

# Planning Contributions for Open Space in New Developments Supplementary Planning Document

August 2024



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# 1. Introduction

## Purpose of this SPD

- 1.1 This Supplementary Planning Document ('SPD') replaces Section 9 of the Planning Contributions SPD 2017<sup>1</sup>, It provides guidance to support the implementation of the requirements of Policy ID6 of the Local Plan: Development Management Policies ('the LPDMP') for the provision, and future maintenance of, open space in new residential developments. The policy sets quantitative and qualitative standards for the provision of open space, which is required in developments that propose a net population increase arising from 11 or more dwellings.
- 1.2 Paragraph (2) of Policy ID6 states that where the (net) number of dwellings in a proposed scheme falls below any of the thresholds where onsite provision of open space is required (indicated by a dash in Table ID6b), the Council will seek an equivalent financial contribution in lieu of onsite provision of that type of open space. This will be used for offsite provision and/or enhancement of existing open space of the same typology within the catchment area of the proposed development.
- 1.3 Section 3 of this SPD sets out the value of these financial contributions in lieu (in Table 1) and explains how these amounts and the amounts of onsite open space are calculated, with a worked example in Appendix A. The SPD thereby addresses paragraph 6.30 of the supporting text to Policy ID6, which states:
- 'Where sites are considered too small to provide open space onsite, as indicated in Table ID6b, the policy requires an equivalent financial contribution in lieu of onsite provision. Money from these smaller developments (comprising at least 11 dwellings, but below the on-site threshold) will be collected to provide offsite open space or improvements to existing space in the locality of the proposed development. The contribution amounts will be based on the expected occupancy of the proposed development as per policy paragraph 1) and will be provided in the Planning Contributions for Open Space SPD<sup>258</sup>.'*
- 1.4 The SPD will provide updated amounts of contributions (to reflect inflation adjustments and/or revised cost assumptions) in future updates to it. This SPD deals solely with planning contributions for open space, and not with contributions to other community infrastructure, which is dealt with in other SPDs – for example the SANG and SAMM Tariffs SPD.

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<sup>1</sup> Available at <https://www.guildford.gov.uk/article/16940/Planning-Contributions-Supplementary-Planning-Document>

## **Strategic Environmental Assessment**

- 1.5 The SPD has been screened to consider the likely extent of its effect on the environment, in accordance with European Directive 2001/42/EC (also commonly referred to as ‘The SEA Directive’)<sup>2</sup>.
- 1.6 Under Article 3(3) and 3(4) of the SEA Directive, transposed into UK legislation under Regulation 5(6) of the Environmental Assessment of Plans and Programmes Regulations 2004 (‘the SEA Regulations’), Strategic Environmental Assessment (SEA) is required for plans and programmes which “determine the use of small areas at a local level” or which propose “minor modifications to plans or programmes”, only where they are determined to be likely to have significant environmental effects.
- 1.7 The screening outcome concluded that a full SEA was not required for this SPD. LPDMP Policy ID6, which this SPD provides guidance on, has already been subject to SEA.

## **Habitat Regulation Assessment**

- 1.8 The Council is required to consider the impact of the SPD on protected European Sites (protected habitats). Within Guildford Borough, this includes Special Protection Areas (SPA) and Special Areas of Conservation (SAC). A Habitat Regulation Assessment (HRA) screening was carried out in accordance with the requirements of the Conservation of Habitats and Species Regulations 2010. This concluded that the SPD is not directly connected with or necessary to the management of the SPA/SAC and is not likely to have a significant effect on a European Site (including in combination with other plans or projects). A full HRA for this SPD was therefore not required.

## **Equalities Impact**

- 1.9 The Equalities Act 2010 requires public sector authorities to consider the likely impact of its policies and practices on persons with certain “protected characteristics” (defined under the 2010 Act as age, disability, gender (sex), race, sexual orientation, religion or belief, gender reassignment, marriage and civil partnership, pregnancy, and maternity). It is the Council’s responsibility to ensure that its policies, procedures, and service delivery do not discriminate, directly or indirectly, on people with these protected features. An Equalities Impact Assessment screening was therefore undertaken to anticipate the likely differential impact of the SPD on these groups, The screening opinion concluded that a full Equalities Impact Assessment was not required, due to extremely low adverse impact on protected characteristics.

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<sup>2</sup> Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment. Available to view in HTML format at <https://eur-lex.europa.eu/legal-content/EN/TXT/HTML/?uri=CELEX:32001L0042&from=EN>

## 2. Policy context

- 2.1 Local Plan policies must be consistent with national policy and legislation<sup>3</sup>. The National Planning Policy Framework (NPPF) published December 2023 sets out the national policy framework for both the protection of and provision of open space. In relation to the provision of open space in new developments.

*NPPF paragraph 102 states 'Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.'*

- 2.2 The Council's Open Space, Sports and Recreation Assessment 2017 (OSSRA)<sup>4</sup> provides the 'robust and up-to-date assessment of the need for open space, sport and recreation facilities' referred to in paragraph 102 of the NPPF. The OSSRA identifies the quantitative and qualitative need for a range of typologies of open space within the borough, including amenity green space, (accessible) natural green space, parks and recreation grounds, play space, and allotments, and proposes standards that aim to meet these identified needs. These proposed standards informed the adopted standards in Policy ID6, as well as the thresholds for on-site provision.
- 2.3 The OSSRA was developed in consultation with the Council's Parks and Leisure Service and following a review of other Council strategies and documents, and of the Fields in Trust (FiT), Natural England and Woodland Trust standards. It was also informed by surveys of local need for open space, including a survey of all (23) parish councils and all (six) adjacent local authorities, and a postal survey of 3,000 borough households.
- 2.4 The Council will take account of any future updates, or part-updates to the OSSRA and other evidence on supply and need for new open space that may become available, for example surveys of need and/or current supply, when assessing whether a deficit of open space exists in a particular ward (which might be considered to increase the need for new open space of the same typology as part of a proposed scheme in that ward).

## 3. Types of open space

- 3.1 LPDMP Policy ID6 requires provision of open space in new developments in accordance with its standards (see Section 4 for further details) and which meets the NPPF definition, i.e., open land of public value. If any open space land or associated infrastructure delivered in accordance with the policy is not publicly owned, it should therefore still provide the public

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<sup>3</sup> National Planning Policy Framework, paragraph 35: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>.

<sup>4</sup> The OSSRA updated and replaced the Council's 2006 PPG17 Open Space, Sport and Recreation Audit.

with opportunities for sport and recreation, and/or amenity value. Paragraph 6.14 of the supporting text to Policy ID6 explains that this may be achieved via informal permissive access. It could also be through formal shared access arrangements.

