

Supplementary Planning Guidance

Adopted
September
2016

Leisure & Open Space Requirements for New Developments



Carmarthenshire Local
Development Plan

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1.0 Introduction

1.1 Purpose

- 1.1.1 This Supplementary Planning Guidance (SPG) has been prepared to elaborate and consolidate upon the policies and proposals of the Adopted Carmarthenshire Local Development Plan (LDP). It seeks to provide additional clarity in relation to the Council's Leisure and Open Space Requirements for New Developments.
- 1.1.2 Production of the SPG has taken place following the adoption of the LDP and having regard to National Planning Policy. The primary objective of this SPG is to develop an understanding of the various definitions of open space within the Carmarthenshire context as well as clarifying the Council's expectations in relation to planning obligations.
- 1.1.3 It should be noted that whilst SPG do not have the same status as adopted development plan policies, they may be taken into account as material considerations in determining planning applications.
- 1.1.4 Reference should also be made to other SPG adopted by the Council including that in relation to Planning Obligations, and emerging SPG on, Place Making and Design and Nature Conservation and Biodiversity which are of particular relevance in relation to Open Space.

1.2 Background

- 1.2.1 Additional development (particularly housing) will place increased demand on existing open space and therefore new provision should be secured in accordance with need. The delivery of appropriate additional open space complies with the Plan's emphasis on facilitating a sustainable level of growth within the County across the plan period.
- 1.2.2 Open space has the potential to provide benefits to health and wellbeing and can assist in mitigating the causes and effects of climate change. Open spaces can also provide arenas for social interaction, play opportunities and community activities. In this regard, the protection and enhancement of provision represents a key consideration for the LDP.

1.3 Status

- 1.3.1 This SPG was the subject of a formal consultation exercise conducted in a manner consistent with pertinent Council policies and procedures. As part of the adoption of this SPG due consideration was given to representations and responses received in accordance with the Council's procedural requirements.

2.0 Context

2.1 National Context

Planning Policy Wales (Edition 8, 2016)

- 2.1.1 Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government (WG). Its central objective is to promote and provide a framework for sustainable development within Wales and clarifies that the planning system manages the development and use of land in the public interest, contributing to the achievement of sustainable development.
- 2.1.2 Chapter 11 Tourism, Sport and Recreation states that sport and recreation contribute to quality of life and that the WG supports the development of sport and recreation, and the wide range of leisure pursuits which encourage physical activity. The WG's main planning objectives in this regard include the promotion of social inclusion, improved health and well-being by ensuring that everyone, including children and young people, the elderly and those with disabilities, has easy access to the natural environment and to good quality, well-designed facilities and open space.
- 2.1.3 In relation to development plans they should contain clear policies for the provision, protection and enhancement of tourism, sport, recreation and leisure facilities. They should set standards of provision, so that local deficiencies can be identified and met through the planning process, and set out policies to avoid or resolve conflict between different pursuits.
- 2.1.4 PPW also sets out development management guidance to Local Planning Authorities in the determination of planning applications. Consideration should be given to the impact of proposals on the environment and local community. Local Planning Authorities may be justified in seeking Section 106 Planning Agreements in order to help ensure that standards of provision set out in development plans are met and to contribute towards the maintenance of safe, attractive facilities and open space. Furthermore, consideration is required as to the effects of sport and recreation on neighbouring uses in terms of noise, light emissions, traffic generation and, in the case of larger developments, ease of access and the safety of residents, users and the public.

Planning Policy Wales Technical Advice Note 16 (TAN 16) January 2009

- 2.1.5 TAN 16 provides technical guidance to supplement policy set out in PPW. It advises on the role of the planning system in making provision for sport and recreational facilities and informal open spaces, as well as protecting existing facilities and open spaces in urban and rural areas in Wales. It states that undertaking local assessments of need and audits of existing provision is important. Such assessments, taken together, form an Open Space Assessment which, among other things, should be used to inform the preparation, monitoring and review of LDP policies.

