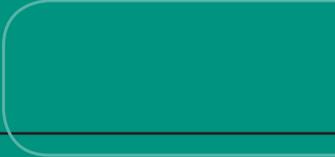
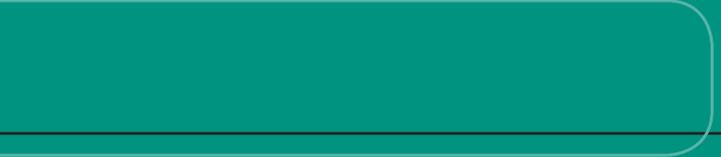


## Open Space Assessment 2015

		
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## 1 Executive Summary

### What is the purpose of the open space assessment?

**1.1** As part of the evidence base for the Breckland Local Plan an audit of all open space provision within Breckland District, but excluding Thetford Forest has been undertaken. This audit is underpinned by National Planning Policy Framework (NPPF) para 73 that "Planning Policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision." The NPPF also states that the assessment should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. The study provides the basis to develop planning policies for open space within the Local Plan.

**1.2** This study seeks to evaluate the quantity, quality and accessibility of open space and recreational land provision in Breckland District Council (excluding Thetford Forest) and to recommend standards and effective mechanisms in order for appropriate provision to be secured to meet future needs. The study has followed 5 key stages, including identifying local needs; audit local provision; setting provision standards; application of provision standards and applying and testing the effectiveness of the current policy.

**1.3** A GIS based desktop survey has been taken place to identify open spaces under different typologies. A community involvement exercise was undertaken as part of open space study to help identify local need. The process has involved parish councils, who have first hand knowledge about the open space provision within their local areas. In addition to desktop researches and consultation with parish councils, site visits were also carried capturing all of the areas of open space classified as either children's play or outdoor sports facilities. These site visits were used to assess the quantity and quality of sites across the district.

**1.4** This study is based upon the previous assessment update in 2010. The assessment helps to plan positively to ensure adequate provision of accessible, high quality children's play areas, sports and recreation facilities that meet the needs of local communities. The assessment also helps to ensure that new developments are providing the required levels of open space contributions/facilities and that Policy DC11 Open Space is effective in delivering this.

In summary, the key findings from the assessment are:

- 792 sites have been identified within Breckland District and were consistent with PPG17 typology criteria, this is an increase in the number of sites from 513 in the 2007 survey and 534 in the subsequent 2010 update;
- 70% of the parishes in the District do not meet the identified benchmarking standard of 2.56 ha per 1000 population;
- The five market towns of Attleborough, Thetford, Dereham, Swaffham and Watton have the largest deficiencies in total playing space compared to the Fields in Trust (FIT) standard;
- The 5 market towns of Watton, Swaffham, Attleborough, Thetford and Dereham have the highest proportion of children in addition to the highest deficiency of provision in children's play compared with the benchmarking standard;
- With the exception of the parish of Lexham, every parish across the District is deficient in children's play space;
- 30% of the parishes in Breckland meet the FIT outdoor sports standard;

- The five market towns have an average or above score in terms of quality, despite having a deficiency in the amount of space;
- Based on 2012 sub-national population projections, there will be a need for approximately 393 ha of total play space to the year 2037;
- 80% of dwellings in the district are within 1.2km of an outdoor sports facility.

**The study has recommended that:**

- The local standards of 2.56ha of open space (0.8ha for children's play and 1.76ha for outdoor sport) per 1000 population should be used as a local standard for open space provision;
- There should be a great focus of provision of new facilities to address quantitative deficits, which will be delivered through new housing development;
- The Local Plan should allocate additional areas of open space;
- All new children's play and outdoor sports areas should be designed in accordance with FIT and Sport England standards to ensure the highest quality of open space area is provided;
- In terms of outdoor sports, all dwellings in major housing areas must be within 1.2km of outdoor sports areas as recommended by FIT. Outdoor sport areas should be located near to public transport routes, have good provision for car parking and have easy access for pedestrians and cycles. In terms of children's play areas, all dwellings in housing areas should be within 100m of a local area of play (LAP), 400m of a local equipped area for play (LEAP) and 1000m of a neighbourhood equipped area for play (NEAP) as recommended by FIT.

**1.5** It is important to note that the Community Infrastructure Levy (CIL) regulations restrict the use of generic section 106 tariffs in the pooling of contributions. Under these regulations, which come into affect in April 2015 authorities will be unable to collect more than 5 contributions towards those generic funding pots under the pooling restriction. Therefore, there may be significant impact on off-site contributions where on site provision is not possible. In addition updated planning practice guidance (26.03.15) states that tariff style obligations should not be sought from small scale developments - 10 units or less, and which have a maximum combined floorspace of no more than 1000sqm. Such issues and their impacts on open space provision and the way the Council seeks to fund new and additional provision may need to be reviewed.

## 2 Introduction

**2.1** The study is an assessment of open space, sport and recreation facilities across the district, excluding areas located within the Thetford Forest. The study covers the period from 2011 – 2036, which is the anticipated timescale for the Local Plan .

**2.2** Natural greenspaces are important to our quality of life. They provide a wide range of benefits for people and the environment. Access to natural greenspaces for fresh air and exercise has benefits for both physical and mental health. This can have a direct health benefits in terms of reductions in levels of heart disease, obesity and depression where people live close to greenspaces. Also this benefit can be for more than those who live close to greenspace, or, people may be willing to travel to access open space, particularly a good facility. Overall, the lack of quantity and quality of open space can have negative impacts. In addition to the ecological value, green spaces also contribute to the adaption of climate through their role in reducing the risk of flooding to residential areas and by cooling the local environment. Where trees are present they also act as filters for air pollution. Nature nearby is good for people, good for wildlife and good for the environment.

**2.3** Following the publication of the adopted National Planning Policy Framework (NPPF) on 27th March 2012 there have been significant changes to national planning policy and practice guidance.

**2.4** Open space assessments has primarily been affected by the omission of Planning Policy Guidance 17, PPG17 from the new national policy framework. However, there is still a clear reference made within the new guidance to the principles and ideology established within the PPG17: Planning for Open Space, Sport and Recreation' (PPG17), and its Companion Guide 'Assessing Needs and Opportunities'. As such, this study has been written to meet the requirements of the National Planning Policy Framework (NPPF) taking regard to the the methodology set out in the PPG17 Companion Guide and Sports England's 'Assessing needs and opportunities guide for indoor and outdoor sports facilities' (2014).

**2.5** This document provides the evidence base that underpins the open space, sports and recreation elements of the NPPF. It updates the version of Breckland PPG17 Open Space Assessment undertaken in 2010 and responds to the requirements of paragraph 73 of the National Planning Policy Framework:

*"Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required."*

### Aims and Objectives of the Study

**2.6** The overall aim of this study has been to undertake research, analyse and present conclusions to the quantity, quality and accessibility of open space and recreational land provision in Breckland. The specific objectives as identified in the project brief are:

*to evaluate the quantity, quality and accessibility of open space and recreational land provision in Breckland District Council (excluding Thetford Forest) and to recommend standards and effective mechanisms in order for appropriate provision to be secured to meet future needs.*

### Scope of the Study

**2.7** The study follows 5 key stages as summarised below:

- Step 1 – Identifying Local Needs;

- Step 2 – Audit Local Provision;
- Step 3 – Setting Provision Standards;
- Step 4 – Application of Provision Standards;
- Step 5 – Applying and testing the effectiveness of the current policy.

### **Project Outputs**

- A plan showing existing provision;
- A summary for each parish following the methodology as outlined above analysing provision and shortfalls, with potential new sites or site area being suggested, where feasible;
- A report analysing the provision in the district as a whole and a strategy for future provision;
- The application of provision standards. This should take account of the present situation and the effects of the forecast development and demographic changes;
- Identification of strategic options for addressing needs/securing provision.

### **2.8** The study provides evidence to:

- Direct future policies within the Local Plan and provide Breckland with planning guidance, future policy recommendations and open space standards;
  - Assist Breckland in identifying needs for new open spaces and outdoor sports facilities, whilst protecting the existing open spaces where necessary;
  - Inform the future management of open spaces and sports facilities including the identification of opportunities to enhance and reconfigure open space provision;
  - Enable Breckland to identify priorities for future investment and provide a rationale to secure provision of facilities particular via developer's contributions.
-

### 3 Background

**3.1** Breckland is one of seven Local Authority districts in Norfolk and covers an area of some 130,512 hectares. It is one of the largest rural districts in England and stretches from the border of Suffolk in the South to within ten miles of the North Norfolk coast, and from Narborough in the West to within eight miles of Norwich in the East. Breckland is historically centred on the ancient town of Thetford and takes its name from the open areas of heathland in the southern part of the district.

**3.2** Breckland is a predominantly rural area with 113 parishes with the largest centres of population based in the towns of Thetford, Attleborough and Dereham and the smaller market towns of Watton and Swaffham. These are essential components of the economic and social structure acting as service centres for their hinterlands, emphasising the importance of increased and improved accessibility.

**3.3** There are pockets of deprivation within the district in addition to increasing numbers of elderly albeit with younger populations in specific areas such as Thetford. It is important to consider the key statistics and profile of a district as certain age groups have a higher requirement to participate in informal or formal sport, recreation and play; which in turn can impact on the sport, recreation and play provision within the district.

#### Rural Nature of the District

**3.4** According to the 'Rural and Urban Area Classification 2011, Breckland is described as mainly rural (rural including hub towns >=80%) which was previously known as R80. Accessibility is essential within a district such as Breckland. Breckland is one of the lowest authorities for non car ownership with 17% of the population not owning a car; in comparison to 27% average across England as a whole. This is predominantly due to the size of the District and its rural nature.

#### Population Profile

**3.5** The overall population of Breckland is based on the 2011 Census and is 130,491. Demographically, Breckland has a lower proportion of young people and a higher proportion of people over the age of 40-44 and the continued ageing profile is likely to increase, as illustrated in Table 3.1 'Distribution of Age Across the District (in 1000's)'.

	0-4	5-9	10-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80-84
<b>Breckland (130.5)</b>	7.4	6.4	7.4	7.6	7.3	7.3	6.7	7.6	9.0	9.5	8.3	7.9	9.8	8.1	6.7	5.4	4.0
<b>Percentage</b>	5.9%	5.1%	5.9%	6.0%	5.8%	5.8%	5.3%	6.0%	7.1%	7.5%	6.6%	6.3%	7.8%	6.4%	5.3%	4.3%	3.2%
<b>Norfolk (857.9)</b>	46.5	41.7	46.4	50.6	52.0	49.5	45.7	50.1	58.5	60.6	54.8	53.1	63.3	50	43.1	35.8	27.4
<b>Percentage</b>	5.9%	5.3%	5.9%	6.5%	6.6%	6.3%	5.8%	6.4%	7.5%	7.7%	7.0%	6.8%	8.1%	6.4%	5.5%	4.6%	3.5%

**Table 3.1 Distribution of Age Across the District (in 1000's)**

(Source: 2011 Census, ONS)

**3.6** The region is seeing a significant shift towards an ageing population. Those aged 65 and over (22.5% of the population in mid-2012) is projected to grow to 24.3% by 2017 and 25.5% by 2022. Over the ten years to 2022, the population aged 65 and over is projected to increase by around 41,500 people, or an increase of 21.3%, as illustrated in Table 3.2 'Projected increase in population aged 65 and over, 2012-2022'. The highest percentage increases are in South Norfolk and Breckland and the lowest (and starting from a low base) is in Norwich.

Local Authority Area	Number	%
Breckland	7,500	25.3
Broadland	6,600	22.4
Great Yarmouth	4,400	20.6
King's Lynn & West Norfolk	6,900	19.5
North Norfolk	6,000	19.6
Norwich	2,800	14.2
South Norfolk	7,300	25.9
<b>Norfolk</b>	<b>41,500</b>	<b>21.3</b>

**Table 3.2 Projected increase in population aged 65 and over, 2012-2022**

(Source: ONS, 2012 based sub-national population projections)

**3.7** In terms of Breckland population projections, Table 3.3 'Population Forecast and Projection 2012 - 2037' illustrates that Breckland population will increase approximately by 17% by 2037.

Local Authority	2012	2022	2037	2012-2022 increase number		2012-2037	
				Increase	%	Increase	%
(,000)							
Breckland	131.9	141.2	153.8	9.3	7.1	21.9	16.6
East of England	5,907.3	6,417.9	7,093.1	5.1	8.6	11.8	20

**Table 3.3 Population Forecast and Projection 2012 - 2037**

(Source: ONS 2012-based sub-national population projections)

### Population Density

**3.8** Norfolk's rural nature is also shown clearly by the average population density of many of its districts as identified in Table 3.4 'Population Density'. Every district in Breckland has a population density well below the English average

**3.9** The rural nature of Norfolk is shown by:

- The population density of Norfolk at 1.6 per hectare is less than 40% of the average in England, making it amongst the most rural counties in England.
- All predominantly rural districts, except for Broadland, have a density below the Norfolk average.

**3.10** Breckland has a population density of 1.0 person per hectare - the lowest in Norfolk.

District	All usual residents 2011	Area Hectares	Density (persons per hectare)
Breckland	130,491	130,512	1.0
Broadland	124,646	55,240	2.3
Great Yarmouth	97,277	17,419	5.6
King's Lynn & West Norfolk	147,451	142,879	1.0
North Norfolk	101,499	96,333	1.1
South Norfolk	124,012	90,771	1.4
Norwich	132,512	3,903	34.0
Norfolk	857,888	537,056	1.6
England	53,012,456	13,027,843	4.1
Norfolk as % of England	1.6%	4.1%	-
NB Census population total is slightly smaller (<1% smaller than the NCC 2010 estimate)			

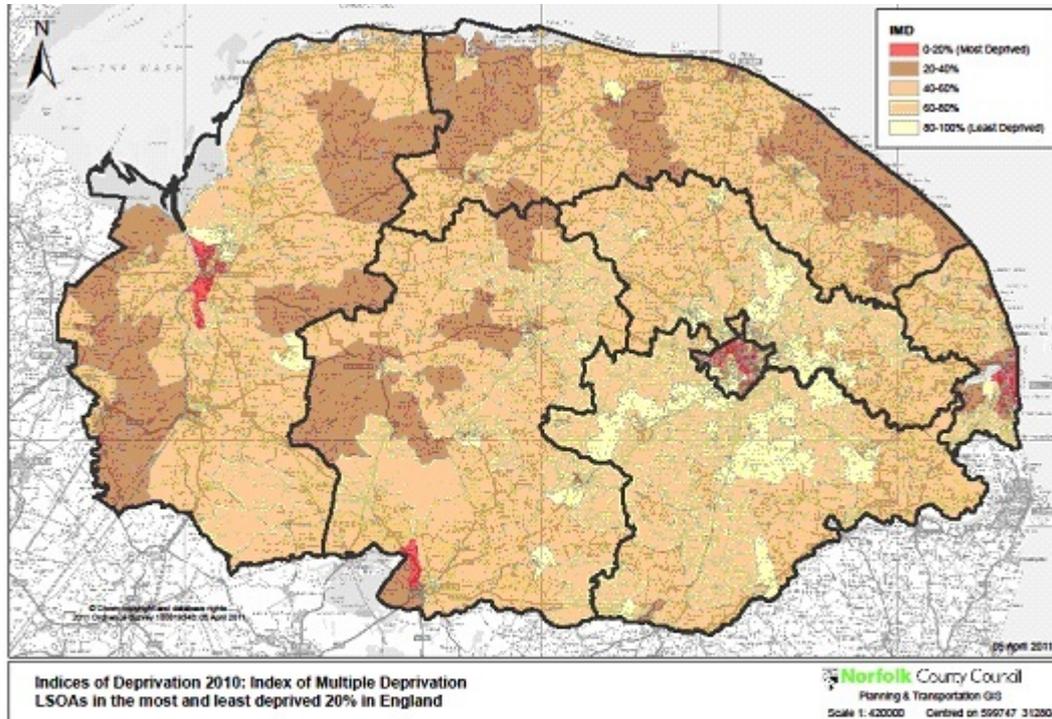
**Table 3.4 Population Density**

(Source: 2011 Population Density - Norfolk Insight)

### Indices of Multiple Deprivation

**3.11** According to the English Indices of Deprivation (2010), Breckland is ranked between 157 and 210 (the lower the rank, the higher the deprivation) of the 326 local authorities in England, depending on which of the six summary measures is taken, and so has a middle to low incidence of deprivation.

