

Policy BSC 11: Local Standards of Provision- Outdoor Recreation

B.163 The PPG17 Assessment set out recommended standards of open space provision. These were updated as part of the Green Spaces and Playing Pitch Strategy and a further partial update has been undertaken since the Draft Core Strategy (2010), with the findings being reflected in the policy below. The strategies set out local standards for each typology of open space, but in recognition of the multi-functional nature of many areas of open space, and the need for flexibility in determining the precise composition of provision in new development, combined quantitative standards of provision were recommended. Should the additional analysis work referred to in paragraph B.161 above result in amendments to the open space standards, the standards will be updated in the Local Plan Part 2 and the Developer Contributions SPD.

Table 7: Local Standards of Provision - Outdoor Recreation

| Type of provision | Quantitative standard | Accessibility standard | Minimum size of provision | Threshold for on-site provision |
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| General green space (parks and gardens/natural semi-natural/amenity green space) | 2.4 ha per 1000 urban dwellers | 5 minute walk (amenity open space) (400m) | 200 sq m | 10 urban dwellings |
| | 2.74 ha per 1000 rural/urban edge dwellers | 15 minute walk other (1200m) | | 6 rural/urban edge dwellings |
| Play space (combining provision for younger and older children including MUGAs) | 0.78 ha per 1000 people | 5 minutes walk (400m) except for NEAPs 15 m walk (1200m) | LAP- 100 sq m activity zone; 400 sq m including buffer | 10 dwellings (for a LAP) |
| | | | LEAP- 400 sq m activity zone; 3600 sq m including buffer | 50 dwellings (for a LEAP and LAP) |
| | | | NEAP- 1000 sq m activity zone; 8500 sq m | 100 dwellings for a NEAP and |

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| | | | including buffer | LEAPs/LAPs. |
| | | | NB In some cases a combined all-age area of play will be preferable to provision of LAPs/LEAPs/NEAPs. | |
| Outdoor sports provision (combining tennis courts, bowling greens, golf courses and playing pitches) (to be accompanied by changing facilities where appropriate) | 1.13 ha per 1000 people | <p>Football, rugby, cricket: 10 minute walk (800m) urban areas, 10 minute travel time (8km) rural areas</p> <p>Tennis courts: 15 minute walk (1200m) urban areas, 15 minute travel time (12km) rural areas</p> <p>Bowling greens, golf courses: 15 minute travel time (12km)</p> <p>Hockey: 20 minute travel time.</p> | 0.12 ha | 65 dwellings |
| Allotments | 0.37 ha per | 10 minute walk | 0.2 ha | 275 dwellings |

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| | 1000 people | (800m) | | |
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Note: See Glossary for terms: MUGAs, LAPs, LEAPs and NEAPs

Table 8: Qualitative Standards of Provision

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| Parks and Gardens | A welcoming, clean, well maintained site that is free from vandalism and graffiti and provides a range of facilities for all users, with a good variety of well kept flowers, trees and shrubs and ancillary facilities that will enhance the user's visit and feeling of safety. The site should reflect local traditions and allow for the viewing of public art. |
| Natural / Semi-natural green space | A publicly accessible, spacious, clean and litter free site with clear pathways and natural features that encourage wildlife conservation and biodiversity. Sites should be maintained to protect nature conservation interest, with interpretive signage and safety features where appropriate. |
| Amenity green space | A clean and well-maintained green space site with well kept grass and varied vegetation and large enough to accommodate informal play. Sites should have appropriate ancillary facilities (benches, litter bins) and landscaping in the right places, providing a spacious outlook and overall enhancing the appearance of the local environment. |
| Play provision | A site providing a suitable mix of well-maintained formal equipment and an enriched play environment to encourage informal play and recreation by children and young people. A safe and secure location with good access to the site that includes ancillary facilities such as teen shelters and seating. |
| MUGAs | Safe and secure locations with good access to sites that include ancillary facilities such as teen shelters and seating. |
| Tennis courts | Courts should: <ul style="list-style-type: none"> • be free from dog fouling, vandalism, graffiti and litter • have level, well-drained and good quality surfaces • have good quality ancillary facilities • have maintenance and management that ensures safety and effective usage. |
| Bowling greens | Greens should: <ul style="list-style-type: none"> • be free from dog fouling, vandalism, graffiti and litter. • have level, well-drained and good quality surfaces • have good quality ancillary facilities |