- 2.1.6 National policy does not prescribe particular standards of provision. Instead, these should be based on the results of the Open Space Assessment process and it is stated that there are likely to be different patterns of recreational provision and demand in urban and rural areas. Clear, effective and well implemented planning policies for sport, recreation and open space should give developers and the public certainty about the type of development that will be permitted at a given location.
- 2.1.7 Standards for new open space and recreational provision should be based on robust evidence drawn, where available, from the Open Space Assessment. The aim should be that everyone has easy local access, by means other than the car, to formal and informal recreational facilities and open space. When setting out policies that include standards for the provision of new recreation and open space facilities, it will be desirable to set out the minimum acceptable size of particular forms of provision. TAN 16 also provides development management guidance, with matters such as design, noise and accessibility discussed together with matters such as floodlighting. The importance of management and maintenance of facilities is set out, along with advice relating to the use of planning conditions and obligations. LDP policies should be used to provide the framework within which planning obligations are sought.

Fields in Trust: Planning and Design for Outdoor Sports and Play (2008)

- 2.1.8 Fields in Trust (FIT), formerly the National Playing Fields Association (NPFA), has prepared 'Benchmark Standards' for outdoor sport and play to replace the "Six Acre Standard". These are intended to assist authorities in formulating local standards of provision, and for others with an interest in the provision and protection of spaces for sport, recreation and play.
- 2.1.9 The new 'Benchmark Standards' recommend that, overall there should be 1.2 ha of land for playing pitches per 1,000 population, with variations between recommendations for urban and rural areas. It also recommends that there should be 1.6 ha of land for all outdoor sports per 1,000 population, also with urban and rural differences. The FIT 'Benchmark Standards' recognise that local authorities may wish to set their own standards using other assessment tools, but recommend provision for children's outdoor playing space of 0.25ha per 1,000 population for 'Designated Equipped Playing Space', 0.55ha for 'Informal Playing Space' and 0.80ha for 'Children's Playing Space'. The document also provides guidance on planning and design guidance, the design of outdoor play and sport facilities and safeguarding facilities for the future. In relation to the application of the standard in a Carmarthenshire context, reference should be made to Section 2.2 (Local Context).

Chapter 2, Section 11 of the Children and Families (Wales) Measure

- 2.1.10 The above sets out the Statutory Duty on Local Authorities across Wales as regards to Play Opportunities. Matter C of the Statutory Duty states that the Local Authority should recognise that all open spaces are accessible and are potentially important areas where children can play or pass through to reach other playable areas or places where they go.

Well-Being and Future Generations Act 2015

- 2.1.11 The Well-Being and Future Generations Act (WFG) received Royal Assent in April 2015. It has an overarching aim of requiring all public bodies in Wales that are subject to the Act to work in a way that improves economic, social, environmental and cultural well-being with a view to helping create a Wales that ‘we want to live in now and in the future’. There are seven well being goals: of note to this SPG are “A healthier Wales” and “A Wales of Cohesive Communities”

2.2 Local Context

Carmarthenshire LDP - Adopted December 2014

- 2.2.1 The Adopted Carmarthenshire LDP (December 2014) provides the framework for all future development within the County until 2021 (excluding Brecon Beacons National Park). It will form the basis for (and guide) future investment opportunities and infrastructural improvement programmes. In determining any proposals or planning applications, the Council will base its decision upon the policies and provisions of the LDP unless material considerations indicate otherwise. Residential developments of five or more units are subject to consideration under LDP Policy REC2:

Policy REC2 Open Space Provision and New Developments

All new residential developments of five or more units will be required to provide onsite open space in accordance with the Council’s adopted standards of 2.4ha per 1000 population.

In the event that the above standards cannot be met on site, or where there is sufficient existing provision already available to service the development, then off site financial contributions will be sought as and where appropriate.

- 2.2.2 The supporting text to Policy REC 2 as set out within the LDP outlines that examples of where the standards may not be able to be met on site include instances where a site becomes wholly unviable, there is evidence of plentiful accessible provision already in accordance with the Council’s adopted standards or it is wholly impracticable to do so due to physical/design constraints. A supporting statement should be provided by the developer to clarify why the standards cannot be adhered to on site and the Authority may seek commuted sums towards the maintenance of existing open space instead. Reference is made to 4.3 - Offsite provision – developer contributions in relation to commuted sums.