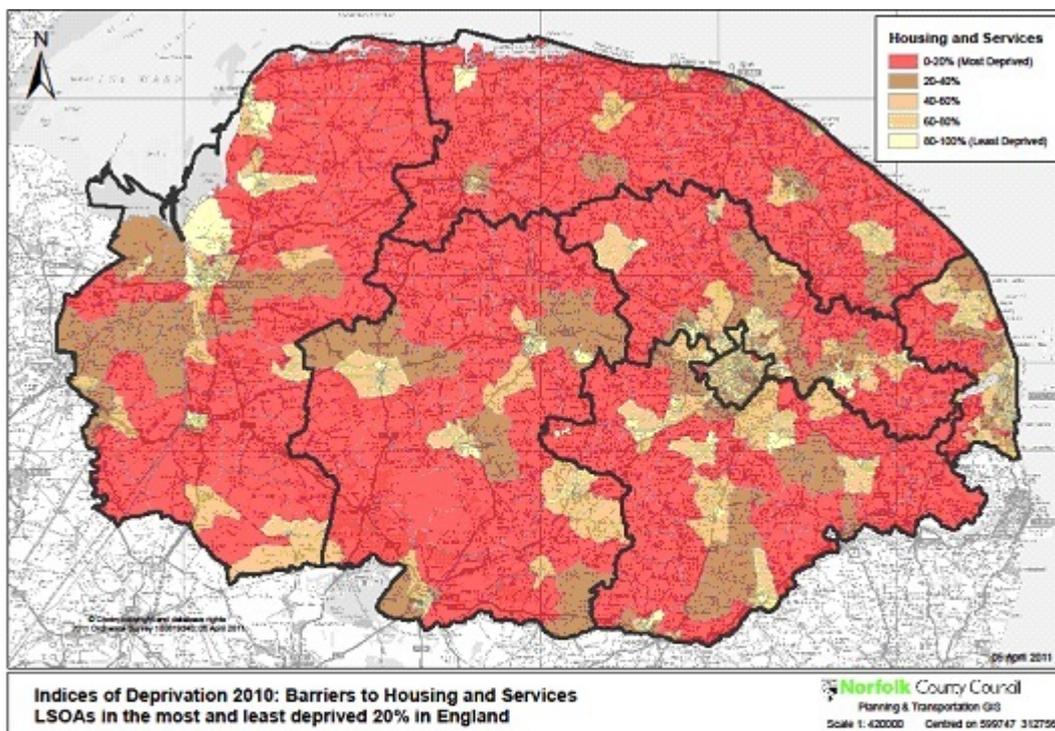
**3.12** Deprivation measures at small area level are on the basis of LSOAs, of which there are 78 in Breckland. Out of the ten per cent most deprived Lower Super Output Areas (LSOA) in England in terms of the Index of Multiple Deprivation (IMD), 29 are in Norfolk and just one of these is in Breckland (part of Thetford-Abbey ward). Out of the 51 Norfolk LSOAs in the most deprived 20%, again just one is in Breckland, as identified in Picture 3.1 'LSOA's in the most and least deprived 20% in England'.



**Picture 3.1 LSOA's in the most and least deprived 20% in England**

(Source: English Indices of Multiple Deprivation 2010, CLG)

**3.13** The ID 2010 includes seven separate domains reflecting different aspects of deprivation. The Barriers to Housing and Services domain measures the physical and financial accessibility of housing and key local services, including the physical proximity of local services and aspects of access to housing such as housing affordability. Here, parts central and western Breckland come out as among the relatively more deprived, as identified in Picture 3.2 'Barriers to Housing and Services - LSOA's in the most and least deprived 20% in England'. shows. There are 69 LSOAs in Norfolk in the most deprived ten per cent in England for this domain, and 14 of these are in Breckland. Part of Mid Forest ward is the second most deprived LSOA in Norfolk on this domain. There are a further nine Breckland LSOAs in the next most deprived ten per cent in the country.



Picture 3.2 Barriers to Housing and Services - LSOA's in the most and least deprived 20% in England

(Source: English Indices of Deprivation 2010, CLG)

### Health Issues for Children and young People

**3.14** Overall, Norfolk’s latest child height and weight measurement survey results show the levels of obesity to be slightly higher than the national average of 9.3% in Reception year (Breckland 10.5%). Additionally, the levels of obesity are also slightly higher than the national average of 18.9% in year 6 (Breckland 19%).

**3.15** As the data allow us to build a picture of trends of the National Child Measurement Programme, the links between deprivation and obese and overweight as a measure, are becoming stronger. Table 3.5 'Reception - Prevalence of Obesity' and Table 3.6 'Year 6 - Prevalence of Obesity' provides an overview of data from 2006/7 of both prevalence of obesity in reception and Year 6.

Period	Count	Breckland (%)	East of England (%)	England (%)
2006/7	82	7.8	9.1	9.9
2007/8	80	8.7	9.3	9.6
2008/9	88	8.6	8.7	9.6
2009/10	102	9.5	9.2	9.8
2010/11	91	9.4	9.0	9.4

2011/12	87	7.6	8.6	9.5
2012/13	137	10.5	8.1	9.3

**Table 3.5 Reception - Prevalence of Obesity**

Period	Count	Breckland (%)	East of England (%)	England (%)
2006/7	183	16.4	15.8	17.5
2007/8	200	19.5	16.7	18.3
2008/9	217	19.3	16.6	18.3
2009/10	174	16.0	16.8	18.7
2010/11	210	18.7	17.7	19.0
2011/12	233	19.9	17.2	19.2
2012/13	213	19.0	17.0	18.9

**Table 3.6 Year 6 - Prevalence of Obesity**

(Source - Health and Social Care Information Centre, National Child Measurement Programme)

### Summary

**3.16** The demographic characteristics have highlighted the need for open space facilities to address the older and younger community within the district. Breckland is a rural district therefore open space needs to be located locally for ease of access. Accessibility is a key issue with one fifth of the households without a car and rural parts of the district performing poorly in terms of access and services. Facilities need to be provided to allow participation for all communities reflecting Breckland's diverse population and to provide increased and improved facilities to reduce health issues among young children.



**4.4** Picture 1.1 'Census 2011' in Appendix 1 illustrates the population of the parishes considered within this study. For the purpose of the study, 2011 Census data have been used, as this is the most up to date (actual) information available in the detail required at the time of writing. The ones indicated with 'included within' have a population of 100 and are included with an adjacent parish (mentioned) e.g. Gateley's figure is included in the North Elmham figure.

### **National Context**

**4.5** National and local strategies and initiatives provide a framework to influence the development of an open space strategy. Sport, open spaces and recreation all contribute to people's quality of life and consequently influence a number of national and local government competencies including planning, leisure and recreation, health and education.

### **The Localism Act**

**4.6** The Localism Act introduced Neighbourhood planning with the aim of encourage decisions at a more local level. Should neighbourhood plans be undertaken, once adopted they become a material consideration in the planning process and form part of the the Local Plan. Neighbourhood Planning allows the communities that wish to, to develop suitable polices on the provision of open space.

### **The National Planning Policy Framework (NPPF)**

**4.7** The National Planning Policy Framework (NPPF) sets out the national planning policies for England. It details how these changes are expected to be applied to the planning system. It also provides a framework for local people and their councils to produce distinct local and neighbourhood plans, reflecting the needs and priorities of local communities.

**4.8** Section 8 of the NPPF - Promoting Healthy Communities provides guidance on how open space matters will be taken into account in the Planning process. The relevant guidance are paragraph 73 and 74:

**4.9** Paragraph 73 states that

*access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.*

**4.10** Paragraph 74 states that :

*existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:*

- *an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- *the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.*

**4.11** The NPPF states the purpose of the planning system is to contribute to the achievement of sustainable development. It establishes the planning system needs to focus on three themes of sustainable development: economic, social and environmental. A presumption in favour of sustainable development is a key aspect for any plan-making and decision taking processes. In relation to plan-making the NPPF sets out that Local Plans should meet objectively assessed needs.

**4.12** Under the theme of promoting healthy communities, it is set out that planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. Specific needs and quantitative and qualitative deficiencies and surpluses in local areas should also be identified. This information should be used to inform what provision is required in an area.

**4.13** As a prerequisite the NPPF states existing open space, sports and recreation sites, including playing fields, should not be built on unless:

- *‘An assessment has been undertaken, which has clearly shown the site to be surplus to requirements; or*
- *The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- *The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss’ (paragraph 74).*

**4.14** The NPPF makes no specific reference to provision standards for green space or sport and recreation provision, although it does require planning authorities to use national standards in relation to the sustainability of buildings. However, paragraph 174, in a sub-section of that part of the Framework entitled “Using a proportionate evidence base”, requires that planning authorities:

*... set out their policy on local standards in the Local Plan, including requirements for affordable housing. They should assess the likely cumulative impacts on development in the area of all existing and proposed local standards, supplementary planning documents and policies that support the development plan, when added to nationally required standards. In order to be appropriate, the cumulative impact of these standards and policies should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle.*

**4.15** Implicitly, the NPPF reflects the former PPG17 of requiring councils to adopt locally determined standards for open space, sport and recreation provision. However, it also makes clear that planning authorities should not impose so many requirements on developers that plans become undeliverable.

**4.16** Paragraphs 76 and 77 of the NPPF, introduce a new provision into national planning policy: the possibility that

*‘Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances’.*

**4.17** Local Green Space designation will however not be appropriate for most green areas or open space and paragraph 77 of the NPPF states that designation should only be used:

- *Where the green space is in reasonably close proximity to the community it serves;*
- *Where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- *Where the green area concerned is local in character and is not an extensive tract of land*

**4.18** The way this paragraph of the NPPF is worded (with “and” rather than “or”) suggests that all three of these criteria should apply before a space can be designated.

**National Planning Practice Guidance, CLG 2014: Open space, sports and recreation facilities, public rights of way and local green space.**

**4.19** This guidance reinforces the National Planning Policy Framework, stating that local authorities should assess the need for all open space in their areas, having regard to the duty to cooperate where the open space serves a wider area. In terms of how to assess the need for sports and recreation facilities, the guidance suggests that local authorities may refer to the Sport England guidance (referenced below). The guidance also states:

*Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making.* -Paragraph: 008 Reference ID: 37-008-20140306

**Assessing needs and opportunities guide for indoor and outdoor sports facilities - How to undertake and apply needs assessments for sports facilities (2014) - Sport England.**

**4.20** This guidance sets out the recommended process for undertaking a needs assessment for both indoor and outdoor sports provision, and replaces in part, the companion guide to PPG17. This guidance recommends establishing the quantity, quality, accessibility and availability of sports facilities in order to undertake a robust assessment. In order to be NPPF compliant this guidance states that all elements must be considered in relation to each other- in other words the interaction between supply and demand must be appreciated.

**Playing Pitch Strategy Guidance: an approach to developing and delivering a playing pitch strategy (Sport England) (2013)**

**4.21** This document sets out a step-by-step approach to developing and delivering a playing pitch strategy, in order to help local authorities to identify the need for playing pitches and to set a strategy through which to improve the provision. This replaces the previous 2003 Sport England guidance 'Towards a Level Playing Field: A Guide to the Production of Playing Pitch Strategies'.

**Planning and Design for Outdoor Sport and Play - Fields in Trust, 2008**

**4.22** The independent organisation the National Playing Fields Association (NPFA - now re-branded as Fields in Trust (FIT), established the first widely accepted minimum quantity standards for open space provision. The standards known as 'The Six Acre Standard' have been widely used and adopted by Local Planning Authorities as part of the development plan system either in the Local Plan and/or Supplementary Planning Documents.

**4.23** The Six Acre Standard was superseded by 'Planning and Design for Outdoor Play and Recreation' published in 2008. The document sets out a series of guidelines that recognise increased awareness of contemporary issues such as health and well-being and the role of children's play in the personal development of every child, whilst acknowledging that all spaces are multifunctional and can contribute to a variety of different uses and functions.

**4.24** This guidance continues to uphold the original National Playing Field Association (NPFA) recommendation that 6 acres of recreational space is required for every 1,000 people. It also provides a detailed framework of guidance relating to the quantity, quality and accessibility of outdoor facilities for sport and play and provides benchmark standards for provision.

**Assessing Needs and Opportunities: A Companion Guide to Planning Policy Guidance 17**

**4.25** The companion Guide to PPG 17 was in part replaced by the Sport England guidance as detailed above, however it remains an useful tool in which to inform an assessment methodology.

**4.26** The guide reflects the principles of NPPF policy for open space, sport and recreation and sets long-term outcomes which aim to deliver:

- Networks of accessible, high quality open spaces and sport and recreation facilities, in both urban and rural areas, which meet the needs of residents and visitors that are fit for purpose and economically and environmentally sustainable
- An appropriate balance between new provision and the enhancement of existing provision
- Clarity and reasonable certainty for developers and landowners in relation to the requirements and expectations of local planning authorities in respect of open space and sport and recreation provision.

### **Creating a Sporting Habit for Life (2012)**

**4.27** Sport England has been tasked with transforming sport with the key priorities set out in this document. These include: Getting more people taking on and keeping a sporting habit for life Creating more opportunities for young people Nurturing and developing talent Providing the right facilities in the right places Supporting local authorities and unlocking local funding Ensuring real opportunities at a community level.

### **Sport England Strategy 2012-17 (creating a sporting habit for life)**

**4.28** The 2012-17 Youth and Community Strategy for Sport England was launched in January 2012. It describes how Sport England will invest over £1 billion of National Lottery and Exchequer funding over five years into four main areas of work;

1. National Government Body (NGB) 2013-17 funding;
2. Facilities;
3. Local investment, and;
4. The 'School Games'.

**4.29** The overall ambition is to increase the number of people who play sports regularly and reduce the number of young people who stop playing when they finish school. Funding for governing bodies will be tied to their own specific participation targets. Goals for 2012-17 include:

- All of the 4,000 secondary schools in England will be offered a community sport club on its site with a direct link to one or more NGB's, depending on the local clubs in its area;
- County sports partnerships will be given new resources to create effective links locally between schools and sport in the community;
- All secondary schools who wish to do so will be helped to open up, or keep open, their sports facilities for local community use and at least a third of these will receive additional funding to make this happen;
- At least 150 further education colleges will benefit from full-time sports professional who will act as a 'College Sport Maker';
- three quarters of university students aged 18-24 will get the chance to take up a new sport or continue playing a sport they played at school or college;
- 1000 of the most disadvantaged local communities will get a 'Door Step Club';
- A minimum of 30 sports will have enhanced 'England Talent Pathways' to ensure young people and others fulfil their potential;
- 2000 young people on the margins of society will be encouraged by the Dame Kelly Holmes Legacy Trust into sport, gaining new life skills at the same time, and;
- Building on the early success of 'Places People Play', a further £100m will be invested in facilities for the most popular sports, for example new artificial pitches and upgrading local swimming pools.

### **Local Context**

#### **Breckland Local Plan - Issues and Options (2015)**

**4.30** The new single Local Plan covering the whole district is currently being prepared and a consultation at Issues and Options was undertaken between November 2014 and January 2015. The consultation sought views on the current level of provision and future need and demand of open space within the parish they live.

**4.31** The consultation received mixed responses with most consultees considering that more needs to be done on preserving and providing new open spaces. It acknowledges that the mix of development and open space is critical to the preservation of the rural qualities of Norfolk. The responses also raise the importance of small amenity areas in residential areas, which should be given adequate protection through the local plan.

**4.32** This study will be part of the key evidence base to inform policy, relevant Development Management Policies will be developed to guide future open space provision in housing development whilst policies to protect existing open space and the possibly the Local Green Space being put forward.