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| | <ul style="list-style-type: none"> • have maintenance and management that ensures safety and effective usage |
| Golf courses | <p>Courses should:</p> <ul style="list-style-type: none"> • be free from dog fouling, vandalism, graffiti and litter. • have level, well-drained and good quality surfaces • have good quality ancillary facilities • have maintenance and management that ensures safety and effective usage |
| Allotments | A clean, well kept secure site that encourages sustainable communities, biodiversity and healthy living with appropriate ancillary facilities to meet local needs, clearly marked pathways to and within the site. |
| Churchyards / cemeteries | A well maintained, clean and safe site with the provision of seating areas, clear footpaths and car parking either on the site or nearby. The site will encourage biodiversity by providing varied vegetation and aim to be an oasis for quiet contemplation. |
| Green corridors | Clean, well maintained safe and secure routes with clear, level and well drained paths, which are provided by the protection and reinforcement of existing vegetation. The green corridor should provide links to major open spaces, urban areas and community accommodation such as seating and toilets where appropriate. |
| Civic spaces | A clean, safe, litter and graffiti free community site which encourages a sense of place where local distinctiveness and traditions can be celebrated. The civic space will provide public art and ancillary facilities, where appropriate, to accommodate a wide range of uses. |

B.164 The minimum size of provision and thresholds for on-site provision are intended to act as a guide to developers, however the composition of provision will depend on the details of the proposal and its location. For example, combined play area schemes to cover all age groups may be preferable to provision of LAPs, LEAPs and NEAPs in some cases. Similarly, the smallest size site where on-site provision for outdoor sports is likely to be possible is 65 dwellings as this would generate a requirement sufficient for two tennis courts; however this will not be appropriate for all sites of that size. In addition, open space intended to maintain character or improve connectivity between sites needs to be large enough to be functional, irrespective of the standards.

B.165 Detailed guidance on the implementation of this policy is set out in the Planning Obligations Draft SPD. The general principles underlying the policy are that all new dwellings should contribute towards the provision of open space. For larger developments (10 dwellings or more in urban areas and 6 dwellings or more in rural areas), provision should be made on site unless this is not possible or appropriate.

B.166 For smaller developments where on-site provision is not achievable, a financial contribution will be sought from developers towards the improvement of provision elsewhere, where appropriate schemes can be identified within the defined catchment. The identification of schemes for which financial contributions will be sought will be defined in the Developer Contributions SPD. In some cases catchment areas will relate to wards, in some to villages and in others to clusters of villages, having regard to accessibility standards outlined above and the likelihood of development coming forward at a rate sufficient to provide the identified schemes.

B.167 The nature of the development including the size and type of each dwelling and their anticipated occupancy rate will be taken into account in determining the contribution required. It may also be appropriate to seek green space provision, or a contribution towards such provision, in conjunction with other forms of development.

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Development proposals will be required to contribute to the provision of open space, sport and recreation, together with secure arrangements for its management and maintenance. The amount, type and form of open space will be determined having regard to the nature and size of development proposed and the community needs likely to be generated by it. Provision should usually be made on site in accordance with the minimum standards of provision set out in 'Local Standards of Provision - Outdoor Recreation'. Where this is not possible or appropriate, a financial contribution towards suitable new provision or enhancement of existing facilities off site will be sought, secured through a legal agreement.

North West Bicester eco-development proposals for open space will be considered against the requirements of 'Policy Bicester 1: North West Bicester Eco-Town'.

Should the promoters of development consider that individual proposals would be unviable with the above requirements, open-book financial analysis of proposed developments will be expected so that an in-house economic viability assessment can be undertaken. Where it is agreed that an external viability assessment is required, the cost shall be met by the promoter.