- 2.2.3 LDP Policy REC2 seeks to provide the means to achieve the County's accessibility standards. The standards in Carmarthenshire seek to provide six acres (2.4 ha) per 1,000 population of 'playing space'. It should be noted that the LDP is seeking to facilitate betterment in terms of accessibility to open space, and therefore ongoing liaison will be undertaken with the Council's Leisure Services to ascertain whether the 2.8ha standard as set out within the FIT 'Benchmark Standard' is achievable in due course. The current 2.4ha LDP standard can be seen as reflective of the County's rural/urban contrast however and is linked to locally distinctive evidence (see 2.2.11 below).
- 2.2.4 Within the 'Carmarthenshire Standard,' 'playing space' comprises: 1.6 ha of outdoor sports facilities and 0.8 ha of children's play areas. The 0.8ha includes: 0.6 ha of informal play areas and 0.2 ha of equipped play areas. Further information on definitions and types of open space within this standard are provided in Section 3 of this SPG.

Other pertinent LDP Policies

- 2.2.5 LDP Strategic Policy 16: Community Facilities recognises that the protection and retention of community facilities should, wherever feasible, be considered and responsive approaches adopted to assist in their retention. The potential for dual use of facilities should be encouraged particularly where the additional activity would assist in broadening service delivery and enhancing viability and usage. LDP Policy REC 1: Protection of Open Space provides for the protection of existing open space but also provides a measure of flexibility in recognition of changing demographic characteristics, the condition and vitality of existing provision and any shifting patterns in need. LDP Policy REC 3: Proposed New Open Space identifies the Council's (and where appropriate partner organisations') proposed open space schemes.
- 2.2.6 LDP Policy GP1: Sustainability and High Quality Design provides the overarching framework for high design quality in development, conservation and enhancement proposals within the County. Innovatively designed development is encouraged, which allows for natural surveillance and improving a community or individuals' safety by promoting a sense of ownership and responsibility. The consideration of open space and recreation provision should be an integral component of design from the outset. The Placemaking and Design SPG elaborates upon LDP Policy GP1 and also discusses a green infrastructure approach.

- 2.2.7 LDP Policy GP3: Planning Obligations is of direct relevant to this SPG and is set out below:

Policy GP3 Planning Obligations

The Council will, where necessary seek developers to enter into Planning Obligations (Section 106 Agreements), or to contribute via the Community Infrastructure Levy to secure contributions to fund improvements to infrastructure, community facilities and other services to meet requirements arising from new developments.

Where applicable, contributions will also be sought towards the future and ongoing maintenance of such provision either in the form of initial support or in perpetuity.

In implementing this policy schemes will be assessed on a case-by-case basis.

- 2.2.8 Planning obligations may be sought to secure a range of improvements, or for future provision to satisfy requirements arising from new development. Such obligations vary in priorities however, and will be considered on a case by case basis subject to the nature of the proposal and the requirements emerging from it. Reference should also be made to the provisions of the adopted SPG on Planning Obligations. The policy is reflective of Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 which notes that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

The Planning Obligations SPG provides elaboration on LDP Policy GP3 in relation to Planning Obligations. Reference is also made to Section 4 of this SPG.

- 2.2.9 LDP Policies EQ4: Biodiversity seeks to ensure that the habitats and species identified within the LBAP are suitably enhanced and protected from inappropriate development, and not adversely affected by development proposals. LDP Policy EQ5: Corridors, Networks and Features of Distinctiveness recognises those features which by virtue of their structure and location either as a linear or continuous feature or independent element, make an important contribution to the landscape qualities of the County and its distinctive qualities. These matters can be viewed in the wider context in terms of accessibility to open space. Reference is made to SPG prepared by the Council in respect of Biodiversity.