### **Breckland Core Strategy**

**4.33** The Breckland Core Strategy was adopted in 2009 and provides the current policies to guide development in the district. The Core Strategy sets out policies to ensure that open space in its widest context is protected and overall provision increased. Until the Core Strategy is replaced, the following policies will be used to guide development in the district and are relevant to the open space study include:

- CP6: Green Infrastructure
- CP10: Natural Environment
- CP11: Protection and Enhancement of the Natural Environment
- DC11 - Open Space
- Appendix E – Open Space Contributions.

**4.34** Overall, the Core Strategy takes into consideration the protection of existing open space and recreational facilities, new recreational space and open space in existing settlements, open space in new developments and recreation and leisure facilities within the countryside.

**4.35** Policy DC11 sets out the open space requirements for all new developments across the district and criterion which to determine application for any open space loss.. The policy requires as a minimum 2.4ha per 1,000 population of outdoor playing space, which is equivalent to 24m<sup>2</sup> per person. It breaks down into 16m<sup>2</sup> of outdoor sport area and 8m<sup>2</sup> of children's play space. These figures comply with the standards of the national Field In Trust (FIT). The policy requires outdoor playing space on site at the following levels:

- 25 dwellings and above - Minimum of 1 Local Area for Play (LAP);
- 50 dwellings and above - Minimum of 2 LAPs;
- 80 dwellings and above - Minimum of 1 Local Equipped Area for Play (LEAP);
- 200 dwellings and above - Minimum of 2 LEAPs and an Outdoor Sport Area; and
- 400 dwellings and above - Minimum of 1 Neighbourhood Equipped Area for Play (NEAP) and Outdoor Sport Area.

### **Relevant studies**

#### **Thetford Green Infrastructure Study (2007)**

**4.36** The Thetford Green Infrastructure Study was produced for Breckland Council by Land Use Consultants in 2007 to inform the evidence base for the Thetford Area Action Plan. The study was developed in parallel with the Thetford Growth Framework and Infrastructure Study. The key objectives of the study are:

- Bring together existing data on green infrastructure sites and map and grade the provision of these sites.
- Identify a long-term vision for green infrastructure for Thetford and its surrounding hinterland.

- Identify and categorise specific future Green Infrastructure needs of the town and sub-region to 2021 and beyond.
- Work with consultants preparing the Thetford Growth Framework and Infrastructure Study to undertake a sensitivity analysis of potential growth locations and identify opportunities for green infrastructure within and adjacent to these locations.
- Identify opportunities for enhancement of existing green infrastructure sites
- Prepare an implementation strategy for identified opportunities
- Prepare a strategy for long term maintenance and management of green infrastructure.
- Prepare a set of justified standards or principles aimed at developers, outlining what is required for high.
- Quality environments associated with development and appropriate mitigation measures and long term management.

**4.37** The study identifies 60 different Green Infrastructure projects for the town and its surrounding area. These projects include:

- The provision of new children's play areas and parks
- New footpaths and cycle ways
- Improving access to existing green infrastructure
- Heathland management and restoration
- River and road crossings

**4.38** The study identifies that a large number of these projects could be funded from developer contributions. Other funding sources identified include, Growth point funding, Highways Agency funding, Norfolk County Council funding, Heritage Lottery funding and private sector sponsorship.

**4.39** The report also states that new developments should provide a level of semi-natural greenspace in accordance with requirements of the Accessible Semi-Natural Greenspace in Towns Standard (ANGST). It also sets out the design requirements for green infrastructure for the potential growth locations identified in the Thetford Growth Framework and Infrastructure Study.

### **Dereham Green Infrastructure Study (2007)**

**4.40** The Dereham Green Infrastructure Study provides an analysis and identifies achievable opportunities to enhance existing and provide new green infrastructure. Furthermore, the strategy considers how the opportunities for improvement can be implemented. The documents also provides a set of standards outlining what is required for high quality environment associated with new development, how that development could/should help to enhance the environment in terms of green infrastructure and what would be required from developers in terms of mitigation.

### **Methodology Review**

**4.41** National policy provides a clear guidance for the protection and appropriate provision of open space. However, current national guidance is not prescriptive in respect to the methodology for undertaking assessments. In order for planning policies to be 'sound' local authorities are required to carry out a robust assessment of need for open space, sport and recreation facilities. It is therefore both logical and acceptable to reference the guidance for assessment provided in the former PPG17 and its Companion Guide, including having regard to Sport England's 'Assessing needs and opportunities guide for indoor and outdoor sports facilities' (2014).

**4.42** The Companion Guide to PPG17 recommended an overall approach to this kind of study as summarised in below.

- Step 1 - Identify local needs (review the implications of existing strategies, review existing policies and provision standards, consult with local communities).

- Step 2 - Audit local provision (decide on scope of audit and identify existing information, undertake and analyse audit).
- Step 3 - Set provision standard (determine quality, quantity and accessibility standards, determine minimum acceptable size standards, determine size area multipliers, determine normalised costs, determine design standards).
- Step 4 - Apply the provision Standards (identify deficiencies in accessibility and quality, identify surplus and deficiencies in quantity)
- Step 5 - Test Policies (identify and evaluate strategic options, test effectiveness of current policies and making recommendations)

**4.43** Sport England's 'Assessing needs and opportunities guide for indoor and outdoor sports facilities emphasises the needs for understanding the supply of facilities in the area and what the current and future demand for facilities are (quantity, quality, accessibility and availability).

**4.44** Taking account both of these approaches, Local Authorities should undertake assessments of the existing and future open space, sports and recreation needs for their community. Both qualitative and quantitative aspects of open space, sports and recreation facilities should be considered which will allow Local Authorities to identify a surplus or deficiency of open space. The open space assessment will help to develop appropriate policies for the Local Plan.

**4.45** There are 5 key attributes of open space, sport and recreation provision which underpin these guiding principles

- Accessibility – If a particular open space or facility is inaccessible it will be irrelevant to those who may want to use it. However, inaccessible open spaces can nonetheless contribute to the appearance, environmental quality, biodiversity and amenity of an area.
- Quality – Depends on the needs and expectations of the users and the design, management and maintenance. The site should be 'fit for purpose'.
- Multi-functional – Many open spaces have more than one use and that they are 'multi-functional'. This can be a problem when analysing an audit of provision and determining whether local needs are satisfied.
- Primary Purpose – To address the issue of multi-functional uses, the concept of primary purpose can be adopted. Primary infers that there is at least one secondary uses.
- Quantity – Measures the actual amount of provision and can be measured in a variety of ways, for example through the number of pitches or number of sites.

**4.46** The PPG 17 Companion guide suggests a methodology for undertaking a local assessment using the concept of 'primary purpose' use. This concept relates directly to the need for a typology of provision and not the use of the definition of open space as suggested in the planning legislation. This study adopts the following typologies which relate to both publicly and private accessible open space.

Typology	Description and Sub types	Primary Purpose
Parks and Gardens	Including urban parks, country parks and formal gardens. Parks often contain a range of facilities and open space types.	<ul style="list-style-type: none"> <li>• Informal recreation</li> <li>• Community events</li> </ul>

<p>Natural and semi natural green space</p>	<p>Including publicly accessible woodlands, urban forestry, scrub, grassland (eg downlands, commons and meadows) wetlands, open and running water, wasteland and derelict open land and rock areas (eg cliffs, quarries and pits)</p>	<ul style="list-style-type: none"> <li>• Wildlife conservation</li> <li>• Biodiversity and environmental education and awareness</li> <li>• Informal recreation</li> </ul>
<p>Green Corridors</p>	<p>Including canal tow paths and river banks, rights of way, cycle-paths, and disused railway lines.</p>	<ul style="list-style-type: none"> <li>• Walking, cycling and horse riding</li> <li>• Used for access or recreation</li> <li>• Informal recreation</li> </ul>
<p>Outdoor sports facilities  Changing rooms/pavilions</p>	<p>Natural or artificial surfaces either publicly or privately owned (with facilities open to the public via membership) used for sport and recreation.</p> <ul style="list-style-type: none"> <li>• Participation in outdoor sports;</li> <li>• Pitch sports</li> <li>• Tennis</li> <li>• Bowls</li> <li>• Athletics</li> <li>• Countryside and water sports.</li> </ul> <p>Facilities supporting the use of outdoor sports facilities</p>	<p>Formal sports participation</p> <ul style="list-style-type: none"> <li>• Changing and toilets to support the use of sport facilities</li> <li>• Social interaction</li> </ul>
<p>Amenity green space</p>	<ul style="list-style-type: none"> <li>• Publicly accessible (available to the general public free of charge and without time restrictions).</li> <li>• Contributes to visual amenity (i.e. as a focal point for a number of residential properties, provides a 'village green' atmosphere or includes other landscaping such as trees/hedges or bushes etc);</li> <li>• Is of sufficient size to allow for safe and meaningful informal recreation for children's play (including where it has good visibility, it is safe; it is clearly defined, and is integrated in to the existing residential area).</li> <li>• Provides a social function (node of activity for community interaction).</li> <li>• Actively managed (grass, pathways, trees, hedges, bushes are maintained and kept in</li> </ul>	<ul style="list-style-type: none"> <li>• Informal recreation activities</li> <li>• Enhancement of the appearance of residential or other areas.</li> <li>• Children's unequipped play areas</li> </ul>

	<p>good order. The area should be clean and litter free).</p> <ul style="list-style-type: none"> <li>• Contains any seating, litter bins or dog-bins;</li> <li>• Contains entrance signs for enclosed spaces including no dog fouling notices;</li> <li>• Acts as a buffer for noise attenuation.</li> </ul>	
Provision for children and young people	<ul style="list-style-type: none"> <li>• Areas primarily for play and social interaction involving children and young people such as:</li> <li>• LAPs, LEAPs &amp; NEAPs</li> <li>• Play areas</li> <li>• Ball courts</li> <li>• Teenage shelters</li> </ul>	<ul style="list-style-type: none"> <li>• Children's Play</li> <li>• Activities and meeting/hangout places for teenagers/young people</li> </ul>
Allotments & community gardens	<ul style="list-style-type: none"> <li>• Allotments &amp; community gardens</li> </ul>	<ul style="list-style-type: none"> <li>• Places for people who wish to grow their own produce</li> <li>• Sustainability, health and social inclusion.</li> </ul>
Cemeteries and churchyards	<ul style="list-style-type: none"> <li>• Cemeteries and churchyards</li> </ul>	<ul style="list-style-type: none"> <li>• Quiet area of contemplation</li> <li>• Burial of the deceased</li> <li>• Promotion of wildlife conservation and biodiversity</li> </ul>
Civic and market squares	Including civic and market squares and other hard surface areas designed for pedestrians.	<ul style="list-style-type: none"> <li>• Community events and markets</li> </ul>

**Table 4.1 Open Space Typologies**

**4.47** The following are excluded from the audit of Breckland Open Space provision.

- SLOAP (space left over after planning) - this does not act as amenity space;
- Grass verges;
- Private roads and gardens;
- Farmland and farm tracks;
- Site which are not legitimacy publicly accessible. For example, school facilities will also be excluded from the assessment for the most part, because of the lack of written agreements for open access to the facilities to be publicly accessible;
- Located within Breckland District is Thetford forest, one of the biggest lowland pine forests in the country. Thetford forest was excluded from the audit because not all of Thetford forest is publicly accessible. Large areas remain a working forest managed by the Forestry Commission and an important supplier of timber. Thetford forest also extends in to Suffolk. It was considered that the inclusion of such a large area would compromise the open space figure for Breckland and show a disproportionate surplus and/or deficiency. It

is also recognised that Thetford forest meets more than just local and amenity needs with day visitors travelling from across the East of England and beyond.

**4.48** It is acknowledged that sites can be used for more than one activity. This can be demonstrated with regards to children's play areas as many children's play sites are categorised secondary use with the primary use being in the larger outdoor sports field. In order to avoid double counting activities the "primary purpose" methodology has been used whereby sites are classed with primary and secondary uses.

**4.49** For the purpose of this study, all purpose built sports facilities that are accessible to the public have been included, along with school sports halls or facilities that are open to the public. Village halls and pavilions have been included within the assessment of outdoor sports areas where they are associated with the public use of outdoor sporting activities (i.e. they are used as changing rooms/hospitality). The indoor use of village halls for leisure and recreation use has not formed part of this assessment due to the number of halls and ephemeral nature of activities taking place (many leisure activities are run on an ad hoc basis). This aspect may be reviewed in a future audit of open space.

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## 5 Methodology

### Step 1 - Identify Local Need

**5.1** National and local strategies and initiatives provide strategic context for open space, recreation and outdoor sports provision. The wider planning framework of national planning policy, regional planning guidance and regional strategies of national agencies look at the 'wider' provision of open space and land use. Local policies can be more area specific and can already form part of strategies for Local Authorities. The combination of both national and local strategies needs to be assessed to identify the implications for the open space assessment.

**5.2** The implications of these national, regional and local strategies and initiatives have been assessed and located in Section 4 of this report.

### Existing Provision Standards

**5.3** Breckland's Core Strategy sets the local standard for open space provision across the District, through Policy DC11 Open Space. DC11 uses the NPFA standard of 2.4 ha per 1000 population as the basis for the provision of open space, with all new dwellings being expected to contribute to open space provision. Additionally to this, sites with 25 or more houses or with an area of 0.17ha or greater are expected to provide on-site open space.

**5.4** Furthermore, the policy seeks to protect existing open space from the pressures of development, through the use of requirements for either alternatives sites of either equal or greater standard or the demonstration that there is an excess of open space provision in the settlement.

### Local Needs Assessment

**5.5** In order to identify local needs, communities need to be involved in the process. Information gained from the parish consultation and Local Plan (Issues and Options) consultation has been useful in terms of:

- Identifying the local resident's attitudes to existing open space provision;
- Identifying the local resident's expectations of existing open space provision;
- Shaping the future of local open space standards that will reflect community needs and requirements.

### Step 2 - Audit Local Provision

- The open space assessment represents a comprehensive audit of all open space within existing settlements employing 'typologies' as recommended in table 5.1; incorporating the 'primary purpose' criteria.
- The audit information has been captured on the Council's GIS system where correlation with existing Breckland data can be made and reviewed.
- The previous Breckland 2007 & 2010 audit discounted sites below 0.1 of a hectare (size threshold as recommended by PPG17: Companion Guidance). However, some sites below the threshold (i.e. those that are identified through site visits or consultation as being of value to contribute to open space provision) are included in this audit.
- Other potential open spaces were mapped using a mix of desk top analysis including aerial photography and verified by site visits.
- Maps were sent to parish councils and ward members who added/removed spaces and identified issues where known.
- All sites for children's play and outdoor sports were surveyed. The quality for both children's play and outdoor sports were measured against the criteria as set out in Appendix 4 to allow for consistency and objectivity. The quality is an important factor as it allows Local Authorities to identify potential for increased uses through design management and maintenance.
- The FIT standard of 1.76 ha per 1000 population was applied to outdoor sports provision (rural provision), 0.8ha for children's play and 2.56ha for total playing space provision per 1000 people were used as a national

benchmark standard for assessment. This enabled quantitative deficiencies and surpluses of children's play and outdoor sports to be established.

- English Nature - Accessible Natural Green Space Standard (ANGST) recommends at least 2ha of accessible green space per 1000 people based on no one living more than 300m from the nearest area of natural green space, 2km from at least one accessible site of at least 20ha; 5 km from at least one accessible site of at least 200ha; and 10km from at least one accessible site of 500ha.

### **Steps 3 & 4 - Setting and Applying Provision Standards**

**5.6** Standards are best set locally as national standards cannot cater for local circumstances. The results from the consultation, consideration of emerging themes of the audit and open space provision standards are all analysed taking account of a qualitative, quantitative and accessibility components.

**5.7** Quantity – The GIS database and mapping is used to assess the existing provision of open space by parish for each category. The existing levels of provision are considered alongside findings of the local needs assessment and consideration of existing and national standards or benchmarks. The key to developing robust local quantity standards is that they are locally derived, based on evidence and most importantly achievable. Typically standards are expressed as hectares per 1000 people. The recommended standards are then used to assess the supply of each type of open space by parish.