- 3.2 Policy ID6 sets out a requirement for provision of six typologies of open space in new residential developments. These are explained further below:

### Allotments

- 3.3 Allotments provide areas for people to grow their own produce and plants and are defined in law as land ‘which is wholly or mainly cultivated by the occupier for the production of vegetable or fruit crops for consumption by himself or his family’<sup>5</sup>.
- 3.4 LPDMP paragraphs 6.17 and 6.37 state that allotments do not include private gardens or community growing space. Individual allotment plots in the borough must have an area of no greater than 20 poles (500 sqm)<sup>6</sup>. However, a standard allotment plot is 10 poles (250 sqm), and many residents prefer to rent plots of around half this size. Appropriately sized smaller allotments are therefore encouraged, based on appropriate guidance<sup>7</sup> and consultation with the Council.
- 3.5 The OSSRA includes the following recommendations for new allotments in relation to quality, which are minimum quality standards under Policy ID6:
- Well-drained soil which is capable of cultivation to a reasonable standard.
  - A sunny, open aspect preferably on a southern facing slope.
  - Limited overhang from trees and buildings either bounding or within the site.
  - Adequate lockable storage facilities, and a good water supply within easy walking distance of individual plots.
  - Provision for composting facilities.
  - Secure boundary fencing.
  - Good access within the site both for pedestrians and vehicles.
  - Good vehicular access into the site and adequate parking and manoeuvring space.
  - Disabled access.
  - Toilets.
  - Notice boards.

### Amenity Green Space

- 3.6 Amenity green space includes spaces open to free and spontaneous use by the public, but neither laid out nor managed for a specific function such as a park, public playing field or recreation ground; nor managed as a natural or semi-natural habitat. These areas of open space are likely to share the following characteristics:
- unlikely to be physically demarcated by walls or fences
  - predominantly lain down to (mown) grass
  - unlikely to have identifiable entrance points
  - may have shrub and tree planting, and occasionally formal planted flower beds

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<sup>5</sup> Allotments Act 1922

<sup>6</sup> Allotments Act 1950, S9 and LPDMP paragraph 6.17.

<sup>7</sup> Further information on allotments within the borough is available at <https://www.guildfordallotments.org.uk/faqs.html>

- may occasionally have other recreational facilities and fixtures, like play equipment or ball courts.
- 3.7 The OSSRA states that amenity green spaces should not be less than 0.15ha in size (about the size of a mini football pitch) as spaces smaller than this have limited recreational value and are more costly to maintain. In addition to this size requirement, they should also adhere to the following design principles:
- Capable of supporting informal recreation such as a kickabout, space for dog walking or space to sit and relax
  - Include high quality planting of trees and/or shrubs to create landscape structure and biodiversity value
  - Include paths along main desire lines (lit where appropriate)
  - Be designed to ensure easy maintenance.

### Natural Green Space

- 3.8 Natural green space covers all publicly accessible spaces including meadows, woodland and copses, all of which share a trait of having natural characteristics and biodiversity value and are accessible for informal recreation<sup>8</sup>.
- 3.9 As there may be situations where on-site provision of new natural or semi-natural open spaces will not be possible, such as in some urban areas, Policy ID6 includes a combined overall quantitative standard for natural green space and amenity green space.
- 3.10 In urban locations, amenity space (and potentially other types of open space) may represent areas of natural and semi-natural green space through certain shared characteristics and a contribution to biodiversity. New amenity green space for example may include native planting and provide habitat and wildlife corridors. The informal nature of amenity green space complements that of natural green space which generally works better to provide biodiversity in a setting that is not designed in a particularly formal way<sup>9</sup>.
- 3.11 The ability for green space to have more than one role is part of the multi-functional character which Policy ID6 expects of all new open space in terms of delivery of benefits. To provide recreational value, natural green space should be accessible, with no physical barrier to public right of access. This requirement will also need to be balanced with the need to maintain the space as 'natural', so it continues to fulfil its primary purpose.
- 3.12 Policy ID6 expects proposed residential development to meet Natural England's Access to Natural Green Space Standard (ANGSt)<sup>10</sup>. This sets minimum distances within which new homes should be sited from certain sizes of accessible natural green space (ANGst requires

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<sup>8</sup> This standard does not include Suitable Alternative Natural Greenspace (SANG), which is a separate requirement under Policy P5 of the Local Plan: Strategy and Sites

<sup>9</sup> The Open Space Topic Paper prepared to accompany the Submission Local Plan: Development Management Policies provides further information on Amenity Green Space/Natural Green Space and their link with biodiversity, and is available at <https://www.guildford.gov.uk/localplanpart2examdocuments>

<sup>10</sup> Natural England (2010) 'Nature Nearby': *Accessible Natural Greenspace Guidance*. Available to download from [https://urbanecologyforum.org.uk/documents/other/nature\\_nearby.pdf](https://urbanecologyforum.org.uk/documents/other/nature_nearby.pdf). This document includes full details of the ANGst standard and advice on how natural green space can be provided in developments, including case studies.



for example that homes should be located no more than 300m, or 5 minutes' walk, from an accessible natural green space of at least 2 hectares).

- 3.13 The potential for other types of space to incorporate natural green space should be explored thoroughly by developers, with reference to the ANGSt standard and guidance.

### **Parks and Recreation Grounds**

- 3.14 The Park and Recreation Grounds (including playing pitches) typology in the Open Space Assessment brings together the function of Parks and Recreation Grounds and Outdoor Sports Space (both pitches and fixed) as identified in the former PPG17<sup>11</sup> typology as within the borough spaces are often multi-functional and there may be little distinction between the two types. These spaces take many forms including:

- a range of formal pitch and fixed sports
- outdoor gyms and fitness trails
- informal recreation and sport
- attractive walks and cycle routes to work
- landscape and amenity features
- sensory gardens
- areas of formal planting
- areas for events
- habitats for wildlife, and
- areas for dog walking.

- 3.15 National guidance relevant to this typology is provided in the 'Green Flag' quality standard for parks which sets out benchmark criteria for quality open spaces.

- 3.16 It is usually necessary (and feasible) to provide new playing fields and pitches on-site only as part of large developments. In some of these cases, they may be more appropriately provided on sites nearby. Such off-site locations should be within reasonable access distance of the residential development funding the open space (see paragraph 5.7). However, financial contributions in lieu of on-site provision may be used to fund improvements to existing playing fields and sports facilities on a borough-wide basis, taking account of the wider catchment area for this type of open space (also referred to in paragraph 5.7). Improvements to playing fields/sports facilities can be provided from pooled financial contributions from smaller developments.

- 3.17 For playing pitches, developers will be expected to provide a grass/artificial surface area of suitable size, gradient and condition to satisfy the regulations of the relevant sports' governing body as well as the latest sports performance standards<sup>12</sup>. The pitch size must allow adequate surrounding area for the safe play of the sport and the safety of the public and property adjacent to the playing surface. It is important that consultation takes place with the Council to ensure appropriate provision to the required standard is provided, for

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<sup>11</sup> Planning Policy Guidance 17, since replaced by the NPPF.

<sup>12</sup> For basic technical standards for AGPs, see Sport England's Design Guidance Note, *Artificial Surfaces for Outdoor Sport*: <https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance/outdoor-surfaces>

example, fencing, changing rooms, car parking provision and floodlighting of a sports centre may be required.

- 3.18 For other types of outdoor sports space, Sport England’s guidance includes quality standards for facilities such as changing rooms, Multi-use Games Areas (MUGAs) and tennis courts plus associated ancillary facilities<sup>13</sup>. National governing bodies for sports also provide their own additional guidelines regarding appropriate facilities and it is recommended that all new and improved provision seeks to meet these guidelines and the advice and guidance of Sport England<sup>14</sup>.
- 3.19 Policy ID6, paragraph (5), and paragraphs 6.44-6.47 of the policy’s supporting text detail requirements for artificial playing pitches proposed as part of the requirement for this open space typology. This includes evidence of need for an artificial playing surface and provision of a community use agreement, secured by planning condition or legal agreement, for any privately owned pitches, to demonstrate a reasonable level of public access. The agreement must set out proposed hours of public access and charges for public use.