- 2.2.10 LDP Policy EP3: Sustainable Drainage provides for consideration of the impacts of surface water drainage, the introduction and use of Sustainable Urban Drainage Systems (SUDS) also provides an opportunity to protect water quality and minimise the impact on, and potentially enhance aquatic ecology. Such provisions can also provide opportunities for open space accessibility as part of an inclusive design approach.

The Carmarthenshire Greenspace Assessment

- 2.2.11 Locally distinctive evidence informs the Plan's policies in respect of open space. The Carmarthenshire Greenspace Assessment provides an audit of provision informed by national standards and guidance as well as local information on locally significant provision sourced from the local community and/or Local Authority officers. The standards set out within the assessment reflect the 2.4ha per 1000 persons standard adopted by the Council. The Study provides a spatial appreciation of where there are potential deficiencies and surpluses in provision across the County. It should be noted that a review of the Greenspace Assessment will be undertaken as part of the overall requirement to monitor and review the LDP. Such a review will build upon the work already undertaken and will seek to reflect changes in provision and accessibility to facilities.

Carmarthenshire Integrated Community Strategy 2011-2016

- 2.2.12 The Strategy's Vision is for a Carmarthenshire that enables people to live healthy and fulfilled lives by working together to build strong, bilingual and sustainable communities. The LDP's Vision has regard to the Integrated Community Strategy (ICS) and provides spatial expression to its aspirations. The ICS sets out 5 outcomes, one of which states that: "People in Carmarthenshire are healthier".

Carmarthenshire Leisure Vision 2007-2012

- 2.2.13 This strategic document sets out the key themes and objectives from the Leisure Vision. It is written in recognition that leisure has a fundamental part to play in making our County a better place to live, work, visit and enjoy and is underpinned by 12 aims.

Carmarthenshire Play Sufficiency Assessment

- 2.2.14 As a result of the Statutory Duty placed on Local Authorities as regards to Play Opportunities Carmarthenshire County Council is required to assess and secure sufficient play opportunities, as well as publish up to date information regarding these play opportunities. Matter C of the Statutory Guidance focuses on assessing the space available for children to play within the community, this matter focuses on open spaces and outdoor unstaffed designated play spaces. Section 3 of this SPG reviews matters in relation to informal children's play space.

3.0 Definitions and types of open space

3.1 Introduction

- 3.1.1 LDP policies REC 2 and GP3 are considered to be particularly pertinent in respect of Leisure and Open Space Requirements for New Developments in Carmarthenshire.
- 3.1.2 The implementation of these policies should be underpinned by a qualitative assessment of need. Considerations should be undertaken in tandem with (and informed by) the Council's Leisure Services Division. Fields in Trust (FIT) 'Planning and Design for Outdoor Sport and Play' provides guidance on matters such as travel times to each type of provision and equipment specifications. Locally distinctive evidence is also available via the Carmarthenshire Greenspace Assessment (see paragraph 2.2.11 of this SPG).
- 3.1.3 Proposals should be considered on their own merits and characteristics. A 'one size fits all' approach to open space is unlikely to be appropriate. It would clearly be beneficial if additional open space enhanced/supplemented existing provision as opposed to duplicating it.

3.2 Fields in Trust and the Carmarthenshire Standard

- 3.2.1 Due regard should be given to paragraph 2.2.4 of this SPG where the Carmarthenshire standard is set out. This standard is reflected within LDP Policy REC 2.
- 3.2.2 The following sets out some definitions of the types of provision that can assist in the delivery of the desired standard.

3.3 Outdoor Sports Facilities

- 3.3.1 The Carmarthenshire Standard requires the provision of 1.6ha per 1,000 population of outdoor sports facilities. There are a number of key requirements to be considered to ensure a good quality playing surface is achieved, including the need for adequate drainage and irrigation systems (for natural turf pitches) as well as other issues such as floodlighting and changing accommodation.
- 3.3.2 Different types of outdoor sport have different requirements for players and their equipment. The design of outdoor sports facilities should include consideration of the surroundings in which facilities are to be sited. Ancillary provision such as changing accommodation, floodlighting and car parking also need to be considered as part of the provision of outdoor sports facilities.