**5.8** Access – Evidence from the needs assessment and consideration of national benchmarks are used to develop access standards for open space. Typically standards are expressed as straight line walk times. A series of maps assessing access for different typologies are presented in the report.

**5.9** Quality – Quality standards have been developed drawing on national benchmarks and good practice, evidence from the needs assessment and the findings of the quality audits. The assessment of quality is presented as a database with scores for every site, and a summary of findings and recommendations for each typology. The quality standards also include recommended policies to guide the provision of new open space through development in the future.

### **Step 5 - Testing Policies/recommendations**

**5.10** This stage draws on the analysis from the previous 4 steps to propose options and recommendations for the future provision of open space across the district.

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## 6 Identify Local Need

**6.1** A community involvement exercise was undertaken as part of open space study to help identify local need. The process has involved parish councils who have first hand knowledge about the open space provision within their local areas. This exercise has contributed significantly to the Local Needs assessments including all Town and Parish Councils.

### 6.2 Local Needs Assessment - Town and Parish Councils

**6.3** The Council contacted all 113 town and parish councils offering them the opportunity to highlight any priorities they might have for new or improved provision. In particular, reflect on the new area of designation and identified in the NPPF of Local Green Space. The letter covered issues relating to the quantity, quality and accessibility of various types of open space, sport and recreation facilities.

**6.4** Questions in the parish consultation letter include:

1. Additional open space provision recommended;
2. Additional Local Green Space recommended;
3. No loss of open space facilities;
4. Develop additional open space provision;
5. No spaces within the village boundary that could be incorporated;
6. Inadequate open space provision in parish;
7. Additional information Provided;
8. Re-designation of existing open space;
9. Sufficient provision of open space;
10. No further comments;
11. Existing provision meets parish needs;
12. Ensuring existing open space retained;
13. Increase open space provision through s106.

**6.5** Of the 113 Town and Parish Council's, 57% responded to the consultation letter, which included 13 questions (listed below). The general findings from the Town and Parish consultation in terms of quality and quantity are summarised in Table 6.1 'Local Assessment Table - Parish Council Responses' below

Parish	Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10	Q11	Q12	Q13
Ashill	√		√	√									
Banham	√	√											
Beeston	√												
Beetley	√												
Besthorpe				√									
Billingford	√												
Bintree	√												
Brisley	√												

Carbrooke	√					√							
Caston	√			√		√							
Cockley Cley							√						
Colkirk	√									√			
Cranworth	√												
Dereham	√			√									
Elsing	√												
Garvestone	√												
Gooderstone	√						√		√				
Great Dunham	√												
Griston	√												
Harling	√						√						
Hilborough					√								
Hockham	√												
Hoe	√				√	√							
Holme Hale	√					√							
Horningtoft	√					√							
Kenninghall	√												
Lexham							√						
Litcham	√						√						
Little Dunham		√							√				
Lyng	√												
Mattishall	√			√		√							
Mundford	√						√						
Narborough	√							√					
Necton										√			
North Elmham	√								√				

North Lopham	√			√		√	√		√				
North Pickenham					√								
North Tuddenham	√					√	√						
Ovington									√				
Saham Toney	√												
Scaring													
Scoulton	√	√											
Shipdham	√												
Shropham		√							√				
Snetterton												√	
South Lopham	√					√	√						
South Pickenham									√		√	√	
Stow Bedon	√					√							
Swaffham	√					√	√						
Swanton Morley	√	√		√									√
Thetford	√	√				√	√						
Tittleshall	√								√				
Whinburgh													
Wretham	√					√							
Yaxham	√					√						√	

**Table 6.1 Local Assessment Table - Parish Council Responses**

**6.6** Detailed findings for each parish in relation to quality and quantity provision can be found in Appendix 2.

**6.7** 43% of Parish Councils did not respond to the parish consultation (Attleborough, Bawdeswell, Beachamwell, Bintree, Blo Norton, Bradenham, Brettenham, Bylaugh, Cranwich, Croxton, Didlington, East Tuddenham, Foulden, Fransham, Garboldisham, Great Cressingham, Great Ellingham, Gressenhall, Guist, Hardingham, Hockering, Little Ellingham, Longham, Merton, Mileham, Narford, New Buckenham, Newton, Oxborough, Quidenham, Riddlesworth, Rocklands, Roudham, Rougham, South Acre, Sparham, Sporle, Stanfield, Stanford, Thompson, Tottington, Twyford, Watton, Weasenham, Weeting, Wellingham, Wendling, Whissonsett).

## **6.8 General Overview**

**6.9** Of the respondents, the following broad findings were:

- 42 parish councils recommended additional open space provision in addition to those areas already known by the Council;
- 4 parish councils put forward Local Green Space for protection;
- 8 parish councils reported that the provision of open space in their parishes are adequate whilst 14 of them suggested there was insufficient provision.

## **6.10 Issues and Options Consultation**

**6.11** Breckland Council consulted on an Issues and Options for the Local Plan between November 2014 and January 2015. In respect to Open Space, the Council consulted on two questions:

- Q28 - What are your views on the current provision and future need and demand of open space within the parish in which you live? Do these facilities best address the open space needs of the parish? Please provide additional details including any site(s) identified on a map.
- Q29 - Are there any sites that you would like the Council to consider as Local Green Designation? If so, please provide details including any site(s) identified on a map.

**6.12** Questions 28 received 22 responses and question 29 received 18 responses. The general concerns raised through the consultation were lack of open space amongst those parishes who responded. There are also a number of additional open space and Local Green Space put forward by parish councils and other consultees which will be considered in the Local Plan process.

**6.13** These responses have been included in the updated parish schedule. Designation will take place through the Local Plan process.

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## 7 Audit Local Provision

**7.1** The site audit for this study was undertaken during early to late winter 2014. The sites listed within the accompanying Open Space Parish Schedule 2015 detail each individual piece of open space across the district, by parish.

**7.2** In total, 698 open spaces (including provision for children and young people) are identified, reviewed/plotted on GIS and assessed to evaluate site quality and quantity. For the purposes of Table 7.1 'Total Open Space Provision', each site is classified based on its primary open space purpose, so that each type of space is counted only once. The following typologies as detailed in Chapter 5 are used .

Type	No of Sites	Total Area (ha)
Outdoor Sports	91	176
Children's Play (includes primary and secondary sites)	108	8
Parks and Gardens	3	3.2
Natural and semi-natural green space	74	519
Amenity green space	325	154
Green Corridors	12	30.3
Allotments	43	49.7
Cemeteries and Churchyards	128	69.7
Golf Courses	6	236
Civic Spaces	2	0.08
Local Green Space	See Section 7.11	
<b>Total</b>	<b>792</b>	<b>1245</b>

**Table 7.1 Total Open Space Provision**

**7.3** Whilst there are 698 sites within Breckland, the table above lists 792, this is due to the secondary use of children's play areas which are regularly located within outdoor sports facilities or amenity green spaces.

### 7.1 Rationale for Benchmarking and Analysis

**7.4** Breckland currently uses the National Playing Fields Association (NPFA) standard, which is now known as the Fields in Trust (FIT) Six Acre Standard. This 'Six Acre Standard' recommends the provision of 2.4 hectares (6 acres) of open space per 1000 persons, but with a specific provision of 1.6 -1.8 hectares per 1000 persons of outdoor sports space (and 0.8 hectares per 1000 people for children's play of which around 0.3 hectares should be equipped provision.) The FIT 'Benchmark Standards for Outdoor Sport and Play' also suggest similar overall levels of provision as a guide to local authorities, although FIT does specify the importance of developing locally researched standards as identified within the NPPF.

**7.5** According to the 'Rural and Urban Area Classification 2011, Breckland is described as mainly rural . FIT concludes that total recommended quantity standard for outdoor sport is 1.76 ha per 1,000 population in a rural area as this reflects the greater number of dispersed settlements, villages and market towns in rural areas and their separate need for local facilities. The rural and urban split is illustrated in Table 7.2 'Quantity Playing Pitches'.

Type of Local Authority	Benchmark Standard per 1000 population
Urban	1.60ha
Rural	1.76ha

**Table 7.2 Quantity Playing Pitches**

(Source: Fields in Trust, 2008)

**7.6** Table 7.3 'Children's Play Space Standards' shows that benchmark quantity standards of 0.8ha of children's play space is recommended per 1,000 population. This is split into 0.25ha of designated equipped playing space (including fenced areas with play equipment) and a further 0.55ha of informal playing space, typically consisting of amenity space.

Type of Local Authority	Benchmark Standard per 1000 population
Designated Equipped Space	0.25ha
Informal Playing Space	0.55ha
Children's Playing Space	0.80

**Table 7.3 Children's Play Space Standards**

(Source: Fields in Trust, 2008)

**7.7** Outdoor playing space is not the same as open space. FIT defines outdoor playing space as "*space that is safely accessible and available to the general public and of a suitable size and nature, for sport, active recreation or children's play*". It is also defined in the 1990 planning act as "*as land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground*" (section 336).

**7.8** In order to make sure the quality of sites are assessed in a consistent manner, the range and condition of both outdoor sports and children's play were assessed using a scoring and ranking system of the condition and quality of the open space and encompassing facilities. The assessment of children's play sites are a combination of primary and secondary use applied the principles of recognised assessment criteria (adapted from Royal Society of the Protection of Accidents). Outdoor sports facilities were assessed using a scoring and assessment criteria that were consistent and had regard to Sport England Playing Pitch Methodology.

**7.9** A detailed breakdown of the FIT standards for each parish in respect of Outdoor Sports and Children's Play provision can be found in the accompanying Open Space Parish Schedule 2015.

## 7.2 Overall Outdoor Playing Space (Outdoor Sports and Children's Play)

**7.10** Breckland has applied the FIT standards of 0.8ha for children's play per 1000 population and 1.76 ha per 1000 population for outdoor sports (taking account of Breckland's rurality) which provides a total playing space of 2.56 per 1000 population. These standards were used as a national benchmark standard for assessment.



**7.12** Picture 7.1 'Comparison of overall playing space for FIT 2.56 ha per 1000 population standard' Illustrates that 70% of the parishes in the District do not meet the FIT standard. The five market towns of Attleborough, Thetford, Dereham, Swaffham and Watton have the largest deficiencies in total playing space provision for their populations compared to the FIT standard, with Thetford having the largest deficiency of any parish in the District. The parish of Scarning also has a large deficit, this is in part due to the majority of the dwellings forming part of the built up extent of Dereham.

**7.13** For the purposes of the statistical analysis, please note that parishes with a population under 100 are included with the adjacent parish (census 2011) - as detailed below

- Bylaugh included with sparham
- Cranwich & Didlington included with Ickburgh
- Gateley included with North Elmham
- Kempstone included with Great Dunham
- Kilverstone included with Brettenham
- Lt Cressingham included with Great Cressingham
- Narford, Newton included with South Acre
- Riddlesworth included with Garboldisham
- South Pickenham included with Cockley Cley
- Stanford, Sturston & Tottington included with Hilborough
- Twyford included with Guist
- Weasenham (All Saints & St Peter) including Wellingham

### 7.3 Quantity of Children's Play

**7.14** FIT recommend that 0.8ha of play space be provided for every 1000 people. This figure includes:

- Designated areas for children and young people containing a range of facilities and an environment that has been designated to provide focused opportunities for outdoor play; and
- Casual and informal playing space within housing areas.

**LAP** (Local Areas of Play) – A small area of open space specifically designated and laid out for young people to play, close to where they live. The threshold for a LAP is a 1 minute walk time for young people up to six years (100 metres by pedestrian route and 60 metres in a straight line).

**LEAP** (Locally Equipped Areas for Play) – A piece of open space that is designated and equipped for children of early school age. The threshold for LEAP is a 5 minute walk time for children between four to eight years (400 metres by pedestrian route and 240 metres straight line).

**NEAP** (Neighbourhood Equipped Area for Play) – A site designated and equipped mainly for older children, but with opportunities for play for younger children too. The threshold for NEAP is a 15 minute walk time for older children (over the age of eight), (1000 metres by pedestrian route and 600 metre straight line).

**7.15** Difficulties arose in assessing the amount of land that can be counted towards meeting the elements of the overall FIT standards because:

- Most of the equipped play areas lie within larger open spaces and are often secondary uses to the primary use, therefore difficultly in gaining a qualitative figure for children's play areas;
- Casual play space within housing areas can in theory cover many amenity open areas of varying character, and some will have only very limited play value and /or may be unsafe for use in this way.

**7.16** To combat these concerns and to achieve a qualitative and quantitative assessment of all sites with Breckland:

- All children's play sites were digitised separately to find their respective area and to allow for more accurate analysis on the GIS. This was done by site visits, aerial photography and from master map base-maps. In the rare case where a children's play site was not identified by a definitive boundary, a minimum activity zone was applied around the site (LAP - 100m<sup>2</sup> LEAP – 400m<sup>2</sup> and NEAP–1000m<sup>2</sup>).
- The FIT standard for play equipment identification (LAP, LEAP & NEAP) were applied in the identification of individual play sites.

**7.17** Each of the catchment areas for the LAP's, LEAP's and NEAP's have been taken as a radial of the straight line distance, identified within the FIT standards.

**7.18** This allowed for qualitative and quantitative assessment of children's play areas regardless of whether they were of primary or secondary use and to establish a surplus or deficiency for each parish.

**7.19** Picture 7.2 'Comparison of Childrens Play Area Provision to the FIT 0.8 ha per 1000 population Standard' illustrates the comparison to the FIT standard for children's play of 0.8 (ha) per 1000 population.



**7.21** It is also important to assess children's play provision in association with the child population within each parish. The 2011 census estimates that 16% of the Districts population are aged between 0 and 19. Demographically, Breckland has a continuing ageing population with a greater proportion of elderly people than younger populations. However, those under 19 years old still form a significant proportion of the districts population and this helps to demonstrate the need for high quality children's play facilities.

**7.22** The 5 market towns of Watton, Swaffham, Attleborough, Thetford and Dereham have the highest proportion of children in addition to the highest deficiency of provision in children's play compared with the FIT standard. Thetford has the highest percentage of children compared to the other four market towns, but also has the highest deficiency of children's play against the FIT standard.

