

Open Space Calculations

The local Plan standard requires a minimum provision of open space and play facilities as follows:

- 1.0ha playing fields
- 0.4 ha urban parks
- 0.6 ha kickabout
- 0.4ha accessible natural green space
- 0.2ha equipped children's play

In addition the SPG on Developer's contributions sets out distance criteria, in particular for children's play space.

With regard to open space and play facilities linked to the Churchill Way development our position has been that, because of the need for easy access, children's play spaces should be provided on -site. This would include the kickabout provision and the Local Equipped Area for Play (LEAP). I note that in the consultations and comments you have identified the lack of on-site open space and play at Victory Hill as a concern. In considering the requirements for the Churchill Way site I hope that we can help to address this deficiency through the provision of the on-site play space. Location of the space and access from Victory Hill are issues which need to be considered in the detailed layout to maximise the benefit where possible. Other open space required under the standard can be met through a financial contribution towards the enhancement of existing open space in Brookvale, or in the case of playing fields at one of the town's centres for sport, provided that pedestrian access across Churchill Way was addressed.

The minimum area required for a LEAP is 400sq.m. plus a 20m buffer to housing and for kickabout is 3600sq.m. including buffer, minimum level grass playing space of 1600sq.m. is required. Both facilities should be located together in a single open space to maximise the benefit. The detailed design and total area is to be agreed, with reference to the standard, but I would imagine there would be scope to include native planting within the buffers as well as seating etc. The kickabout space needs to meet the minimum sizes set out above in order for it to meet the need for informal ball games, but it should also be designed to be multifunctional and provide informal recreation space for all residents.