3.4 Children's Play Areas

- 3.4.1 It has long been recognised that outdoor opportunities for play and activity are essential for the healthy development of children. Children are also significant users of the outdoor environment – particularly close to home.. Designated play spaces should provide attractive and challenging opportunities, particularly if children cannot play outside their homes due to barriers such as road traffic. FIT recommends a hierarchy of provision based on walking time and suggests indicative age ranges. These are not intended to be prescriptive however and therefore early engagement should be

undertaken with the Council. The Council recognises the three categories of play areas defined in the FIT 'Benchmark Standard'. These are: LAP: Local Area for Play, LEAP: Local Equipped Area for Play and NEAP: Neighbourhood Equipped Area for Play.

LAP, LEAP and NEAP

- 3.4.2 **The LAP** is a small area of open space specifically designated and primarily laid out for very young children to play close to where they live i.e. ideally within 1 minute walking time. The LAP is a doorstep play area by any other name. LAPs are designed to allow for ease of informal observation and supervision and primarily function to encourage informal play and social interaction. The LAP requires no play equipment as such, relying more on demonstrative features indicating that play is positively encouraged.
- 3.4.3 **The LEAP** is an area of open space specifically designated and laid out with features including equipment for children who are beginning to go out and play independently close to where they live, usually within 5 minutes walking time. Play features including equipment are an integral part of the LEAP and the attractiveness of such spaces, though it is also important that the space can be used for physical activity and games. LEAPs can be the place for boisterous activity and therefore it is important to give careful consideration to siting. In summary, if a LEAP is properly sited, equipped, overseen and maintained it is able to meet the needs of children without being a source of nuisance to other residents.
- 3.4.4 **The NEAP** is an area of open space specifically designated, laid out and equipped mainly for older children but with play opportunities for younger children as well. Ideally located within 15 minutes walk from home, the NEAP is sufficiently large to enable provision for play opportunities that cannot be provided within a LAP or LEAP. Play equipment is a particularly appropriate form of provision for younger children. As children grow older, towards the latter stages of primary school age, they are looking for different challenges and stimuli. They engage more in 'wheeled' activities and informal ball games, sometimes taken up as formal sport. As they move towards their teenage years, young people increasingly seek out opportunities to meet friends away from home, looking for places to meet socially.
- 3.4.5 The NEAP can provide a greater variety of opportunity for both active and passive play. It can provide play equipment, and a hard surface area for ball games, or wheeled activities such as roller skating or cycling. It may provide other facilities such as a ramp for skateboarding, a rebound wall, and a shelter for meeting and socialising. The facilities are linked in the one site because children of different ages and abilities like to take part in a range of activities, as do their siblings. Careful consideration should be given to the location and interaction of the different facilities provided both on site and in relation to the local environment. It is essential to recognise the key role of consultation in achieving successful design and community acceptance.

Other Outdoor Play and Recreational Facilities for Children & Young People

- 3.4.6 Casual / Informal playing space are included within the requirement for children's play space. It can be defined as open space of a useful size and safe location providing opportunities for informal play activities. Grassed open space within a housing area with adequate separation could conform to the definition. The Local Authority fully supports the Statutory Duty placed on them regarding Play Sufficiency and Wales – A Play Friendly County provides statutory guidance on how Local Authorities should assess and secure sufficient play opportunities for children.
- 3.4.7 As children and young people become more independent, they will look for more challenging experiences, different forms of activity based provision and opportunities and environments for meeting with each other. The Council therefore recognises the popularity and potential contribution of non LAP, LEAP and NEAP facilities; including meeting areas and youth shelters within local open space, floodlit multi-games areas (MUGA), skateboard parks and BMX tracks.

Further guidance on characteristics and specifications for equipment

- 3.4.8 Detailed guidance for the types of provision discussed in this SPG is contained within Fields in Trust (FIT) 'Planning and Design for Outdoor Sport and Play'. A leaflet has also been produced by Wicksteed on the Playground Provision and Section 106 of the Town and Country Planning Act.