### Play space

- 3.20 Play space may include enclosed children’s play areas and open grassed areas suitable for ball games and other forms of casual play but excludes formal pitches and other sports provision, and amenity space. Wherever possible, facilities for children should be provided within easy walking distance of related housing areas, readily accessible to the dwellings they serve without the need to cross barriers such as major roads and should be sited to avoid or minimise disturbance to existing or potential nearby residents.
- 3.21 In larger housing schemes, it is expected that a greater quantity and range of play space types could be provided, depending on the number of dwellings proposed<sup>15</sup> and the size of the site. In calculating the on-site requirement, the total area of play space to be provided is based on the land area needed for the activity zones of the play areas themselves (i.e., the areas containing play equipment and facilities) and does not include buffers between these zones and neighbouring land.
- 3.22 Appendix D includes minimum size and design standards for play spaces, and it is expected that developers will adhere to these where possible. Fields In Trust (FiT) has also published its own guidance<sup>16</sup> on minimum sizes for play spaces, as well as other types of open space, which developers should also refer to.
- 3.23 It is important for play areas to be designed into schemes carefully and sensitively, and where development is phased as on some larger schemes, provision for these areas should be planned and made at an early stage in the development process.

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<sup>13</sup> <https://www.fieldsintrust.org/Upload/file/guidance/Guidance-for-Outdoor-Sport-and-Play-England.pdf>

<sup>14</sup> Sport England’s Planning for Sport Guidance provides a further useful document for planners and developers alike which also includes an appendix of additional related resources: <https://sportengland-production-files.s3.eu-west-2.amazonaws.com/s3fs-public/2020-01/planning-for-sport-guidance.pdf?VersionId=V91Twg6jajoe7TpardJDn9h6s9AiSqw0>

<sup>15</sup> See the on-site thresholds in Table ID6b of Policy ID6

<sup>16</sup> The FiT guidance is available to download at <https://www.fieldsintrust.org/Upload/file/guidance/Guidance-for-Outdoor-Sport-and-Play-England.pdf>

## Children's Play Space

- 3.24 Play space for children means areas of play that cater for the needs of children up to and around 12 years and provide safe but adventurous places for children of varying ages to play and learn.
- 3.25 The Council's Play Strategy emphasises the shift in focus, no longer limited to formal play equipment, such as slides and swings, but encouraging landscaping and natural building materials that create environments where imagination and natural learning can flourish. For example, natural features such as trees, shrubs, grasses, bark, soil, water and rocks can all be used within play areas to stimulate this type of play. Landscaping in these areas should ideally incorporate varying changes of level to create a varied and interesting play environment, and equipment should be integrated into the landscaping as far as possible. Play areas for both children and teenagers should be designed to be accessible and to cater for a range of disabilities and impairments – see further guidance in Appendix D.
- 3.26 Informal playing space is included within the Policy ID6 requirement for children's play space, although does not replace the need for more clearly designated play areas. Children's Play Space is defined as open space of a useful size and safe location providing opportunities for informal play activities.
- 3.27 The Children's Play Space typology includes the categories of Local Area for Play (LAP) and Local Equipped Area for Play (LEAP) defined by Fields in Trust (FiT)<sup>17</sup>. The LEAP category may be equipped with facilities such as skateboard parks, basketball courts, and 'free access' Multi Use Games Areas (MUGAs).

## Youth Play Space

- 3.28 This means informal recreation opportunities for young people between the ages of roughly 13 to 17 years. It may include facilities such as skateboard parks, adventure play, challenging play equipment, teen shelters, Wi-Fi enabled equipment, BMX, digital dance and games, and goal posts. In practice, there may be a lack of distinction between child and youth play space, with some blurring around the edges in terms of younger children using equipment aimed for youths and vice versa.
- 3.29 To be a reasonable area for use by older children, a casual playing space should preferably be at least 0.1 ha in size. Facilities suitable for teenage groups that allow for informal social and recreational purposes in preference to more formally laid out areas should also be considered.
- 3.30 The Youth Play Space typology includes the FiT open space category of Neighbourhood Equipped Areas of Play (NEAPs). As with play spaces designed for younger children, play areas targeted primarily at older children should also make use of natural features where possible, provide a wide range of play experiences, and be capable of meeting the needs of children with a range of impairments.
- 3.31 Specific guidance for the main sub-categories of Play Space (LAP, LEAP and NEAP) is available in Appendix D.

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<sup>17</sup> [www.fieldsintrust.org](http://www.fieldsintrust.org)

3.32 The Councils' Play Strategy provides further information and recommendations for these categories of play space, whilst Play England has also published guidance on successful play spaces which developers may find useful<sup>18</sup>.

## 4. Standards of open space provision

- 4.1 LPDMP Policy ID6 (see full policy wording in Appendix C), sets out the Council's adopted standards for open space provision. The requirement for provision of open space applies to developments that propose an increase in residential units<sup>19</sup> of 11 or more net dwellings, with the required open space contribution based on the expected total occupancy of the proposed development (number of persons per household). This is calculated according to the latest Census data for average household occupancy for each size of dwelling proposed, i.e., the number of bedrooms.
- 4.2 The use of net dwellings and expected occupancy rates ensure that a proportionate open space contribution is obtained from residential schemes, including housing rebuilds in cases where the new dwellings have more bedrooms than those they replace.
- 4.3 Where the number of bedrooms or homes in a proposed scheme is not yet specified, such as in the case of an outline application, the permission granted will be subject to a suitable condition so that the open space requirement can be calculated when a detailed planning application is submitted.
- 4.4 Policy ID6 sets qualitative criteria for on-site open space provision, including standards for access (in Table ID6a, reproduced below), covering expected maximum distance and/or walk time from new homes proposed. It also includes requirements for open space to be multifunctional, safe, secure, and to meet minimum standards set out in the Council's published strategies, which include the OSSRA (particularly section 6) and the Play Strategy. The requirement for the recommendations in these strategies to be met is referred to in paragraph 6.28 of the LPDMP and in Policy ID6, paragraph (9).

**Table ID6a**

Typology	Quantity standards (ha/1,000 people)	Access standard (expected maximum distance from new homes)
Allotments	0.25	720 metres or 15 minutes' walk time
Amenity Green Space	1 (total)	720 metres or 15 minutes' walk time
Natural Green Space		ANGSt standard
Parks and Recreation Grounds, including playing pitches	1.35 of which a maximum of 0.8 is public space	720 metres or 15 minutes' walk time (except playing pitches)
Play Space (Children)	0.05	480 metres or 10 minutes' walk time
Play Space (Youth)	0.03	720 metres or 15 minutes' walk time

<sup>18</sup> See Play England (2008) *Design for Play: A guide to creating successful play spaces*. <https://static1.squarespace.com/static/609a5802ba3f13305c43d352/t/60a3779623f60f41729fd84d/1621325721763/design-for-play.pdf>

<sup>19</sup> LPDMP paragraphs 6.34-6.35 and Table 2 of this SPD indicate specific types of residential unit that are exempt from contributing to certain open space typologies.

- 4.5 The quantity and access standards recommended by the OSSRA (see Section 1: Introduction, under ‘Policy context’) informed the standards in both Tables ID6a and ID6b of the policy. This approach is in line with the NPPF’s expectation (in paragraph 102) on open space assessments.