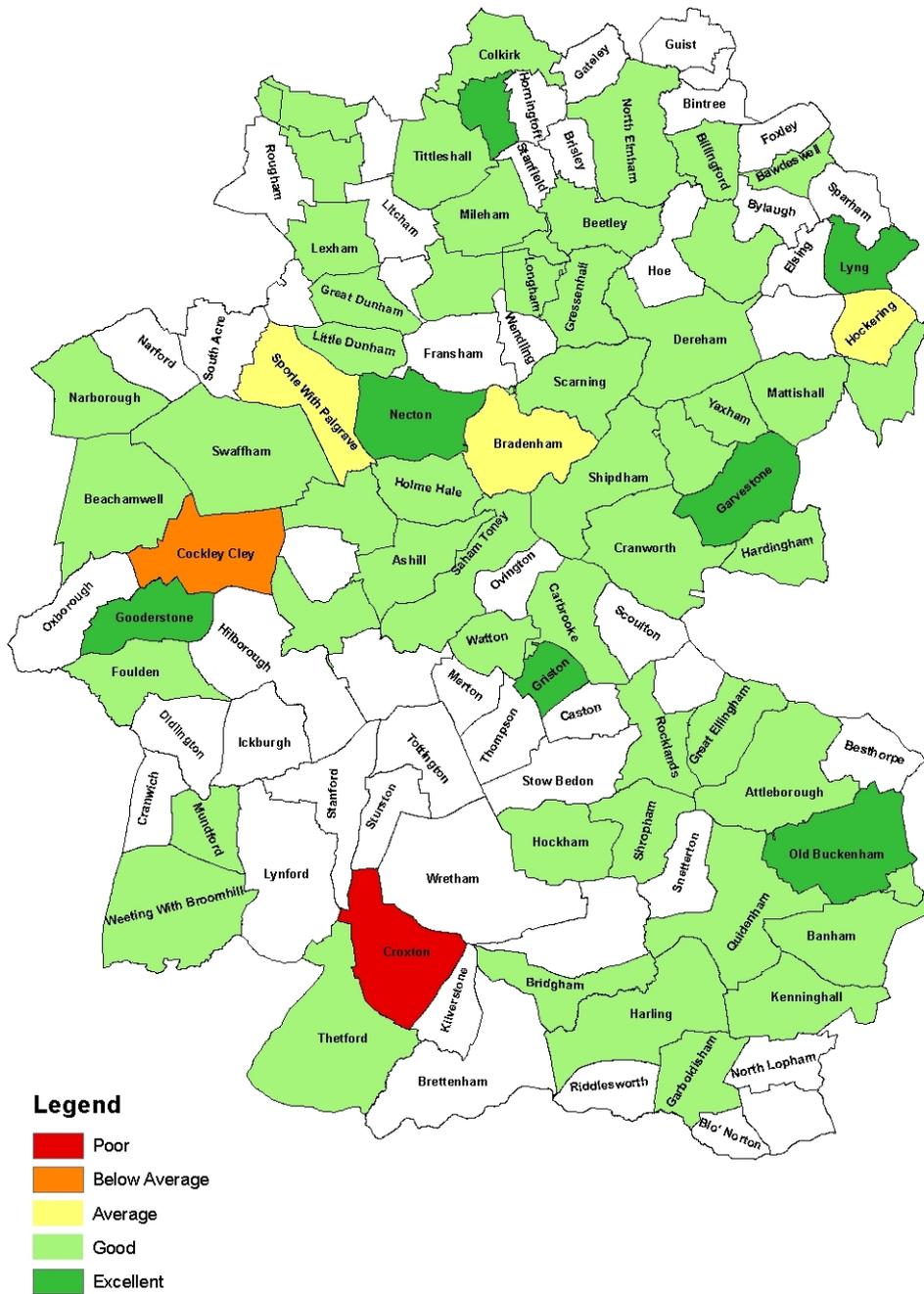
**7.23** For the purposes of the statistical analysis, please note that parishes with a population under 100 are included with the adjacent parish.

- Bylaugh included with Sparham
- Cranwich & Didlington included with Ickburgh
- Gateley included with North Elmham
- Kempstone included with Great Dunham
- Kilverstone included with Brettenham
- Lt Cressingham included with Great Cressingham
- Narford, Newton included with South Acre
- Riddlesworth included with Garboldisham
- South Pickenham included with Cockley Cley
- Stanford, Sturston & Tottington included with Hilborough
- Twyford included with Guist
- Weasenham (All Saints & St Peter) including Wellingham

#### 7.4 Quality of Children's Play

**7.24** A qualitative assessment of children's play was undertaken applying the principles of recognised assessment criteria (adapted from Royal Society of the Protection of Accidents). However, the study also concluded that there is a distinct lack of comprehensive equipment for use at many sites making the play value including equipment generally poor or below average. The provision of facilities for teenagers was found to be very poor and should be improved in light of the current social climate. The detailed site by site findings of the study can be found in Appendix 3. Picture 7.3 'Average Children's Play Site Quality' and Picture 7.4 'Average Overall Ambience of Children's Play Sites' and concluded that disregarding equipment, that the play value and ambience of sites was generally average to excellent, mainly due to the rural nature of the sites.





Picture 7.4 Average Overall Ambience of Childrens Play Sites

**7.25** The play value of a children's play area separated in to 3 age groups - toddler, junior, and teenage. Not all children's play areas have all 3 age group uses, therefore they are only assessed on the age groups they provide. It should be noted that a site rated as average is probably above the national average. Picture 7.5 'Average Toddler Value' illustrates the average toddler play value for children's play areas by parish. Beachamewell and Banham achieve sites with an average toddler play value.







### Children's Play Areas that have received additional funding:

**7.28** A number of Parish Councils have benefited from Section 106 money which has been generated through Policy DC11 'Open Space' of the adopted Core Strategy in 2009. Policy DC11 requires all new dwellings to contribute towards outdoor sports facilities and children's play areas and the money has been used to improve play areas across the district. Parishes include Necton, Dereham, Baweswell, Brisley, Cranworth, Shipdham, Old Buckenham, Garvestone - (this is not an exhaustive list).

### 7.5 Quantity of Outdoor Sports

**7.29** FIT standards recommend that 1.76 (ha) of outdoor sport space be provided for every 1000 people and outdoor sports facilities should be no more than 1.2 km away from the catchment population they are intended to serve. The 1.76 ha standard includes:

- Facilities such as pitches, greens, courts, athletics tracks and miscellaneous sites; such as croquet lawns and training areas in the ownership of local government and all tiers.
- Facilities as described above within the education sector which are available for public use by written agreement. The informal or unauthorised use of such facilities by the public does not qualify.

**7.30** FIT excluded golf courses from the above because of the distorting effect they would have on the provision figures. In addition, school facilities will also be excluded from the assessment for the most part, because of the lack of written agreements for open access to the facilities.

**7.31** A qualitative and quantitative audit of all outdoor sports facilities and playing pitches was completed between August and November 2014. The methodology for the purpose of this study has had regard to the principles contained within FIT and Sport England 'Assessing needs and opportunities guide for indoor and outdoor sports' (2014) to establish the quality, quantity and level of playing field provision of all outdoor sports and pitches within Breckland.

**7.32** The assessment has focused on quality (not demand), quantity and access at a wide parish level. The qualitative deficits or surpluses of individual facilities will likely be addressed in future assessments of open space. The qualitative assessment consisted of:

- Overall Environmental Quality (without equipment)
- The number, type and surface of sports pitches including floodlighting.
- Condition of pitches (topography, grass cover, length of grass, damage to surface, cleanliness)
- Changing room facilities and/or pavilion quality.
- The accessibility of open spaces containing playing pitches.

**7.33** The site survey assessment and review of playing pitches enabled pitch quantity, quality and availability to be assessed to the Local Authorities' best ability. Through the qualitative and quantitative assessment of outdoor sports areas, a true figure for surplus or deficiencies of outdoor sports areas was established applying the FIT benchmark standards. Whilst there are a number of parishes within Breckland which have no outdoor sports provision, the majority of these are the smaller parishes with a population of under 600. Banham, with a population of approximately 1481 however is the exception and does not have any outdoor sports facilities.



## 7.6 Quality of Outdoor sports

**7.35** Outdoor sports sites were given an overall quality score made up of a number of factors. These factors included:

- Overall site environment (excluding equipment) (out of 30)
- The quality of access (out of 12)
- The quality of the pitches (out of 23)
- The variety of pitches (number of different pitch types)
- The quality of the pavilion (16)

**7.36** A number of proformas were used to assess the various aspects of the facilities, including:

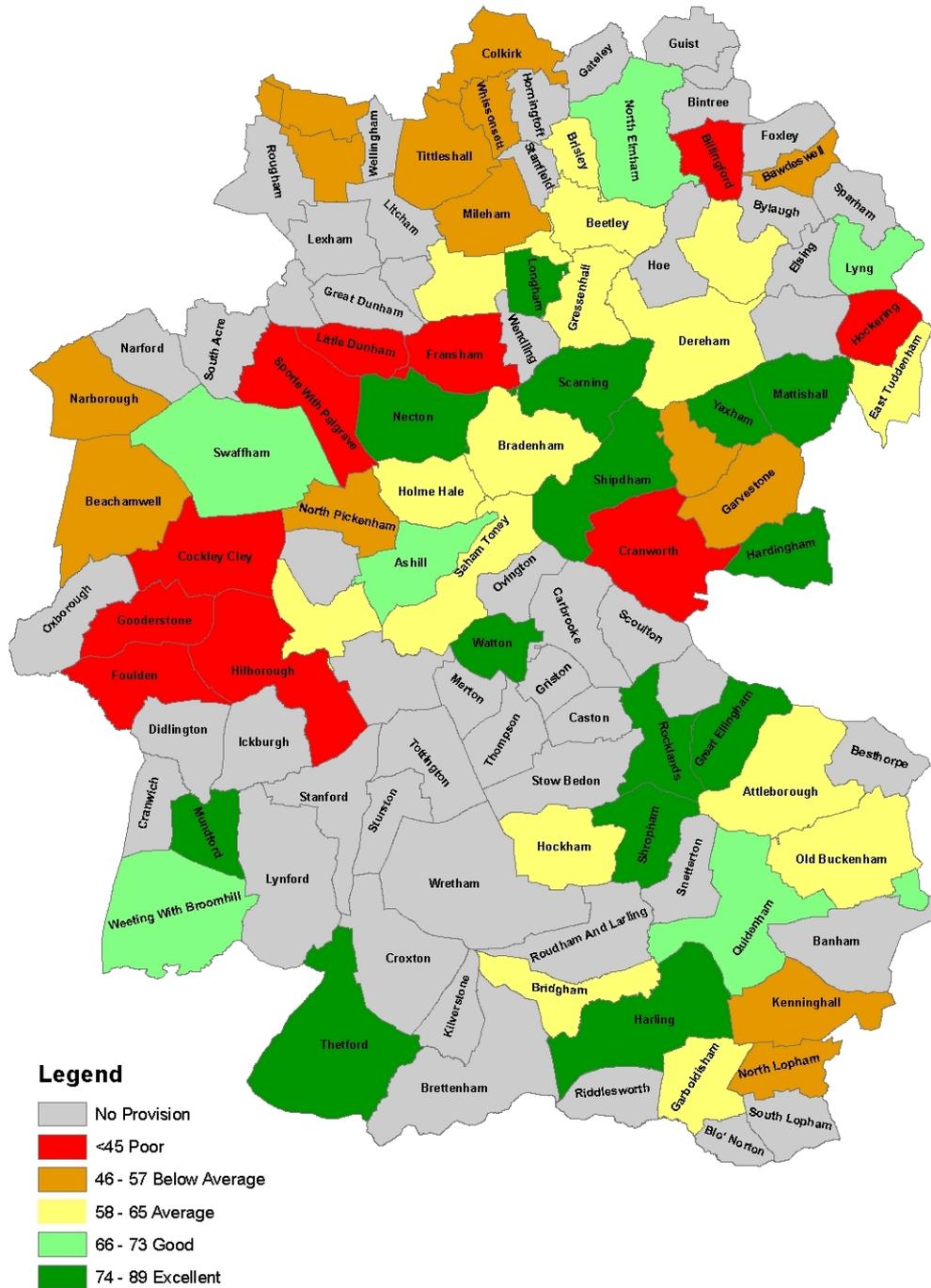
- Environmental Quality
- Pitch Quality
- Number of pitches
- Pavilion Quality
- Access Quality

**7.37** Appendix 4 shows the proforma used along with detailed scoring outcomes.

### Sports Quality Final Score

**7.38** Scores are combined to establish a total sports quality score. There is no maximum limit to this score as there can be an unlimited amount of pitches and variety of pitches on a site. On average the number of pitches per site was 2. A good score was generally above 66, and an average score was between 55-65 with a poor score below 30. The quality scores and the breakdown of the audit can be found in Appendix 4

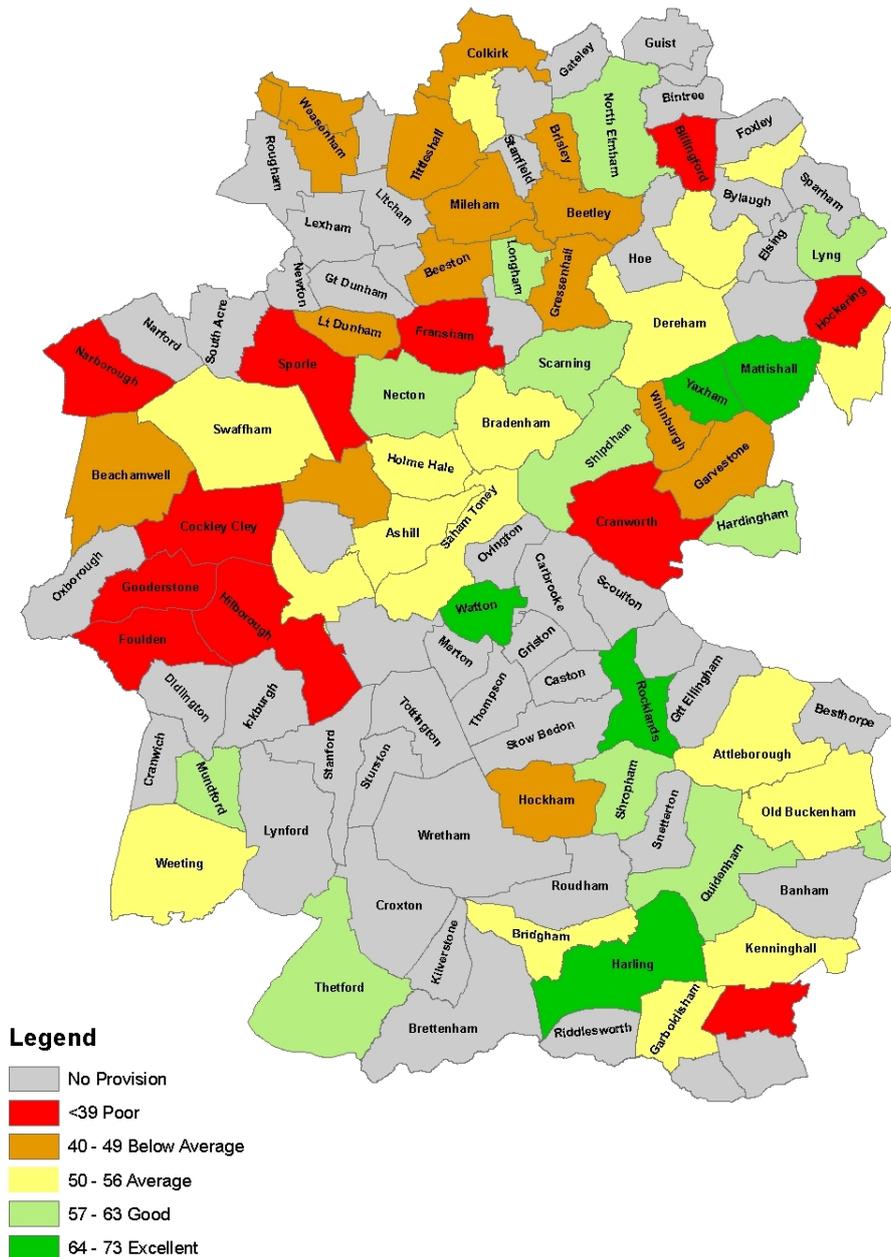
**7.39** The map below illustrates the average sports quality score for each parish that has outdoor sports facilities.



Picture 7.9 Average Sports Quality Score by Parish

7.40 The five market towns have an average or above score, despite having a deficiency in the amount of space. The majority of the rural parishes have an average or below average sports quality score, despite having lower FIT standards. A similar pattern was found following the 2010 assessment. In this scenario it may be that the focus of future policy is to improve the quality, rather than quantity of rural sports pitches. It should be noted

however that the sports quality score has been made up of three individual parishes. The environmental quality of many of the outdoor sports facilities in the rural parishes, was much higher than in the towns. Additionally, pavilion quality has made a vast difference to the outdoor sports quality.



**Picture 7.10 Average Sports Quality Score excluding Pavilion**

**7.41** This map illustrates that without including the pavilion score, the parishes with outdoor sports provision, have received a much more standardised score and that a higher number of parishes fell below the poor standards. Thetford, Dereham, Swaffham, Harling and Mundford, still score average and above. This is due in part to having a greater number of pitches available, even though in the case of Dereham and Thetford, there is still a deficiency.