Amenity Spaces: Towards a Green Infrastructure Approach

- 3.4.9 Annex B of PPW TAN 16 provides a typology of spaces, including Neighbourhood Amenity which could usefully provide the buffer area between neighbourhood play spaces and adjacent properties. Major Amenity relates to urban parks, country parks, formal gardens, urban woodland, urban forestry, scrub, grasslands, open access land, wetlands, coastal land, river banks, cycle ways, public rights of way and other footpaths and bridleways, promenades and civic and market squares. Major amenity open space should have open access to the public. Such spaces can also be important for non residential developments, eg Business Parks. Consideration can be given to such matters in the implementation of a range of policies of the LDP; including GP1, EQ4, EQ5 and EP3. Reference should be made to SPG prepared on Placemaking and Design and Biodiversity.

4.0 Development Approach and Planning Obligations

4.1 Sources of Guidance on Design

- 4.1.1 There is a range of guidance available within national planning policy. Particular reference is made to paragraph 4.2 of PPW TAN 16, where the importance of early consideration of design issues within the formulation of a development proposal is discussed. Good design can help create safe, secure, accessible, user friendly attractive spaces, which reduce opportunities for crime and disorder, favour active travel choices and increased biodiversity, whilst facilitating management and maintenance work in the longer term.
- 4.1.2 LDP Policy GP1: Sustainability and High Quality Design provides the overarching framework for high design quality in development, conservation and enhancement proposals within the County. Adequate accessibility to open space provision should be considered from the first stages of design so that it can become integral to the scheme (ideally at outline planning stage if appropriate). Such consideration will allow for issues such as disability access, cycling/walking and linear green spaces to be built into the design process from the outset. The Placemaking and Design SPG provides further detail by elaborating upon the provisions of LDP Policy GP1. Reference is made to Section 2 of this SPG where the pertinent LDP policies and associated SPG are set out in detail.
- 4.1.3 Adequate accessibility to open space provision should be considered from the first stages of design so that it can become integral to the scheme (ideally at outline planning stage if appropriate). Such consideration will allow for issues such as disability access, cycling/walking and linear green spaces to be built into the design process from the outset.
- 4.1.4 Due regard should be given to delivering open spaces that are an integral part of the site design and layout. Such spaces should be easily accessible by safe footpath routes from all of the areas that it is intended to serve and should have a recognised road frontage with appropriate 'barriers'. Passive supervision should be incorporated into any design and all play equipment and its installation, including impact-absorbing surfaces, must conform to the latest adopted standard. The amount of equipment provided should adhere to the required standards.
- 4.1.5 Chapter 5 of Fields in Trust: Planning and Design for Outdoor Sports and Play (2008) sets out some detailed guidance on planning and design principles in relation to open space. A series of Key Principles and Concepts for Planning for Local Open Space and Outdoor Facilities for Sport and Play are discussed. Whilst the guidance makes reference to the English policy context, it is likely to be of value in informing and supporting the development of high quality proposals within Carmarthenshire.
- 4.1.6 Play England have a range of resources available to help with the design of play spaces and these can also inform proposals within Carmarthenshire. These include Ten Principles that should be considered when developing and designing open space and are provided within Appendix 1 of this SPG.

- 4.1.7 CABE Space (part of the Commission for Architecture and the Built Environment) provides advice and guidance on urban green spaces in England. Its research and advice is also relevant to Wales. The Design Commission for Wales (DCfW) also provides advice about various schemes in which open space and recreation may be elements. The Commission is particularly concerned to champion high standards of design, which encourage social inclusion and sustainable development.

4.2 Onsite provision

- 4.2.1 Provision of a satisfactory level and standard of open space will be sought on new housing developments where it is considered that a new housing development would exert additional pressure on existing facilities and that a suitable level and quality of accessible provision does not exist which could accommodate the increased pressure. The Carmarthenshire Standard includes a minimum play space provision of 2.4 hectares (6 acres) per 1000 people. A proportional break down of open space provisions should be in line with the following standards:

Outdoor leisure and recreation space – 1.6ha per 1,000 population = 16m² per person

Children's play space – 0.8ha per 1,000 population = 8m² per person

The 0.8ha includes: 0.6 ha of informal play areas and 0.2 ha of equipped play areas. As such, the proportional break down of open space provision should be in line with this standard.