## 5. Contributions requirement and method of calculation

### On-site provision

- 5.1 Paragraph (2) of the policy requires provision of open space on-site if the net number of dwellings in a proposed scheme meets the relevant onsite thresholds in Table ID6b (see copy reproduced below). Financial contributions in lieu of on-site open space are required where the number of homes in a proposed development comprises at least 11 dwellings but falls below any of the onsite thresholds; in these cases, the site is considered too small for it to be feasible to provide onsite open space of that typology.

**Table ID6b**

Open space typology	11-49 dwellings	50-249 dwellings	250+ dwellings	Strategic sites (in LPSS)
Amenity/Natural Green Space	✓	✓	✓	✓
Parks and Recreation Grounds	-	-	✓	✓
Play Space (Children)	-	✓	✓	✓
Play Space (Youth)	-	-	✓	✓
Allotments	-	-	-	✓

✓ On-site provision

- Financial contribution in lieu<sup>20</sup>

- 5.2 Flexibility exists within the policy’s quantitative on-site standards. If it can be demonstrated that the required amount of on-site provision of a particular open space type is not feasible, then paragraph (3) of the policy allows for part or all that open space to be provided as a financial contribution.
- 5.3 Paragraph 7) also permits variation in the required mix of open space typologies if it would correct a local under provision of another type of open space covered by the policy, provided the total required quantity of open space is still provided. This principle is explained in LPDMP paragraph 6.32.

### Calculation of amount of on-site provision

- 5.4 To calculate the total on-site open space requirement for a scheme, the on-site contribution for each size of dwelling (i.e., those comprising either 1, 2, 3, 4 or 5+ bedrooms) is first calculated by multiplying the quantity standard for the relevant open space typology in Table ID6a by the borough’s average occupancy rate for each size of dwelling, shown in the

<sup>20</sup> See Policy ID6(2) – ‘Where the size of a scheme falls below any of the onsite thresholds, an equivalent financial contribution in lieu will be sought for offsite provision and/or enhancement of existing open space of that typology.’

latest Census. These contribution per dwelling figures are then multiplied by the proposed number of dwellings of each size, to give the total on-site contribution for each open space typology. A worked example of how this is calculated for a scheme of 75 dwellings is provided in Appendix A.

### **Financial contributions in lieu of on-site open space**

- 5.5 Policy paragraph (2) requires financial contributions in lieu of on-site open space provision where the number of homes in a proposed development falls below any of the onsite thresholds in Table ID6b; in these cases, the site is considered too small for it to be feasible to provide onsite open space of that typology.
- 5.6 Financial contributions in lieu of onsite open space may be used for provision of new offsite open space, including a commensurate and time limited contribution to related maintenance (see paragraph 5.12). New off-site open space will be provided within a distance from the proposed development scheme such that it would be accessible to and thereby benefit its intended new residents (see paragraph 5.7). The contribution may also, or alternately, be used to enhance or upgrade, and/or maintain (on a time-limited basis, as above) existing open space of the same typology<sup>21</sup> within the locality of the proposed development, or an open space which includes the scheme within its catchment.
- 5.7 For allocating the spending of financial contributions, the 'locality' or distance of a development site from its intended off-site or existing open space to be improved/maintained determines whether the off-site project can qualify as appropriate mitigation. Sites within the same ward or approximately within the expected access standards in LPDMP Policy ID6, Table ID6a would generally be considered appropriate. However, the catchment for certain types of open spaces and facilities will be wider than this. Sport facilities, playing pitches and some parks and recreation grounds will attract users from a wider area than children's play areas, for example<sup>22</sup>. There may also be other factors, for example the proximity of open spaces within other wards, or the degree of availability of existing similar facilities, that mean ward boundaries do not fully reflect an open space's catchment area of potential users.
- 5.8 Some examples of projects to enhance an existing open space that contributions could fund include refurbishing a playground, relaying a bowls green, or improving pathways in a park. Such contributions will be tied to a specific offsite project or open space improvement / provision programme identified by the Council's Parks Service. If contributions are to be used for improvements/maintenance to open space(s) then developers will only be charged up to the amount that the Council can spend in the local catchment area of the site. This is to ensure that the off-site funds are necessary and directly related to the proposed development and can be considered as fair and appropriate mitigation for the development's impact<sup>23</sup>.

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<sup>21</sup> The option of using financial contributions to improve existing allotments applies only to vacant plots, as occupied plots would be unavailable to occupiers of the proposed site, at least in the short-term, although contributions could also be used for any communal infrastructure which would improve capacity.

<sup>22</sup> See also paragraph 3.16.

<sup>23</sup> In accordance with Planning Practice Guidance: Planning Obligations, Paragraph: 002 Reference ID: 23b-002-20190901. <https://www.gov.uk/guidance/planning-obligations>.

## Tariff for financial contributions

- 5.9 Financial contributions in lieu are calculated using published rates per dwelling of each size. These amounts are simply multiplied by the number of dwellings of each size in the scheme to give the total financial contribution for the scheme. An example of how a financial contribution in lieu of onsite open space is calculated for a scheme of 75 dwellings is set out in Appendix A.
- 5.10 The required financial contribution per dwelling for all open space typologies can be seen in Table 1 below and are also published as a tariff on the Council's website. The figures in Table 1 apply as of 1 April 2024.

**Table 1: Financial contributions required in lieu of on-site provision of open space**

Dwelling size	Allotments	Amenity/ Natural Green Space	Parks and Recreation Grounds (inc. playing pitches)	Play space (Children)	Play space (Youth)
1 bedroom/studio	£164.68	£381.90	£3,223.83	£267.30	£121.64
2 bedroom	£239.20	£554.73	£4,682.78	£388.26	£176.69
3 bedroom	£302.91	£702.47	£5,929.96	£491.67	£223.75
4 bedroom	£350.99	£813.98	£6,871.22	£569.72	£259.27
5+ bedroom	£405.08	£939.42	£7,930.14	£657.51	£299.22

- 5.11 The rates per dwelling above reflect the cost to the Council of providing the equivalent amount of open space on an alternative site that would otherwise have been required to be provided on-site, had the scheme met the threshold in Table ID6b for on-site open space provision.
- 5.12 The rates shown include the average cost of laying out a children's playground, playing field, etc. of the required size, including levelling and draining and the equipment costs associated with each type of open space. They also include the cost of maintaining the open space for a period of 10 years, although not the cost of acquiring the land. In most cases, land purchase will not be necessary as contributions will be used on existing recreation land. However, there may be occasions where land acquisition will be necessary to provide the open space. In these cases, an additional contribution to that set out in the table above will be required.
- 5.13 The costs of open space provision used to calculate the per dwelling contribution rates were derived from the estimated average costs of building works and materials and the average costs of maintenance published in *Spon's External Works and Landscape Price Book 2021* (using a 2020/Q3 base date, at a landscaping cost index of 117.0). These costs were updated for inflation in line with the Consumer Prices Index including owner occupiers' housing costs (CPIH)<sup>24</sup> annual rate as of January 2022, then adjusted again by the CPIH annual rate as of January 2023 and January 2024. They will be updated in future years using the CPIH annual rate of inflation (from the preceding January) on 1<sup>st</sup> April each year. They may also be

<sup>24</sup> The CPIH figures are available to view or download at <https://www.ons.gov.uk/economy/inflationandpriceindices>

adjusted as more up-to-date industry standard cost estimates are available to the Council, which will ensure that developer contributions for open space remain closely aligned to actual construction costs.