## 7.7 Future Populations

Population 2011	Population 2031	Difference	% change
130,491	153,766	23,275	17.83%

**Table 7.4 2012 based subnational population projections**

(Source: 2012 based subnational population projections. Local Authorities in England, Mid-2012 to Mid 2037)

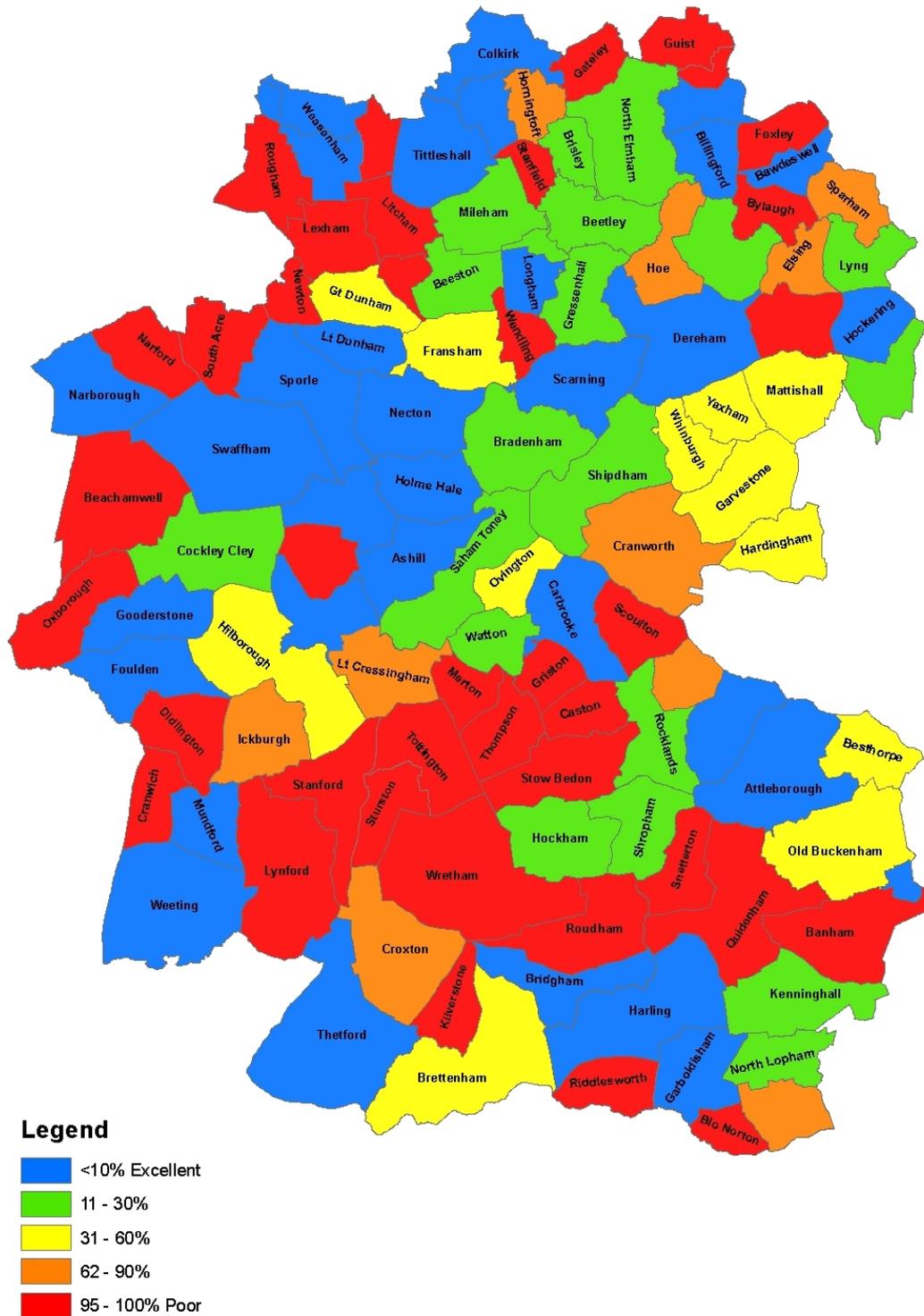
**7.42** Given the projected increase in population as set out in Table 7.4 '2012 based subnational population projections', there will be a need for approximately 393 ha of total play space to the year 2037 (this figure does not account for existing and future provision yet to be developed). New provision is likely to come forward with new residential development in accordance with the local policy standards. In existing settlements with playspace provision, where small amounts of residential development will take place, it may be more effective to expand/improve existing play areas to accommodate all ages of play. In particular, where appropriate, play areas should be expanded to accommodate some senior provision, to complement the young and junior provision.

## 7.8 Access Audit

**7.43** Access involves the location of open space in relation to its settlement of population and the quality of access to the site. Open space can be of limited value to those in need if it is considered out of reach. FIT standards for access to playing space define the following catchment areas:

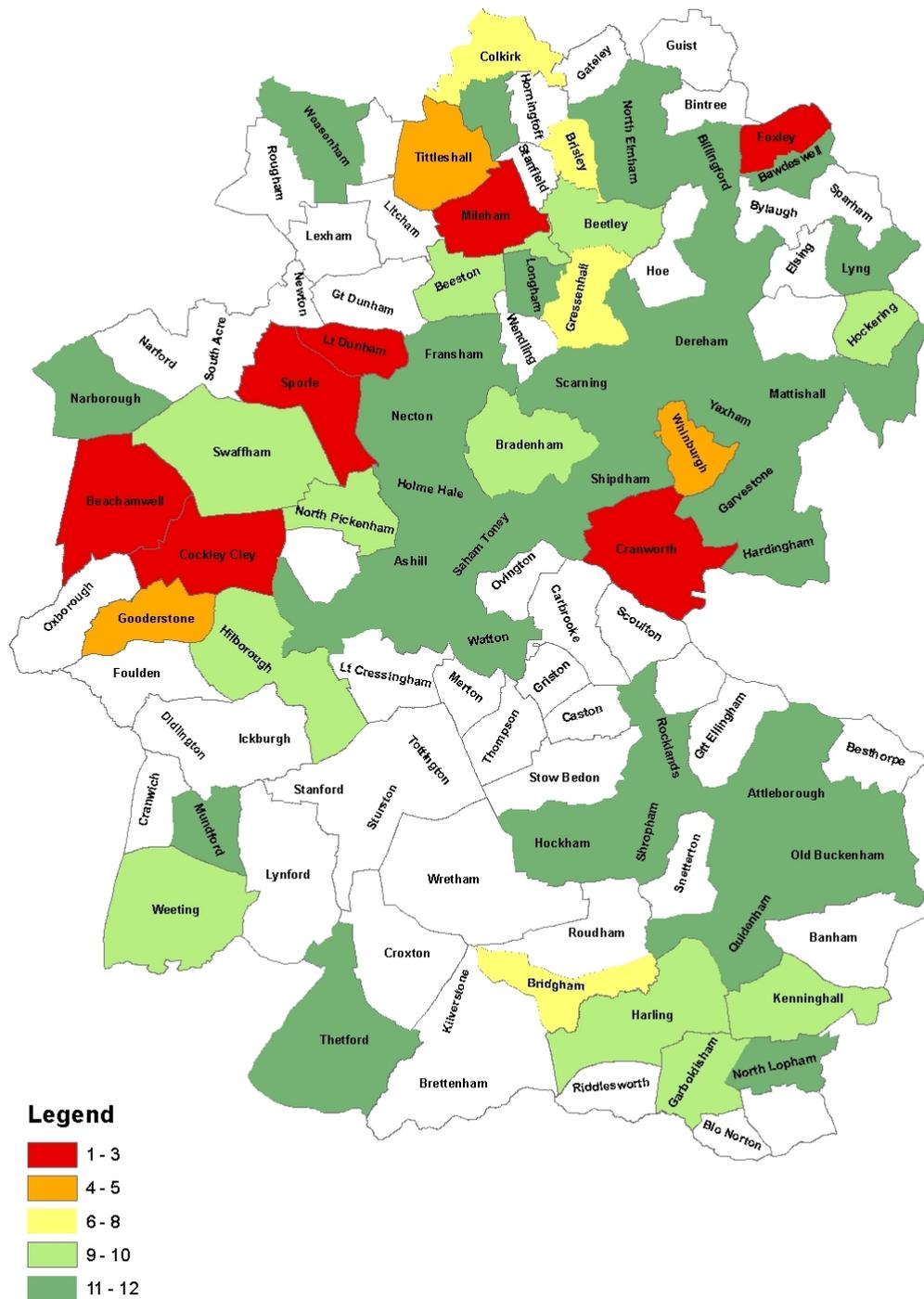
- Outdoor sports fields must be available within 1.2km of all dwellings in major housing areas;
- All dwellings should be within either 60m of LAP, 240m of a LEAP or 600m of a NEAP.

**7.44** These catchments can be seen in map Picture 7.11 'Percentage of houses by parish outside of the 1.2 km standard for outdoor sports provision' and Picture 7.12 'Percentage of houses by Parish, outside of LAP, LEAP and NEAP Catchments'. The Parish Schedule 2015 highlights the percentage of dwellings that fall outside of these catchment areas for each parish.



Picture 7.11 Percentage of houses by parish outside of the 1.2 km standard for outdoor sports provision





Picture 7.13 Outdoor Sports Access Score

Conclusions Access.

**7.45** The parishes with a rating of 95-100%, referred that the majority of dwellings are further than 1.2km from outdoor sports facilities. Towards the south of Watton there is a pocket of parishes (Lynford, Sturston, Tottington, Stow Bedon, Griston, Caston, Stow Bedon ) which achieve this standard and this correlates to the limited outdoor sports facilities in these part of Breckland. There are a number of parishes have less that 10% of dwellings outside of this standard and are considered excellent.

**7.46** Percentage of houses by Parish, outside of LAP, LEAP and NEAP Catchments illustrates that there geographical are pockets of children play deficiency across the district, approximately half of the parishes having more the 50% of its population within the catchment of a LAP, LEAP OR NEAP.

**7.47** Map Percentage of houses by parish outside of the 1.2 km standard for outdoor sports provision and Percentage of houses by Parish, outside of LAP, LEAP and NEAP Catchments illustrate there are:

- Deficiencies of provision of children play areas through out the district;
- Homes in rural areas are far more likely to be outside outdoor sports catchment areas.

**7.48** Outdoor Sports Access Score highlights the average quality of access to individual outdoor sports sites as calculated in the quality audit of open space. Access for each of the outdoor sports facilities has been scored out of 12. Approximately, 50% of the parishes have no outdoor sports facilities and and many sites have limited car parking opportunities.

## 7.9 Natural and Semi-Natural Green Space

**7.49** There are a total of 76 areas of natural and semi-natural green space in Breckland covering an area of approximately 503 hectares (including primary and secondary use). These include proposed new areas of semi natural green space that have been identified through consultation and site visits. Natural and semi-natural green space is important for amenity value, wildlife conservation, educational purposes and recreation. Natural England believes that natural and semi-natural green space is important and everyone should have easy access to them. They have therefore set up a standard for the provision of natural and semi-natural green space, known as English Natures Accessible Natural Green Space Standard or (ANGST). It recommends that sites at least 2ha in size of accessible green space is available per 1000 people based on no one living more than 300m from the nearest area of natural green space. It also recommends that no one should live 2km from at least one accessible site of at least 20ha; 5 km from at least one accessible site of at least 200ha; and 10km from at least one accessible site of 500ha.

**7.50** For the purposes of calculating ANGST standards, all open space provides an element of accessible natural green space, therefore the ANGST standards have been applied to all of Breckland Open Space. For the purpose of this audit these standards were applied to people living in the market towns of Attleborough, Dereham, Swaffham, Thetford and Watton.

**7.51** Table 7.5 'Percentage of Homes Inside the Various ANGST Catchment Areas' illustrates the percentage of houses in each town that fall into the different catchments area.

Town	Total Houses	% of Houses in 300m Catchment	% of Houses in the 2km Catchment for 20ha Sites	% of Houses in the 5km Catchment for 100ha Sites
Attleborough	7078	16	0	0
Dereham	11053	57	80	0
Swaffham	5300	48	42	0
Thetford	12844	82	83	99
Watton	5429	14	95	0

**Table 7.5 Percentage of Homes Inside the Various ANGST Catchment Areas**

**7.52** There are no 500 hectare sites in Breckland so this part of the standard has been omitted from this table

**7.53** ANGST contains a standard for Statutory Local Nature Reserves (SLNR's) which dictates that within the district there should be one hectare of (SLNR's) per 1000 people. Breckland requires 129 ha to meet the national standards for SLNR's currently Breckland has 250 ha so therefore meets this part of the standard.

### **7.10 Summary**

**7.54** The audit of outdoor sport and children's play provision illustrates a deficiency when comparing the provision to current national standards. The deficiency is highest in more populated areas, particularly the market towns. In light of the quantitative audit findings of provision within Breckland, future open space provision needs to be addressed within the Local Plan period till 2036.

**7.55** The Open Space Assessment and the Open Space Parish Schedule (2015) has also shown there has been improvements in Children play provision across the district since 2010. Majority of the parishes are deficient in Children's Play with many also deficient in Outdoor Sports Facilities.

## 8 Local Green Space

**8.1** In March 2012, the Government's National Planning Policy Framework (NPPF) introduced a new designation of Local Green Space (LGS). Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities.

### Policy Context

**8.2** Section 8 of the NPPF is entitled 'Promoting Healthy Communities', and provides the following information on Local Green Space Designations:

**8.3** *'Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see. To support this, local planning authorities should aim to involve all sections of the community in the development of Local Plans and in planning decisions, and should facilitate neighbourhood planning.'*

**8.4** As part of this, the NPPF allows for local communities to identify for special protection green areas that are of particular importance. This is to be progressed through local and neighbourhood plans. Paragraph 76 says that:

**8.5** *'By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.'*

**8.6** Additional guidance is provided in the Planning Practice Guidance (PPG). Where it states that

*Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the reasons for designation or where planning permission is no longer capable of being implemented. - Paragraph: 008 Reference ID: 37-008-20140306 march 2014.*

**8.7** As a result, the following reflects local interpretation of national guidance and national planning policy.

- It will rarely be appropriate to designate spaces that are the subject of a planning permission for development;
- It will not be appropriate to designate spaces that are allocated or proposed for development in the Local or Neighbourhood Plan, unless it can be shown that the Local Green Space could be incorporated within the site as part of the allocated development;
- The space must not be an extensive tract of land and must be local in character;
- The space must be within close proximity to the community it serves;
- The space must be demonstrably special to the local community.

### Local and Neighbourhood Plans

**8.8** Local Green Spaces can be designated in Local Plans (such as the Policies, Sites or or Neighbourhood Plans. Breckland are currently subject to a number of neighbourhood Plans however these are not advanced in their development.

**8.9** The Issues and Options Consultation on the Local Plan makes reference to Local Green Spaces and asks the questions as to whether there are any sites that the Council should consider as Local Green Space designation through the Local Plan.

### Criteria for Designation

**8.10** Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities. Any type of green space could be suitable for designation and may also include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis.

**8.11** This therefore sets out the first requirements for identifying Local Green Space (LGS):

- Any LGS must be consistent with sustainable development objectives and not conflict with the objectives of securing homes, jobs and the provision of essential services.
- Should only be designated when a Local or Neighbourhood Plan is prepared or reviewed;
- Any LGS must be capable of enduring beyond the plan, ie they must be long term designations.

**8.12** National policy also states that designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

**8.13** The proposed designation of spaces must be based on evidence to demonstrate why the green area is demonstrably special to a local community and holds a particular local significance. Blanket designation of all/most green areas or open space within an area is not appropriate.