- 4.2.2 Based on the above, and given an average density of 25 dwellings per hectare, and an average household size of 2.284 persons per dwelling i.e. 57.1 persons per hectare, or 17.5 Ha of housing per 1000 people, dividing the 2.4 Ha standard by the 17.5 Ha, gives a figure of 13.7% of a development site area to be set aside for leisure, recreation, and/or play provision.
- 4.2.3 Outdoor play space provision on new housing developments must reflect the requirements of future occupiers and the particular characteristics of the site. The exact form and type of open space will be determined having regard to the nature and size of the development and the availability of facilities in the local area. In some circumstances, a variation from the normal provision of recreational open space may be more appropriate. The Council will take a flexible approach to the level and type of open space provision sought on a development to reflect the likely population characteristics of the development.
- 4.2.4 Where the Council identifies that developers have sub-divided sites in order to avoid open space provision, the total residential unit provision will be calculated and the open space policy will be applied accordingly. This approach will also apply where planning applications are staggered over a period of time.

4.3 Offsite provision – developer contributions

- 4.3.1 Wherever possible the provision of public open space should be made within the boundaries of the development site as an integral part of the development. However, there may be circumstances where it is not possible or appropriate to accommodate the required open space within the development site. This could be for a number of reasons, such as, the site may be too small or inappropriate to accommodate certain categories of open space. Equally, there may be circumstances where a suitable level of provision is available within close proximity to the site which, with some improvements, could accommodate the additional pressure brought by new development. Reference should be made to paragraph 2.2.2 of this SPG.
- 4.3.2 In such cases, the Council will consider accepting a commuted payment in-lieu of physical provision. This arrangement will require developers to make financial contributions to the provision of off-site public open space or the improvement of existing outdoor recreational facilities. Any improvements to existing facilities will need to relate directly to the size of the development and be of benefit to the occupants of the new residential development.
- 4.3.3 The contribution payable will be calculated according to the current costs per sq m of providing the different categories of open space as outlined in Appendix 2. These figures will be reviewed annually to take account of changing circumstances in relation to costs. The exact level of contributions from developers may vary from the figures illustrated to take account of individual site characteristics and demands.

4.4 Management and Maintenance

- 4.4.1 Where open space provision forms part of a planning application, the applicant should stipulate how the future management and maintenance of any open space provision has been taken into account. Where justified, the Authority will utilise Section 106 Agreements to secure contributions towards the maintenance of safe attractive facilities and open space.
- 4.4.2 Where an onsite open space facility is provided there will also be a need to address its future maintenance. It is the Authority's preferred option that the applicant implements a private management plan to support the future maintenance of onsite provision. The management plan will need to demonstrate to the Local Authority's satisfaction that suitable arrangements have been made for the site's long term maintenance and as such will need to identify who will be responsible for managing and funding the maintenance of the open space, for example, a sufficiently resourced management company.

- 4.4.3 There may be circumstances where it is not feasible or practicable for the ongoing management of a site to be conducted by the developer or other appointed management body. Under such circumstances, the Council will be prepared to consider adopting the facility and properly maintain it as public open space, however, the adoption of land will always be subject to a payment by the developer of a commuted sum to cover the cost of future maintenance. The figure will be calculated using the maintenance costs outlined in Appendix 2 of this SPG which cover a 10 - 20 year maintenance figure. Where developers make a financial contribution in-lieu of onsite facilities, a commuted sum for future maintenance costs will also be sought.
- 4.4.4 Planning permission for developments will be subject to a legal agreement that will include the details relating to onsite and / or offsite open space provision, ongoing maintenance and adoption if appropriate. All Section 106 Agreements run with the land so future successors in title are bound by the obligations.