- 5.14 Note that there is no longer a limit on the number of open space contribution payments that can pay for the same open space project due to the Government's removal of the pooling restriction for Section 106 planning obligations in the 2019 amendments to the CIL Regulations (Regulation 123)<sup>25</sup>, however money for offsite open space provision or improvement projects must still be spent in such a way as to benefit residents of the new development to qualify as mitigation for the impact of the development<sup>26</sup>.

#### **Off-site and on-site open space calculators**

- 5.15 To assist developers, the Council has published an online calculator that developers may use to obtain a total estimated amount for the financial contribution where the proposed number of dwellings falls below the threshold for onsite provision. It provides an indicative cost and does not take account of contributions that the Council may request following a full evaluation of a planning application. The Council has also published an online calculator for estimating the on-site open space requirement, where this is applicable. The calculators are Excel spreadsheets which can be downloaded from: <https://www.guildford.gov.uk/SPAopenspacecontributions>. A screenshot of both calculators can be viewed in Appendix B of this SPD.

#### **Part on-site contributions**

- 5.16 There may be exceptional situations where a site's inherent location or layout prevents the required amount of on-site open space provision, for example in some urban areas where there is limited land available but sufficient existing local provision of that open space typology within walking distance of the site to meet the needs of the new residents. Provided this is demonstrated clearly in line with Policy ID6, paragraph (2), a combination of on and off-site provision may be provided, with financial contribution charged to make up any shortfall in provision. This should be agreed in writing with the Council at the earliest possible stage in the application process. However, developers should still plan for on-site provision if required and not seek to overdevelop a site to the point where it is no longer feasible.
- 5.17 In cases where a reduction to the on-site requirement is agreed, a financial contribution in lieu will be calculated pro-rata for each open space typology, by deducting any space provided on-site (as a percentage of the required amount) from the full financial contribution. For example, if on-site provision of Parks and Recreation Grounds is 75% of the required amount, then the shortfall of 25% will be made up by a financial contribution, charged at the rate of 0.25 x the full financial contribution in lieu.

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<sup>25</sup> See The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019. <https://www.legislation.gov.uk/ukxi/2019/1103/contents/made>

<sup>26</sup> PPG: Planning Obligations, Paragraph: 002 Reference ID: 23b-002-20190901. <https://www.gov.uk/guidance/planning-obligations>



## Negotiation over type of open space to be provided

- 5.18 Paragraph (7) of Policy ID6 allows for negotiation over the typology of on-site space to be provided in cases where sufficient open space of the required typology is already available in the site's vicinity.
- 5.19 The OSSRA (2017) provides the most up-to-date documentary evidence of existing availability and need and opportunity for provision of new open space, sports and recreation facilities. It maps existing provision of open space by type and assesses adequacy of current provision (by typology) against a range of national and locally defined standards. The OSSRA concluded that borough-wide, as of its publication, there was an overall deficit in allotments, park and recreation grounds, child play space and, most notably, youth play space.
- 5.20 Where existing provision of an open space typology in the area or ward in which the site is located is adequate by the standards in Table ID6a of Policy ID6 and will remain so after implementation of the proposed development, the Council may allow or seek provision of the same quantity of an alternative open space typology to replace all or part of the required open space type. This will be a matter for negotiation on a site-by-site basis and be permitted only if it would correct existing deficiencies in provision of the alternative open space type, as indicated in policy paragraph (7).

## 6. Specialist, student and shared accommodation

- 6.1 Certain types of residential development are exempt from the requirement to contribute towards particular typologies of open space. In general terms, uses that are considered unlikely to generate demand for certain types of open space, based on the profile of occupants, are not required to provide them. This applies to specialist accommodation for older people – for example sheltered housing/retirement housing, extra care housing and residential care homes – and to purpose-built student accommodation, both of which are exempt from contributing to play space and allotments. Residential care homes are also exempt from the requirement to contribute to parks and recreation grounds (including outdoor sports facilities/playing pitches).
- 6.2 The following table illustrates which types of open space contribution apply to the various types of residential development:

**Table 2: Contributions liable from types of residential development**

	Allotments	Amenity/Natural Green Space	Parks and Recreation Grounds	Play Space (Children)	Play Space (Youth)
Hotels and holiday lets	X	✓	X	X	X
Residential care/nursing homes	X	✓	X	X	X
Sheltered/extra-care homes	X	✓	✓	X	X
Purpose-built student accommodation	X	✓	✓	X	X

	Allotments	Amenity/Natural Green Space	Parks and Recreation Grounds	Play Space (Children)	Play Space (Youth)
(including cluster units) <sup>27</sup>					
Dwellinghouses and HMOs	✓	✓	✓	✓	✓

- 6.3 The method of calculation of off-site open space contributions from Class C4 / sui generis Houses of Multiple Occupation (HMOs) varies from Class C3 dwellinghouses. The published contribution rates per dwelling in Table 1 will be used in the case of both C3 dwellings and HMOs. However, whilst the estimated occupancy for C3 dwellings will be that published in the latest Census<sup>28</sup>, each bedroom in a HMO will be classed as a separate household and unit for the purpose of estimating occupancy. The estimated occupancy of HMOs will therefore be determined to be 1 person per bedroom, regardless of the size of the proposed HMO dwelling. This is consistent with the methodology for calculating developer contributions for open space and Suitable Alternative Natural Greenspace (SANG) contributions in many other local authority areas<sup>29</sup>.
- 6.4 A case-by-case approach will be adopted to estimate the occupancy rate of any proposed hotels and holiday lets, residential care homes and sheltered/extra-care homes for the purpose of calculating financial contributions for open space that may be liable from these types of residential unit, taking account of any relevant information provided by applicants.

## 7. Management and maintenance of open space

- 7.1 The supporting text of Policy ID6 provides details of normal and alternative arrangements for securing long-term maintenance of open space provided by developers under Policy ID6, for which responsibility lies with the developer and/or its management company. Whilst the Council cannot dictate who ultimately adopts or maintains open space or pitch assets, there are several options available to the developer/applicant with the Council's expectation outlined as follows. The key objective is that the management and maintenance of open space infrastructure is effectively and permanently secured at the point of decision making.
- 7.2 Where a development results in a need for new on-site infrastructure (e.g., open space, children's play areas)<sup>30</sup>, ownership of and funding for the maintenance (and any replacement) of such infrastructure will normally be the responsibility of a development's management company, residents' management company or suitable alternative body (e.g. Land Trust). Funding for maintenance should usually be secured in perpetuity. Where a

<sup>27</sup> 'Dwellings' for the purpose of the minimum 11-dwelling threshold in Table ID6b applies to a single self-contained living unit in the case of purpose-built student accommodation (PBSA). One self-contained living unit also counts as one bedroom for the purpose of calculating financial contributions in lieu of on-site open space from PBSA (see Table 1).

<sup>28</sup> see LPDMP paragraph 6.19.

<sup>29</sup> E.g., Mid Sussex District Council and Surrey Heath Borough Council

<sup>30</sup> See Section 7 for details of maintenance for any new open space to be secured via financial contributions in lieu of on-site provision.

management company will be the responsible party, paid for by a service charge, the developer should ensure that any costs imposed are reasonable.