**8.14** The following criteria has been developed to assist in the process.

Criteria	Explanation of criteria / evidence prompts
1. It will rarely be appropriate to designate spaces that are the subject of a planning permission for development.	Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the planning permission or where planning permission is no longer capable of being implemented. <ul style="list-style-type: none"> <li>• Is the space the subject of a planning permission for development?</li> </ul>
2. It will not be appropriate to designate spaces that are allocated or proposed for development in the Local or Neighbourhood Plan, unless it can be shown that the Local Green Space could be incorporated within the site as part of the allocated development.	The NPPG states that: Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making. <ul style="list-style-type: none"> <li>• The space should be capable of enduring beyond the plan period.</li> <li>• Is the space allocated or proposed to be allocated in a Local or Neighbourhood Plan?</li> <li>• The designation of Local Green Spaces should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.</li> </ul>

Criteria	Explanation of criteria / evidence prompts
3. The space must not be an extensive tract of land and must be local in character	<p>Blanket designation of open countryside adjacent to settlements is not appropriate.</p> <ul style="list-style-type: none"> <li>• Does the space or combination of adjoining spaces “feel” local in character and scale, in respect of the local community that the space serves?</li> <li>• Is the proposed space larger than other areas of land in the vicinity? Is it contained with clearly defined edges?</li> <li>• How does the space connect physically, visually and socially to the local area?</li> </ul>
4. The space must be within close proximity to the community it serves	<p>The space would normally be within easy walking distance of the community it serves.</p> <ul style="list-style-type: none"> <li>• How close is the space to the community it serves?</li> </ul>
5. The space must be demonstrably special to the local community	<p>Blanket designation of all/most green areas or open space within an area is not appropriate. The space must be demonstrably special by consideration of the following;</p> <p>The proposed space is of particular local significance because of its (the space must meet at least one of the following criterion):</p> <ul style="list-style-type: none"> <li>• Beauty</li> <li>• historic significance</li> <li>• recreational value</li> <li>• tranquillity</li> <li>• richness of wildlife</li> </ul> <p>Other relevant evidence?</p> <p>Is the proposal to designate supported by any of the following (Local community groups, the Town/Parish Council parish plan, the Ward member(s), MPS).</p>

Table 8.1

**8.15** The following guidance reflects the local interpretation of national guidance and national planning policy.

- Educational Sites - School and college playing fields and grounds would not normally be suitable for designation. This is because national guidance states that the space must be capable of enduring beyond the plan period. In order to address future needs for school places there may be a need to reconfigure the arrangement of school buildings and playing field. The National Planning Policy Framework states that local planning authorities should give great weight to the need to create, expand or alter schools. Therefore, educational sites (grounds and playing fields) would not normally be suitable for designation.
- Highway Land/Roadside Verges - Highway land/roadside verges would not normally be suitable for designation. This is because national guidance states that the space must be capable of enduring beyond the plan period. Land adjoining an existing highway is the subject of ‘Permitted Development’ rights, which could be used to bring forward development that may be contrary to a Local Green Space designation, but would not require

planning permission to be granted. Highway land may also be utilised in bringing forward future highway/transport schemes. Therefore, highway land/roadside verges would not normally be suitable for designation

- Different types of designations are intended to achieve different purposes. If land is already protected by designation ( National Park, AONB, SSSI, SAM), then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.
- Provided land can meet the criteria at paragraph 77 of the NPPF there is no lower size limit for a Local Green Space.
- Some areas that may be considered for designation as Local Green Space may already have largely unrestricted public access, though even in places like parks there may be some restrictions. However, other land could be considered for designation even if there is no public access (e.g. green areas which are valued because of their wildlife, historic significance and/or beauty). Designation does not in itself confer any rights of public access over what exists at present. Any additional access would be a matter for separate negotiation with land owners, whose legal rights must be respected.
- Provided land can meet the criteria at paragraph 77 of the NPPF there is no lower size limit for a Local Green Space.
- There is no need to designate linear corridors as Local Green Space simply to protect rights of way, which are already protected under other legislation.
- Local Green Space does not need to be in public ownership. However, the local planning authority (in the case of local plan making) or the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. Landowners will have opportunities to make representations in respect of proposals in a draft plan.
- Designating a green area as Local Green Space would give it protection consistent with that in respect of Green Belt, but otherwise there are no new restrictions or obligations on landowners.
- Management of land designated as Local Green Space will remain the responsibility of its owner. If the features that make a green area special and locally significant are to be conserved, how it will be managed in the future is likely to be an important consideration. Local communities can consider how, with the landowner’s agreement, they might be able to get involved, perhaps in partnership with interested organisations that can provide advice or resources.
- Land designated as Local Green Space may potentially also be nominated for listing by the local authority as an Asset of Community Value. Listing gives community interest groups an opportunity to bid if the owner wants to dispose of the land.

**8.16** A number of sites were put forward for Local Green Designation which have been assessed through this study and will inform any designation decisions through the Local Plan . This study which have been assessed as follows: (maps shown in Appendix 7)

Reference Number	Parish	Criteria 1	Criteria 2	Criteria 3	Criteria 4	Criteria 5	Assessment/ Recommendation
BLG1	Banham	The site is currently subject to planning application (yet to be determined)	N/a	The site is currently an agricultural field.	The site comprises 2.5 hectares of land and is located to the western edge of Banham immediately	The parish Council put forward the site to be considered as LGS.	The site is subject to planning permission and upon a positive determination would not be considered for LGS designation.

Reference Number	Parish	Criteria 1	Criteria 2	Criteria 3	Criteria 4	Criteria 5	Assessment/ Recommendation
					adjacent to but outside the Settlement Boundary and in close proximity to Banham Zoo.		
BLGS2	Banham	The site already receives protection under Policy DC11 of the adopted Core Strategy - B9 as amenity Green Space.	N/a	The site in approximately 0.7 ha in size and is currently considered as amenity green space.		The site is situated behind Gaymer Close.	The site already receives protection under Policy DC11 of the adopted Core Strategy - B9 as amenity Green Space. The Council would like to consider it for a community Orchard.
LDLGS3	Little Dunham	N/a	N/a	The site is situated between houses along the Necton Road. The site is laid to grass with boundary fencing to the north and south (adjacent residential properties) and an agricultural view to the east.	The site is in close proximity to the community is serves within the centre of Little Dunham.	The parish Council put forward the site to be considered as LGS.	The site would appear to be a good candidate for LGS or amenity green space.
LDLGS4	Little Dunham	N/a	N/a	The site has well defined boundaries and looks to be a natural woodland/ nature reserve. There are pathways throughout the site which would appear to offer wildlife opportunities.	The site is in close the community is serves within the centre of Little Dunham	The parish Council put forward the site to be considered as LGS.	The site would appear to be a good candidate for LGS.
SCLGS5	Sculpton	The site already receives protection under Policy DC11 of the adopted Core Strategy SC1 - as amenity Green Space.	N/a	Sculpton is a rural parish with a small settlement cluster. The site is situated to the north of the small village of		Considers that Sculpton Mere is a specific area of tranquillity and richness of wildlife and provides recreational value and a great community asset. It is currently run and	The Parish identified the site for LGS but recognised that it already receives protection through Policy DC11 - SC1.

Reference Number	Parish	Criteria 1	Criteria 2	Criteria 3	Criteria 4	Criteria 5	Assessment/ Recommendation
				Scoulton and is accessible by foot for this part of the village (Norwich Road/Back Lane).		managed by volunteers.	
SHLGS6	Shropham	The site already receives protection under Policy DC11 of the adopted Core Strategy SH2 - as outdoor sports and children's play.	N/a	The site is situated centrally in the village and acts is a outdoor sports and children splay facility.	The site is in close the community serves within this part of Shropham	The Parish Council consider that the the playing field, bowling green and children's play area identified on your map should be considered as Local Green Space because they are very special to Shropham and hold particular significance because of their recreational value.	The site already receives protection under Policy DC11 of the adopted Core Strategy SH2 - as outdoor sports and childrens play.
SMLGS7	Swanton Morley	These sites already receives protection under Policy DC11 of the adopted Core Strategy SM1/2 - as amenity Green Space. (4 small pieces of land are treated as one collective site in this assessment)	N/a	The sites provide amenity green space function within the areas surrounding Thompson Close, Middleton Avenue and Gary Drive.	The site is in close the community is serves within this part of Swanton Morley.	Swanton Morley Parish Council consider that open space situated in Thompson Close, Middleton Avenue and Gary Drive meet all the criteria under the NPPF for Local Green Space. The Parish Council consider that the sites to be in good proximity to the community they serve and have a high level of recreation value for local people, local in character and not an extensive tract of land.	These sites already receives protection under Policy DC11 of the adopted Core Strategy SM1/2 - as amenity Green Space.
TLGS8	Thetford	Mundford Road (Gallows Hill)Application 3PL/2011/0805/O has confirmed that Gallows Hill Scheduled Monument has been identified for open space provision in accordance with Policy TH22 of the Thetford Area Action plan. Given its location, it is likely that the site will come forward in the later phases of development.	N/a	The site is currently situated adjacent to Fisons Way employment area and equated to approximately13 ha.	Policy TH22 of the Thetford Area Action Plan provides guidance for improvements to the site without compromising its SAM status.	The site forms part of the western edge to the urban extension for Thetford and would form part of the Green Infrastructure provision as the town grows.	Application 3PL/2011/0805/O has confirmed that Gallows Hill Scheduled Monument has been identified for open space provision in accordance with Policy TH22 of the Thetford Area Action plan. Given its location, it is likely that the site will come forward in the later phases of development.  It is likely that once developed the site could be positively considered as LGS.

Reference Number	Parish	Criteria 1	Criteria 2	Criteria 3	Criteria 4	Criteria 5	Assessment/ Recommendation
TLGS9	Thetford	The Old Dane allotment.	N/a	The site is approximately 0.04 ha in size and is situated to the south of Thetford between the Icknield Way and Bury Road. It is situated between flats on Old Dane Close and Newtown and is linked by a pedestrian access.	The site is in close proximity to the community it serves within this part of Thetford.	In terms of its special qualities, the site is well maintained, with damaged fencing to the sites 9 which include residents' rear gardens. The pathways do include a litter and dog bin.	It is recommended that the site would need significant improvements to its quality prior to it being considered as LGS or amenity space.

**Table 8.2**

**8.17** The assessment above makes recommendations but does not substitute the formal Local Plan process leading to formal designations. These sites will be considered in the site selection process to inform new designations for the relevant policies.

**8.18** There are also a number of sites put forward for Local Green Space through the Local Plan Issues and Options consultation and the accompanying call for sites exercise. They will be fed into the Local Plan process, along with the sites that have been assessed above.

### Additional areas of Open Space

**8.19** There are also additional open space being identified through the parish consultation process and the desktop surveys / site visits during the study. These sites will be included in the parish schedule accompanying this study although further implications on the local plan will need to be assessed against further information, such as the use of the sites, ownership etc.

## 9 Setting and Applying Provision Standards

### 9.1 Existing Provision Standards

**9.1** Within the existing adopted Core Strategy and Development Control Policies DPD, Policy DC11 Open Space provides local requirements for both the retention of existing open space and also requirements for all new developments to either contribute towards or provide on-site open space. This policy is in accordance with the requirements of PPG17 and sets a local standard based on the NPFA 2.4 hectare standard.

**9.2** Whilst Policy DC11 provides a mechanism for ensuring new developments meet the NPFA standards, through the use of developer contributions (s106 agreements) these cannot be used to help meet the existing deficiencies, which have been shown to exist through this audit of provision. In addition, Policy DC11 looks towards providing new open space in the form of outdoor playing space contributions. Whilst this includes both Children's Play and Outdoor Sports Facilities there are limited national policy guidance for other forms of open space.

**9.3** Limitations associated with the existing provision standards and lack of a definitive policy or strategy is as follows:

- Breckland has not completed a quality assessment of open space, sport or recreation within the district;
- Different typologies of 'open space' are not identified therefore running the risk of not being protected;
- Existing NPFA standard of 2.4 ha per 1000 population does not address the rural and urban differences of Breckland;
- In the current climate there is a strong need for housing, therefore contributing to difficulties in resisting proposals to re-develop existing sites.

### 9.2 Standards for Provision and Justification

**9.4** The guidance suggests that standards for open space are best set locally as national standards cannot cater for local circumstances.

**9.5** It is suggested that local standards should include:

- A quantitative component;
- A qualitative component;
- An accessibility component.

#### Quantitative Component

**9.6** Many parishes in Breckland are deficient in outdoor sports and children play areas when compared to the benchmarking standard. In addition, consultation indicated that many local people and community groups felt Breckland is deficient in overall outdoor playing space. To address these deficiencies a higher than NPFA standard for new developments would be required. However, developer contributions ideally should be used to provide facilities for the developments they are provided from as they cannot be used to improve an existing deficit.

#### Quality Component

**9.7** As part of this study a quality audit was undertaken for play and sports facilities. The RoSPA audit in 2006 showed that the quality of children's play areas in terms of equipment and facilities is generally poor throughout the district, and this largely remains unchanged. There has been improvements to some of these play areas, partially through external funding schemes. It is expected that all children's play areas are designed with guidance from NPFA and fulfil the requirements of their relevant category, i.e. LAP, LEAP or NEAP. Where new children's play areas are unable to be provided, current facilities should be improved to meet FIT guidelines.

**9.8** The quality of outdoor sports areas throughout the district is generally identified as between average and poor. All new areas should have provision for parking and changing facilities and be designed in accordance with FIT and Sport England to ensure the highest quality of open space area is provided. Where no new provision is possible, the standards of existing playing fields identified as below average in the audit should be improved.

### Accessibility Component

**9.9** All children's play areas and outdoor sport areas should be accessible to the population it intends to serve.

**9.10** In terms of outdoor sports, all dwellings in major housing areas should be within 1.2km of outdoor sports areas as recommended by FIT. Outdoor sport areas should be located near to public transport routes, have good provision for car parking and have easy access for pedestrians and cycles.

**9.11** In terms of children's play areas, all dwellings in housing areas are expected to be within 100m of a LAP, 400m of a LEAP and 1000m of a NEAP as recommended by FIT.

### 9.3 Assessing existing standard from Policy DC11

**9.12** The existing open space standards are set in DC11 of the adopted Core Strategy and Development Control Policies DPD. Policy DC 11 aims to ensure that all new developments meet the NPFA (now FIT) requirements on open space. It requires 2.4 hectare open space provision per 1,000 population, which equates to 24m<sup>2</sup> of outdoor playing space per person. The 24m<sup>2</sup> is broken down to 16m<sup>2</sup> of outdoor sport area and 8m<sup>2</sup> of children's play space.

**9.13** Evidence and analysis from this study (section 7.1) suggest an increased level of provision of 2.56 hectare per 1000 population, which equates to 25.6 m<sup>2</sup> of outdoor playing space per person. As discussed in section 7.1, this 25.6m<sup>2</sup> is broken down to 17.6m<sup>2</sup> of outdoor sport area and 8m<sup>2</sup> of children's play space.

**9.14** The population resulting from a particular development are calculated using the occupancy rates set out in current policy, which is still considered relevant and correct. From these occupancy rates it is possible to calculate the level of outdoor playing space needs for any given development from the District. The occupancy rates assumptions are listed in the table below:

1 bedroom	1.5 persons
2 bedrooms	2.0 persons
3 bedrooms	2.5 persons
4 bedrooms	3.0 persons
5 bedrooms or more	3.5 persons

**Table 9.1 Occupancy Rates**

**9.15** Based on the above, a worked example for calculations of outdoor playing space and sport provisions are illustrated below.

Number of bedrooms	Outdoor sports needs (m <sup>2</sup> )	Children's Playing Area Needs (m <sup>2</sup> )	Total outdoor playing area needs (m <sup>2</sup> )
1	25.6	N/a	25.6
2	35.2	16	51.2
3	44	20	64
4	52.8	24	76.8
5 or more	61.6	28	89.6

**Table 9.2 Worked Example**

**9.16** Where on-site provision is provided, such space should be of the appropriate type to serve the needs of the development and well related to the proposed residential properties and in accordance with relevant standard.

**9.17** The current policy allows for certain exceptions to the standard, which are considered necessary to remain in place for future open space provision policies. These exceptions are displayed in the following table:

<b>Developments where the Council will seek to apply the play and outdoor sports space standard.</b>	<b>Development that is likely to be considered exceptions to the play and outdoor playing space standards.</b>
All new dwellings	Replacement dwellings (on a one for one basis) i.e. no additional units.
Dwelling gains resulting from new development	Extensions and annexes within the curtilage of a main property for dependent relatives.
Conversion or part conversions creating additional independent residential units with separate facilities	Sheltered housing schemes, nursing homes, controlled hostel accommodation.
Bed-sit accommodation with shared facilities	Temporary permission for mobile homes.
Permanent permission for mobile homes	

**Table 9.3 Summary of Exceptions to Open Space Contributions**

### 9.4 On Site Provision

**9.18** It is recommended that wherever feasible and appropriate, provision of playing space should continue to be accommodated where there is scope within the housing development. As an indication developments of 25 or more would be expected to begin to make an onsite provision for playing space such as children's play areas, however for outdoor sports areas there is a need for group provision from a number of developments to provide a usable area in a convenient location.