5.0 Key Contacts

5.1 Planning Policy, Carmarthenshire County Council:

5.4.1 Telephone: 01267 228818, E mail: forward.planning@carmarthenshire.gov.uk

5.2 Development Management (planning applications) Area Teams, Carmarthenshire County Council:

5.2.1 Llanelli: Telephone: 01554 742337 E Mail: planning@carmarthenshire.gov.uk

5.2.2 Carmarthen: Telephone: 01267 242450 E Mail: planning@carmarthenshire.gov.uk

5.2.3 Llandeilo: Telephone: 01558 825275 E Mail: planning@carmarthenshire.gov.uk

Appendix 1

The Ten Principles for Designing Play Spaces: Design for play: a guide to creating successful play spaces, Play England, 2008

A successful play space is a place in its own right, specially designed for its location, designed for that locality. It is not a case of 'one size fits all', every space should be bespoke to each development.

Play England have a range of resources available to help with the design of play spaces. The principles can be applied in Wales just as easily. They have devised a list of Ten Principles that should be considered when developing and designing open space, they are:

- 1. Imagine a play space designed to enhance its setting:** Successful play spaces are designed to fit their surroundings and enhance the local environment, complementing attractive spaces and enhancing poorer environments.
- 2. Imagine a play space in the best possible place:** Successful play spaces are located carefully 'to be where children would play naturally'. While children often enjoy feeling as if they are away from adult oversight, there is a fine balance between a space that is pleasantly secluded and one that is remote and hidden away.
- 3. Imagine a play space close to nature:** Grassy mounds, planting, logs, and boulders can all help to make a more attractive and playable setting for equipment and planting can also help attract birds and other wildlife to literally bring the play space alive.
- 4. Imagine a play space where children can play in different ways:** Successful play spaces can be used in different ways by children and young people of different ages and interests; they can also be important social spaces for parents and carers, as well as for children.
- 5. Imagine a play space where disabled and non-disabled children play together:** Children with different abilities can play together in well-designed play spaces, and parents and carers who are themselves disabled should be able to gain access to play spaces if they are to accompany their children.
- 6. Imagine a play space loved by the community:** A successful community engagement process will help create a site that the community likes and which meets its needs.
- 7. Imagine a play space where children of all ages play together:** Good play spaces avoid segregating children on the basis of age or ability, and are laid out so that equipment and features can be used by a wide range of children, even allowing different patterns of usage throughout the day or week.
- 8. Imagine a play space where children can stretch and challenge themselves in every way:** Children and young people need opportunities to experience challenge and excitement in their play.
- 9. Imagine a play space maintained for play value and environmental sustainability:** Good play spaces are designed and constructed using sustainable materials and maintained to encourage different play experiences.
- 10. Imagine a play space that evolves as the children grow:** Building some 'slack space' into the layout – space with no predefined function – can help introduce potential for change and evolution.

Appendix 2**Schedule of Construction and Maintenance Costs**

The cost for providing leisure, recreation and /or play provision is normally broken down into 2 elements: 1 Construction costs; and, 2 Maintenance costs.

Construction costs : Calculations for construction costs are based upon the following standard costs, and can be factored up or down according to the size of the development:

400m2 equipped play area (half a NEAP)	£49,135
600m2 casual informal open space	£5,400
1400m2 playing field	£38,000
2,300m2 TOTAL	£92,535

For larger developments, we would need to consider providing for a multi-games area, and replace the LEAP with a NEAP standard play area.

Multi-games area £75k

940m2 NEAP equipped play area £98k

Dependent upon the scale of the development, the overall cost per dwelling figure can be adjusted using the above as a starting point.

Maintenance costs

	Cost / m2	Area m2	Annual cost Year 1	10 year cost on R&M	20 year cost on R&M
Equipped play area	£11.25	400	£4,500	£45,000	£90,000
Casual / informal play	£0.94	600	£564	£5,640	£11,280
Playing field	£0.94	1400	£1,316	£13,160	£26,320
Total		2,400	£6,380	£63,000	£127,600

The maintenance costs of other leisure and recreation provision would need to be calculated on a facility by facility specific basis.