- 7.3 In exceptional cases the Council may be willing to accept transfer of any agreed open space or related facilities into public ownership, subject to payment of a one-off maintenance fee to cover its long-term physical upkeep.
- 7.4 Where the Council agrees, as a last resort, that ownership of the open space and/or facility is transferred to it, the maintenance contribution payable will usually be equivalent to 25 years' maintenance cost and the money charged will be ringfenced for this purpose. This is to ensure long-term provision of high-quality on-site open space in new developments. The amount of contribution, means of maintenance, and duration of funding for such ongoing management and maintenance must be agreed with the Council<sup>31</sup>. Associated detail will be specified in the Section 106 and/or other form of legal agreement.

### Playing pitches

- 7.5 Paragraph 6.47 of the supporting text to Policy ID6 indicates that applicants must provide evidence<sup>32</sup> that a sinking fund will be in place to cover the costs of periodic ongoing (lifecycle) maintenance and replacement of any artificial or grass playing pitch<sup>33</sup> to be provided on or off-site. The cost of this fund will need to be verified with reference to the latest cost guidance amounts published by Sport England<sup>34</sup>, based on the type and size of pitch(es) proposed. Sports pitches are not factored into the standard cost for maintenance of the Parks and Recreation open space typology and their cost of maintenance will therefore need to be calculated and charged for separately as part of any off-site contributions.
- 7.6 The requirement for developers to fund the ongoing maintenance of open space will also apply to those exceptional cases where the Council agrees to adopt any playing pitches provided on-site (see paragraphs 7.3-7.4). To ensure a straightforward process for this, in such instances, the Council will require advance payment of the maintenance costs for an agreed long-term period, typically 25 years. This will provide the sinking fund to cover any major replacement work needed (e.g., future resurfacing of artificial grass pitches), and will be calculated based on the latest Sport England cost guidance amounts as above.

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<sup>31</sup> Maintenance of Suitable Alternative Natural Green Space (SANG) land is treated differently, as the Council require developers to contribute to maintenance of SANG in perpetuity. Suitable maintenance contributions may be secured through section 106 agreement.

<sup>32</sup> The Section 106 agreement should form the minimum evidence.

<sup>33</sup> Further details of the requirements and standards for playing pitches (as part of the Parks and Recreation Grounds typology) will be provided in a Playing Pitch Strategy (see LPDMP paragraph 6.11),

<sup>34</sup> Sport England publish a guide to annual lifecycle costs which specifies the percentage of capital value of a total project that should be used to cover replacement, maintenance, and day-to-day repairs of pitches. This is available at <https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance/facility-cost-guidance>.

## Appendix A: Example of calculation of open space provision and financial contributions for a scheme of 75 dwellings

The example below illustrates the methodology for calculating open space on-site provision and financial contributions for a proposed scheme of 75 dwellings.

Policy ID6 (Table ID6b – see below) shows that, for a scheme of this size, contributions towards Amenity/Natural Green Space and Children’s Play Space are required to be provided in the form of on-site open space, with contributions for the other open space typologies to be provided as financial contributions in lieu<sup>35</sup>.

**Table ID6b**

Open space typology	11-49 dwellings	50-249 dwellings	250+ dwellings	Strategic sites (in LPSS)
Amenity/Natural Green Space	✓	✓	✓	✓
Parks and Recreation Grounds	-	-	✓	✓
Play Space (Children)	-	✓	✓	✓
Play Space (Youth)	-	-	✓	✓
Allotments	-	-	-	✓

✓ On-site provision

- Financial contribution in lieu<sup>36</sup>

<sup>35</sup> This principle is also explained in paragraph 6.30 of the LPDMP.

<sup>36</sup> See Policy ID6(2) – ‘Where the size of a scheme falls below any of the onsite thresholds, an equivalent financial contribution in lieu will be sought for offsite provision and/or enhancement of existing open space of that typology.’

For a proposed development of 30 x 1-bedroom homes, 23 x 2-bedroom homes, 19 x 3-bedroom homes and 3 x 4-bedroom homes (total of 75 dwellings), the on-site open space requirement is calculated as follows:

### Calculation of on-site contribution

Number of bedrooms	Quantity standard (Ha/1,000 people)	Sqm per person (Quantity standard x 10)	On-site contribution per dwelling (sqm)* (Occupancy rate x sqm per person)					On-site contribution for scheme (sqm) (No. of dwellings in proposed scheme x per dwelling contribution rate)					Total on-site contribution for scheme (sqm)
			1-bed	2-bed	3-bed	4-bed	5+ bed	1-bed	2-bed	3-bed	4-bed	5+ bed	
No. dwellings in scheme								30	23	19	3	0	
Occupancy rate (from 2021 Census)			1.37	1.99	2.52	2.92	3.37	1.37	1.99	2.52	2.92	3.37	
Amenity/Natural Green Space	1	10	13.7	19.9	25.2	29.2	33.7	411	457.7	478.8	87.6	0	1,435.10
Children's Play Space	0.05	0.5	0.68	1.00	1.26	1.46	1.69	20.4	23.00	23.94	4.38	0	71.755

\*Note that the contribution amounts shown in this table are rounded.

**Step 1:** The first step is to calculate the on-site contribution of open space per dwelling for Amenity/Natural Green Space and Children's Play Space. This is done by multiplying the occupancy rate in the Census for each dwelling size (1-bed, 2-bed, etc) by the quantity standard (i.e., the required amount of open space in square metres per person). For Amenity/Natural Green Space, the contribution from a 1-bedroom dwelling is **1.37 x 10 = 13.7 sqm**.

**Step 2:** The on-site contribution rates per dwelling are then converted to an on-site contribution for the entire scheme, by multiplying the per dwelling contribution rates (calculated in step 1) by the total proposed number of dwellings in each size category. The required on-site contribution for Amenity/Natural Green Space from 30 x 1-bedroom units is therefore worked out as **30 x 13.7 = 411 sqm**.

### Step 3:

The last column of the table above shows the total on-site contribution for the two open space typologies for which the scheme meets the on-site threshold.

For Amenity/Natural Green Space, the total contribution is 411 + 457.5 + 478.8 + 87.6 = **1,435.10 square metres**.

Rounded, this total equates to **0.14 ha** (as a hectare is equal to 10,0000 sqm).

#### Calculation of financial contribution in lieu of on-site provision

Financial contributions in lieu for open space typologies for which a scheme does not meet the on-site threshold (i.e., in this case, Allotments, Parks and Recreation Grounds, and Youth Play Space) are simply calculated by multiplying the proposed number of dwellings of each size in the scheme by the contribution rates per dwelling of the same size<sup>37</sup>. This can be seen in the table below:

A	B	C	D	E	F	G	H
Dwelling size	Number of dwellings proposed	Allotments per dwelling	Allotments total (B x C)	Parks and Rec Grounds per dwelling	Parks and Rec Grounds total (B x E)	Youth Play Space per dwelling	Youth Play Space total (B x G)
1 bedroom/studio	30	£164.68	£4,940.40	£3,223.83	£96,714.90	£121.64	£3,649.20
2 bedroom	23	£239.20	£5,501.60	£4,682.78	£107,703.94	£176.69	£4,063.87
3 bedroom	19	£302.91	£5,755.29	£5,929.96	£112,669.24	£223.75	£4,251.25
4 bedroom	3	£350.99	£1,052.97	£6,871.22	£20,613.66	£259.27	£777.81
5+ bedroom	0	£405.08	£0.00	£7,930.14	£0.00	£299.22	£0.00
Total	75		£17,250.26		£337,701.74		£12,742.13

Total financial contribution = 17,250.26 + 337,701.74 + 12,742.13 = **£367,694.13**

<sup>37</sup> The rates of contributions for all open space typologies are shown in Table 1 of this SPD.

