency as defined in Appendix 9.2 will be required to provide the full 15% and the nature and location of the open space(s) should also reflect the existing deficiency.

9.31 Where a housing site is of insufficient size to generate an area of public open space of 0.4 ha (1 acre) the Borough Council may require a commuted sum in lieu of an area of open space. Areas of open space which are significantly smaller than 0.4 ha (1 acre) are often unsuitable for kick about games and other functions and create maintenance problems. On the other hand there are advantages of accessibility in requiring all developments, of 20+ dwellings to provide some open space. The Borough Council will weigh the relative merits of accessibility and usability in each case. Where a commuted sum is required this will be used to enhance existing or to create (or contribute to the creation of) a new area of public open space in the vicinity of the development site. Where adjoining small development sites afford the opportunity to provide for the open space requirements of the area as a whole, for example through the central location of an area of open space, the Borough Council will plan for this.

9.32 In the case of developments of 10 - 20 family dwellings the commuted sum will normally be used to enhance an area of existing local public open space in the vicinity.
CONSULTEES LIST

1. Annington Homes
2. Apple Homes
3. Barnsley Metropolitan Borough Council
4. Barratt Lcds
5. Bassetlaw District Council
6. Beazer Homes (Yorkshire) Ltd
7. Bellway Homes
8. Ben Bailey Homes Ltd
9. Boothferry District Council
10. Bryant Homes
11. Campbell Homes
12. Directorate of Corporate Services (DMBC)
13. David Fielder Homes
14. David Wilson Homes
15. Delbrooke Properties
16. Directorate of Environment, Health and Housing Services (DMBC)
17. Fairclough Homes
18. Government Office for Yorkshire and the Humber
19. Haslam Homes
20. Henry Boot Homes Ltd
21. The Housing Corporation
22. Housebuilders Federation
23. Jones Homes
24. Ladgate Homes
25. Lewis Homes (Yorks) Ltd
26. McClean Homes Ridings Ltd
27. Moorfield Developments Ltd
28. Persimmon Homes Ltd
29. Rotherham Metropolitan Borough Council
30. Selby District Council
31. Tay Homes
32. Wakefield City Council
33. Weaver Homes Ltd
34. Welmar Homes Ltd
35. Westbury Homes (Holdings) Ltd
36. Wilcon Homes Northern
37. Yuill Homes Central Ltd