The following table is a more detailed illustration of how the total financial contribution<sup>38</sup> for this scheme is calculated:

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
	Quantity standard (Ha/1,000)	Sqm per person (B x 10)	Cost per sqm for typology (£) *	Cost per person (£) (C x D)	Contribution per dwelling (£) (Occupancy rate x cost per person)					Contribution for scheme (£) (No. of dwellings proposed x contribution per dwelling in columns F-J)					Total financial contribution in lieu (£)
Number of bedrooms					1-bed	2-bed	3-bed	4-bed	5+ bed	1-bed	2-bed	3-bed	4-bed	5+ bed	
No. of dwellings in scheme										30	23	19	3	0	
Occupancy rate (from 2021 Census)															
Allotments	0.25	2.5	48.08	120.02	164.68	239.20	302.91	350.99	405.08	4,940.40	5,501.60	5,755.29	1,052.97	0.00	17,250.26
Play space: Youth	0.03	0.3	295.97	88.79	121.64	176.69	223.75	259.27	299.22	3,649.20	4,063.87	4,251.25	777.81	0.00	12,742.13
Parks and Recreation Grounds	1.35	13.5	174.31	2,353.16	3,223.83	4,682.78	5,929.96	6,871.22	7,930.14	96,714.90	107,703.94	112,669.24	20,613.66	0.00	337,701.74

\*Includes the capital cost of open space provision, plus 10 years' maintenance cost

Step 1: The cost/contribution per person for each open space typology is first calculated by multiplying the required sqm per person (the quantity standard in ha per 1,000 persons x 10) (column C) by the cost per sqm (column D).

<sup>38</sup> Note that the cost amounts shown in this table are rounded.

Step 2: The cost per person figure (column E) is then multiplied by the Census occupancy rate for each size of dwelling to give the required contribution per dwelling.

Step 3: In step 3 the cost per dwelling figure is multiplied by the number of dwellings proposed in the scheme, to give the total cost for each of the open space typologies. For example, the contribution for allotments from 30 x 1-bedroom homes is **30 x 164.68 = £4,940.40**



## Appendix B: Open Space Contributions Calculators

1 **Open space financial contributions calculator**  
 2 (for financial contributions in lieu of on-site open space, required by Local Plan: strategy and sites Policy ID6)  
 3

4	Dwelling size	Occupancy (from 2021 Census)	Number of dwellings proposed	Allotments	Amenity Green Space	Parks and Recreation Grounds	Play space (Children)	Play space (Youth)	Total s106 contribution
14	1 bedroom/studio	1.37		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
15	2 bedroom	1.99		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
16	3 bedroom	2.52		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
17	4 bedroom	2.92		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
18	5 bedroom or more	3.37		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
19									
20	TOTAL		0	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00

21 } Open space contribution from each proposed dwelling size  
 22 }  
 23 } Total open space contribution for scheme

24 **INSTRUCTIONS FOR USE**  
 25  
 26 **STEP 1:** Enter the proposed number of dwellings in cells C14-C18 (shaded yellow).  
 27 **STEP 2:**  
 28 a) The total contribution for each open space typology will then appear in cells J20-N20.  
 29 b) the total contribution for each dwelling size appears in cells O14-O18.  
 30 c) The total open space contribution for the scheme appears in Cell O20 (shaded green).  
 31  
 32

24 **NOTE ON PART ON-SITE CONTRIBUTIONS**  
 In cases where Policy ID6 requires on-site open space, but the Council considers the full on-site requirement is not feasible, financial contributions will be charged to make up any shortfall in provision (Policy ID6, paragraph 2).  
 These will be calculated pro rata, by deducting any space provided on-site (as a percentage of the required amount) from the full financial contribution for each open space type. If more explanation is needed, please contact the Council.

OS FC Calculator

1 **Contributions calculator for on-site open space provision**

2 for on-site open space required, based on Local Plan: strategy and sites Policy ID6

3

4 Note: To obtain the on-site requirement in hectares (ha), divide the square metre (sqm) figures shown by 10,000.

5

6 **Required on-site provision<sup>1</sup>**

7	8	LPSS Policy ID6: Ha per 1,000 ppl	Open space contribution for each dwelling size (sqm)					Contribution for each open space typology (sqm)
			<i>(occupancy per dwelling x no. proposed dwellings)</i>					
9	Number of bedrooms		1-bed	2-bed	3-bed	4-bed	5 plus bed	
10	Number of proposed dwellings							
11	Occupancy rate per dwelling (from 2021 Census)		1.37	1.99	2.52	2.92	3.37	
12	Parks and Recreation Grounds	1.35	0.0	0.0	0.0	0.0	0.0	0.0
13	Play space: Children	0.05	0.0	0.0	0.0	0.0	0.0	0.0
14	Play space: Youth	0.03	0.0	0.0	0.0	0.0	0.0	0.0
15	Amenity Green Space	1.00	0.0	0.0	0.0	0.0	0.0	0.0
16	Natural Green Space <sup>2</sup>		N/a	N/a	N/a	N/a	N/a	0.0
17	Allotments	0.25	0.0	0.0	0.0	0.0	0.0	0.0
18								<b>0.0</b>

19

20 <sup>1</sup> Please refer to Policy ID6, Table ID6b to see whether an on- or off-site/financial contribution is required, depending on whether the total number of dwellings in the proposed development falls below the minimum threshold for a contribution on-site.

21 <sup>2</sup> No contribution is sought for Natural Green Space except as a component of Amenity Green Space, as borough-wide provision of natural/semi-natural green space exceeds Local Plan standards.

22

23 **INSTRUCTIONS FOR USE**

24

25 **STEP 1:** Enter the proposed number of dwellings in cells I10-M10 (shaded yellow).

26 **STEP 2:**

27 a) The total required on-site space of each typology will then appear in cells N12-N17.

28 b) The total on-site open space contribution for the scheme appears in Cell N18 (shaded green).

29

30

31

Total on-site contribution for each open space typology

Total on-site open space contribution for scheme

On-site contributions | Legal disclaimer | (+)

## Appendix C: LPDMP Policy ID6: Open Space in New Developments

### Policy ID6: Open space in new developments

#### Residential developments

- 1) Development proposals that would result in a net increase in number of residential units are required to provide or fund open space based on the expected occupancy of the new development and the quantity standards set out in Table ID6a. New open space is expected to meet the access standards in Table ID6a.

**Table ID6a**

Typology	Quantity standards (ha/1,000 people)	Access standard (expected maximum distance from new homes)
Allotments	0.25	720 metres or 15 minutes' walk time
Amenity Green Space	1 (total)	720 metres or 15 minutes' walk time
Natural Green Space		ANGSt standard
Parks & Recreation Grounds, including playing pitches	1.35 of which a minimum of 0.8 is public space	720 metres or 15 minutes' walk time (except playing pitches)
Play Space (Children)	0.05	480 metres or 10 minutes' walk time
Play Space (Youth)	0.03	720 metres or 15 minutes' walk time
Total for all typologies	2.68	Left blank

- 2) Development proposals that meet the thresholds in Table ID6b are expected to provide open space on-site unless it can be clearly shown not to be feasible. Where the size of a scheme falls below any of the onsite thresholds, an equivalent financial contribution in lieu will be sought for offsite provision and/or enhancement of existing open space of that typology.
- 3) Where required onsite open space provision is unable to meet the quantity standards in Table ID6a, an equivalent financial contribution based on the amount and type of open space omitted will be sought as above.

**Table ID6b**

<b>Open space typology</b>	<b>11-49 dwellings</b>	<b>50-249 dwellings</b>	<b>250+ dwellings</b>	<b>Strategic sites (In LPSS)</b>
Amenity/Nat. Green Space	✓	✓	✓	✓
Parks & Rec. Grounds	-	-	✓	✓
Play Space (children)	-	✓	✓	✓
Play Space (Youth)	-	-	✓	✓
Allotments	-	-	-	✓

**Key**

✓ On-site provision

- 4) The standard for parks and recreation grounds in Table ID6a includes an allowance for playing pitches. Where artificial grass pitches (AGP) are proposed in place of natural grass pitches, this is required to be justified by evidence of local need for this type of pitch.
- 5) Both artificial and grass pitches are required to be designed to a high standard and applicants are required to demonstrate by means of a community use agreement that any privately owned pitch will be accessible to the public and that any charges for their use will be affordable. Contributions towards private sport provision will be acceptable where there is clear public benefit.
- 6) New residential development proposals are expected to consider provision of community growing space in addition to other types of open space.
- 7) Deviations from the mix of open space typologies set out in this policy may be permitted where deficiencies in provision in the local area of the site are corrected and the required provision of open space in terms of total quantity is still provided.

**Non-residential developments**

- 8) Non-residential development proposals are encouraged to provide areas of amenity open space of a proportionate size, scale and character within or adjacent to the development.

**Quality and design of new open space**

- 9) New open space is required to meet the Council's minimum standards for site size, design and quality as set out in its most recently published strategies.
- 10) New open space is expected to:
  - a) be multi-functional space that delivers a range of benefits including biodiversity gains, flood risk management and climate change measures;
  - b) be safe and secure for all members of the community and their design and management should promote social inclusivity;
  - c) support and enhance the existing rights of way network, providing new footpaths and cycle links where possible; and
  - d) be designed to link up open spaces as much as possible.

## Appendix D: Minimum size and design standards for play spaces

This section provides a summary of the standards and guidance for developers providing play space. The guidance represents minimum standards and is not meant to limit the options available for well designed, imaginative, and landscaped play spaces.

### All Play Spaces

Each type of play below is crucial to a child's development and enjoyment of a play space; therefore, a mixture of all three should be included when selecting play equipment and features, to create an exciting and more inclusive play space.

#### A. Types of play:

1. *Physical play creating play experiences* ("play experiences" are for example: swinging, sliding, climbing, rotating, rocking, balancing, jumping, crawling, bouncing, walking and running).
2. *Sensory play* (textures, soft, smooth, grainy, bumpy, auditory, natural features, cosy places with a sense of enclosure).
3. *Social play* (provide areas where children can watch and copy the actions of other children, so they can learn from each other and enjoy each other's company).

#### B. Interaction with natural features

It is important to allow children to engage with nature to stimulate many different types of creative, imaginative and social play, and provide a wide range of health and well-being benefits. Playgrounds are not only about play equipment; they are also about including natural features such as trees, shrubs, grasses, bark, soil, sand, water and rocks. Planting items that encourage birds, small mammals and insects is also great at getting children to engage with nature.

#### C. Accessibility

- Children must be able to get to the play area - so think about the whole journey, not just the space itself.
- Within the play area, aim for a surface that has good impact absorption.
- Consider widths, height and reach for different children, including scope to include wheelchair-adapted play facilities.
- For physical play facilities, choose a range of physical options - some focused more on upper body motor skills, for example.
- Enable children using wheelchairs to play equally with friends and to experience a motion that stimulates their vestibular system without necessarily leaving the chair (for example flush fitted roundabouts).
- Provide different sorts of space (sheltered, quiet, active, enclosed) but avoid segregation.
- All play spaces should include signage with, as a minimum, the following information:
  - safety information such as age range.
  - name and telephone number of the operator of the playground to report any incident or damage.

- adults not allowed unless accompanied by children.

#### **D. Building Standards, durability, and maintenance**

- All equipment and installation work must conform to BS EN 1176 and BS EN 1177.
- Landscaping shall be executed in accordance with BS 4428 or equivalent and best horticultural practice.
  - The area and depth of impact absorbing surfacing beneath each piece of equipment shall conform to EN 1177 or equivalent. Avoid trips and hazards with a flush finish to impact absorbing surfaces.
  - Choose the right materials: high-quality rubber surfacing can significantly reduce the need for maintenance; choose sturdy materials such as powder-coated metal; avoid timber installed below ground level, ensure parts that may need replacing are readily available. Materials should be chosen with consideration of a 'life expectancy' of a minimum of fifteen years from the date of completion.
  - The equipment, fences and all other features, shall be designed and installed to withstand reasonable levels of vandalism inherent with the type of facility being installed.
  - All pedestrian entrances shall be enclosed using self-closing gates.
  - All fixings shall be tamper-proof. All bolts shall be finished flush with nuts and burred over. Where possible 'security fixings' shall be installed as standard.
  - To ensure equipment does not pose a health and safety hazard, there will need to be an ongoing programme for maintenance.

#### **Local Area for Play (LAP)**

- Created for children aged six and under.
- Appropriate for low-key games; flat and level with grass surfacing.
- Minimum activity zone of 100m<sup>2</sup> and a 5-metre buffer between this area and surrounding properties.
- The activity zone includes some play equipment appropriate for this age group: minimum three play experiences which could be provided by three individual play equipment items or a multi-unit.
- A guard rail, fence or shrubbery should be used as a safety buffer zone to protect against road related accidents. Minimum height of fencing 60cm.
- Maximum 1-minute walking distance of a well-used pedestrian route.
- Contains seating for parents and carers.

#### **Local Equipped Area for Play (LEAP)**

- Maximum 5-minute walking distance of a well-used pedestrian route.
- Created for children who are beginning to go outside and play independently, usually between the ages of 4 to 12.
- Minimum of six play experiences and at least three play items with some challenging items of play.
- Minimum 400m<sup>2</sup> activity zone.
- Space for active play within the boundary.

- A 10-metre buffer between the area and house boundary, and 20 metres between the area and dwellings.
- Fencing is included if the area is near a road.
- Contains seating for parents and carers, and litter bins.

### **Neighbourhood Equipped Area for Play (NEAP)**

- Maximum 15-minute walking distance of a well-used pedestrian route.
- Play equipment targeted at older children (12 and over) but should contain an area for younger users as well. It should include challenging items of play.
- Minimum of eight play experiences and at least five play items.
- A minimum 1000m<sup>2</sup> area divided into two sections - one for play equipment and an area of 465m<sup>2</sup> of hard surface (the minimum area for 5-a-side football or other sporting activities).
- Space for active play within the boundary.
- A 30-metre buffer between the activity area and the boundary of the nearest dwelling
- Fencing is included if the area is near a road.
- Contains seating for parents and carers and area/s for teenagers, plus litter bins and secure bicycle parking.