**9.19** Where on site provision is provided, such space should be of an appropriate type (to be agreed with the Council) to serve the needs of the development concerned, and well related to the proposed residential properties in accordance with relevant standards.

#### **On-site provision for Children's Play Areas**

**9.20** Within a residential development of 25 or more dwellings priority should be given to the provision of children's play areas since the facility is most likely to be required within an easy reach of dwellings and will be required to conform to the 0.8ha per 1000 people standard in provision of children's play area in accordance with the NPFA standard. Children's playing space requirement should be dependant on size and type of development and suitable ratios for LAPS, LEAPS and NEAPS.

### Worked Example

Based on the recommendations above and similar to the guidance from the current policy on the types of outdoor playing spaces which would be required on different sites, a worked example is set out below to illustrate typical situations of the requirements:

- On sites of 25 dwellings and above - Minimum of 1 Local Area for Play (LAP)
- On sites of 50 dwellings and above - Minimum of 2 LAPs
- On sites of 80 dwellings and above - Minimum of 1 Local Equipped Area for Play (LEAP)
- On sites of 200 dwellings and above - Minimum of 2 LEAPs and Outdoor Sport Area
- On sites of 400 dwellings and above - Minimum of 1 Neighbourhood Equipped Area for Play (NEAP) and Outdoor Sport Area.

### On-Site Provision for Outdoor Sport Areas

**9.21** Due to the large area of space required for outdoor sport areas, they can only be provided on large scale developments. A suitable size for an outdoor sports area is at least 2ha which is large enough for two football pitches. To provide this area on-site would require, in a typical situation, a development of 400 three bedroom houses.

### Maintenance of On Site Playing Space

**9.22** For on-site provision, a fee to cover maintenance for a period of 10 years will be required. Detailed cost information for ongoing maintenance is discussed within the next section - off site provision.

## 9.5 Off Site Provision

### Off-site Provision of Outdoor Playing Space

**9.23** It is not seen as feasible for small developments (typically fewer than 25 dwellings) to provide outdoor playing space on site, therefore a mechanism should be in place where an applicant can provide an appropriate provision by means of a financial contribution for improvements to facilities locally, or the contributions from a number of sites can be grouped together to provide or enhance a facility, benefiting the residences of that parish.

**9.24** However, the newly introduced Community Infrastructure Levy (CIL) regulations restrict the use of generic section 106 tariffs. Under these regulations, authorities will be unable to collect more than 5 contributions towards those generic funding pots under the pooling restriction. Such issues and their impacts on open space provision should be further investigated and addressed through relevant Local Plan policies.

### Open Space Contributions

**9.25** The open space contributions will reflect the cost of providing and/or updating the provision of both children's play and outdoor sports provision, together with the associated ongoing maintenance costs and where necessary the cost of acquiring land.

**9.26** The proposed Local Breckland Open Space Standard of 2.56 ha per 1000 population requires 25.6 sqm for every person on the basis of 8 sqm children's play and 17.6 sqm outdoor sports. Contributions for maintenance and commuted payments will be proportionately based on the cost of laying out and equipping typical areas based on the requirements identified.

**9.27** In deriving an open space contribution there are four constituent parts:

- Children's Play Provision
- Outdoor Sports Provision

- Maintenance
- Land Acquisition

### Children's Play Provision

**9.28** The contributions for maintenance and commuted payments will reflect the local standards of providing children's play areas in accordance with the following requirements:

- A Local Area for Play (LAP)
- A Locally Equipped Area for Play (LEAP)
- A Neighbourhood Equipped Area for Play (NEAP)

**9.29** Costs will include initial implementation costs, ongoing maintenance and a contribution towards a mid-term renewal/refurbishment cost. Full details of costs are provided in Appendix 5. These costs are obtained through referencing the cost guide from the main play equipment supplier and other leading sport facility providers.

### Outdoor Sports Provision

**9.30** Payments in lieu of direct provision of outdoor sports pitches should be proportional depending on the nature of the provision. Forms of outdoor sport provision could include the following:

- MUGA (Multi-Use Games Area)
- Sports Pitches (i.e. Football Pitch)
- Bowling Green
- Tennis Courts
- Parking
- Sports Pavilion / Changing Facility

**9.31** The proposed local open space provision standards should look for an appropriate mix of courts, greens and pitches to enable outdoor sport/recreation for all age groups (from children to adults). The requirement for laying out such areas to be suitable for use for these activities varies according to the nature of the sport. A basic standard of provision is used as assumption to enable potential operators to refine according to specific needs. The developers are normally expected to provide an area in accordance with the nature of the development that is graded level, drained and seeded with grass (if required). In addition there are a maintenance and inspection cost added to the provision.

**9.32** In smaller developments developers could meet this requirement by way of a commuted payment. Details on the commuted sum calculations are provided in the Appendix 5.

### In-lieu of on-site contributions

**9.33** It is recognised that there may be scenarios where the direct provision of open space on-site is not the preferred option. It may be that open space does not represent an efficient use of land in the context of the site location or that there is a deliverable opportunity to secure a more meaningful area of open space that better serves the whole community in close proximity to the application site. Contributions in-lieu of on-site provision will be the exception and will need to be supported by robust evidence from the applicant that on-site provision.

**9.34** Contributions in-lieu of on-site provision can take two forms:

- Form 1 could be for the applicant to provide an alternative site layout the site for open space. This form is acceptable provided the alternative site is well related to existing development and accessible by the community.

- Form 2 could be providing contributions to the Local Planning Authority to secure an alternative site together with funding to enable the site to be laid out to open space together with a contribution to ongoing maintenance costs.

**9.35** The detailed calculation mechanism is provided in appendix 5.

### **Parish Groupings for Offsite Provision (Parish Schedule)**

**9.36** The Council currently collect contributions and allocated to appropriate schemes through a mechanism of parish groupings and locally identified projects. Map 9.1 'Parish Groupings' shows the parish groupings. Parishes have been grouped together by their geography, transport links, population, likelihood of future development and current outdoor playing space provision. Due to the high rates of development in the market towns, the towns have only been grouped with parishes in which current development straddles the parish boundaries.

**9.37** The grouping of parishes should allow funds to be directed to outdoor playing space projects that are accessible to all the people in the grouping. The balance of funds collected from developer contributions can then be bid for by parishes within the grouping for improvements to their existing facilities or the provision of new facilities.

**9.38** When funds for a given parish cumulate to a level sufficient to allow an improvement to the recreational provision for that Parish, they may be released from the District Council. Funds will only be available where the District Council is satisfied that they will be used for recreation provision and or add to existing facilities. Funds cannot be used for more general purposes, such as maintenance or running costs of existing facilities.

**9.39** The Parish Schedule in combination with the Open Space Assessment aims to provide a framework within which improvements to the Outdoor Playing Space provision can be guided. The Open Space Parish Schedule identifies quantitative deficiencies and identifies the location of current outdoor playing space by parish and will work in tandem with the Open Space Assessment which will be updated biennial.

**9.40** It is important to note that the Community Infrastructure Levy (CIL) regulations restrict the use of generic section 106 tariffs in the pooling of contributions which came into affect in April 2015. Authorities will only be able to collect no more than 5 contributions towards specific schemes under the pooling restrictions. In addition updated planning practice guidance ( 6.03.15) states that tariff style obligations should not be sought from small scale developments, which are defined as 10 units or less, and which have a maximum combined floorspace of no more than 1000sqm. Such issues and their impacts on open space provision and the way the Council seeks to fund new and additional provision may need to reviewed.



## 10 Conclusions and Recommendations

**10.1** This assessment provides an update on the previous 2007 assessment, using new population estimates to calculate existing provision. The assessment also includes information on other forms of open space, which do not currently have any national standards.

**10.2** The assessment of outdoor playing space has shown that Breckland District is deficit both quantitatively and qualitatively in outdoor playing space provision. Whilst Breckland's existing policy employ's the NPFA standard of 2.4 ha per 1000 population for developments of over 25 dwellings, and ensures that contributions are sought from all new developments of this size. Whilst this has been successfully in ensuring that appropriate new developments meet the NPFA standards, developer contributions cannot be calculated to address any previous deficit in the wider parish.

**10.3** All new children's play and outdoor sports areas should be designed in accordance with NPFA and Sport England standards to ensure the highest quality of open space area is provided. In terms of outdoor sports, all dwellings in major housing areas must be within 1.2km of outdoor sports areas as recommended by NPFA. Outdoor sport areas must be located near to public transport routes, have good provision for car parking and have easy access for pedestrians and cycles. In terms of children's play areas, all dwellings in housing areas should be within 100m of a LAP, 400m of a LEAP and 1000m of a NEAP as recommended by NPFA.

**10.4** Previous community consultation confirmed the importance open space provision within the District, though there are concerns about quality and variety of existing facilities and future provision of facilities.

**10.5** The audit has highlighted the need for protection of all existing open spaces and updating of maintenance contributions to take in to account current factors.

**10.6** This is the second audit of open space provision within Breckland District, which has highlighted that there are major deficiencies in open space provision across the district, with every parish in the District being deficient in Children's Play. Since the 2007 open space audit, the level of deficit for both outdoor sports facilities and children's play areas has increased across the majority of parishes. This is predominantly due to population increases, with the 2007 audit using population estimates from the 2001 census, whilst this audit has taken the most recent parish population estimates from 2008. However, whilst the deficit in hectares may have increased since the 2007 assessment, a number of improvements have been seen to the existing facilities. This is particularly in relation to children's play areas which have received grants. More detailed information on changes to the open space provision on an individual parish level, may be viewed in the accompanying Parish Schedule.

**10.7** It is important to note that the Community Infrastructure Levy (CIL) regulations restrict the use of generic section 106 tariffs in the pooling of contributions and are due to come into affect in April 2015. Authorities will only be able to collect no more than 5 contributions towards specific schemes under the pooling restrictions. In addition updated planning practice guidance ( 6.03.15) states that tariff style obligations should not be sought from small scale developments, which are defined as 10 units or less, and which have a maximum combined floorspace of no more than 1000sqm. Such issues and their impacts on open space provision and the way the Council seeks to fund new and additional provision may need to reviewed .

**10.8** Summary of Recommendations;

- Focus of provision of new facilities to address quantitative deficits.
- Retain NPFA guidance on size of children's play areas.
- Retain NPFA guidance of walking distances.
- Require on site provision on schemes of 25 houses or more and seek contributions on all schemes of 24 or less in line with the requirements of Policy DC11 Open Space of the adopted Core Strategy but in accordance with updated national guidance.

## 1 Appendix 1: Census 2011

	Census 2011		Census 2011
Ashill	1411	Lynford	179
Attleborough	10482	Lyng	807
Banham	1481	Mattishall	2617
Bawdeswell	828	Merton	133
Beachamwell	339	Mileham	563
Beeston	566	Mundford	1526
Beetley	1396	Narborough	1094
Besthorpe	778	Narford	included with South Acre
Billingford	253	Necton	1923
Bintree	329	New Buckenham	460
Blo' Norton	251	Newton	included with South Acre
Bradenham	700	Nth Elmham	1433
Brettenham	555	Nth Lopham	623
Bridgham	335	Nth Pickenham	472
Brisley	281	Nth Tuddenham	335
Bylaugh	included with sparham	Old Buckenham	1270
Carbrooke	2073	Ovington	256
Caston	443	Oxborough	228
Cockley Cley	232	Quidenham	560
Colkirk	588	Riddlesworth	included with Garboldisham
Cranwich	included with Ickburgh	Rocklands	722
Cranworth	419	Roudham	301
Croxton	445	Rougham	141
Didlington	included with Ickburgh	Saham Toney	1507
Dereham	18609	Scarning	2906
East Tuddenham	517	Scoulton	246
Elsing	244	Shipdham	2057
Foulden	430	Shropham	405
Foxley	285	Snetterton	201
Fransham	433	South Acre	115
Garboldisham	969	South Lopham	393
Garvestone	660	South Pickenham	included with Cockley Cley
Gateley	included with North Elmham	Sparham	341
Gooderstone	363	Sporle	1011
Gt Cressingham	421	Stanfield	162
Gt Dunham	344	Stanford	included with Hilborough
Gt Ellingham	1132	Stow Bedon	290
Gressenhall	1050	Sturston	included with Hilborough
Griston	1540	Swaffham	7258
Guist	250	Swanton Morley	2100
Hardingham	267	Thetford	24340
Harling	2142	Thompson	343
Hilborough	243	Tittleshall	406
Hockering	711	Tottington	included with Hilborough
Hockham	603	Twyford	included with Guist
Hoe	241	Watton	7202
Holme Hale	494	Weasenham All Saints	223
Horningtoft	127	Weasenham St. Peter	169
Ickburgh	309	Weeting	1839
Kempstone	included with Gt Dunham	Wellingham	included with Weasenham
Kenninghall	941	Wendling	313
Kilverstone	included with Brettenham	Whinburgh	342
Lexham	146	Whissonsett	488
Litcham	618	Wretham	374
Lt Cressingham	included with Gt Cressingham	Yaxham	772
Lt Dunham	297		
Lt Ellingham	250		
Longham	224		

Picture 1.1 Census 2011

## 2 Appendix 2: Local Needs Assessment - Summary of Parish Responses

2.1 The following provides parish council response responses to the Open Space consultation

### Ashill Parish Council

2.2 Ashill proposed amenity open space on The Limes and Orchard Close, Cressingham Road. The northern part of site AS4 (allotments) has been granted permission from the land owner to be sold for future development. The parish council do not want to lose the play equipment on the Community Centre Playing Field. It is the intention of the parish council to develop the play area further when funds are available. Land to the north of Goose Green gained outline planning permission in 2012 for residential development (3PL/2006/0441/O).

### Banham Parish Council

2.3 Banham proposed two areas to be considered for Local Green Space

- Land behind Wayland Way (owned by Breckland)
- Land in Kenninghall Road, next to Banham Zoo

2.4 Additionally, there were a number of omissions

- Land behind Pound Close omitted
- Allotments in Cemetery lane at Hunts Corner omitted (NR16 2HL)
- Land marked green to the immediate west of Banham Community Centre should be in red - large equipped play area.

### Beeston Parish Council

2.5 Recommendation of an additional amenity Green Space along Dereham road be considered which is the restoration of the claypit for a Conservation and wildlife project in 2000. Recommendation of a piece of land as a Village Green within the centre of the village along Dereham Road. The site is a maintained piece of land, which includes a parish notice board, grit container, litter bin, seating, parish sign and a number of trees.

### Beetley Parish Council

2.6 The parish council identified:

- An additional area of children's play near the residential area of River View.
- 2 areas of amenity green space

### Besthorpe Parish Council

2.7 The parish council confirm that there are no areas of open space (albeit existing cemeteries and churchyards) within Besthorpe parish. In co-operation with the local authority, the parish council identify three sites for future provision and would like to renew its request for at least one of these to be protected for that purpose. All these sites are located along Norwich Road, but are located outside of the existing settlement boundary for Besthorpe, and are within private ownership. The parish council would like the settlement boundary to remain unchanged.

### Billingford Parish Council

2.8 The parish council suggest 2 areas of natural open - Bintree Woods and Billingford Common, which they would like considered to designate as a open space (both areas have been the subject of long drawn out planning contention involving many local residents). In addition we have the English Heritage scheduled monument area between Billingford Hall, the B1145 and the Wensum. The Wensum itself is a SSSI.

### **Bintree Parish Council**

**2.9** There are two areas in Bintree that in their opinion would qualify.

1. The Playing field
2. The Paddock

### **Brisley Parish Council**

**2.10** The parish council identified additional open space in the Parish which includes amenity land (Jubilee Wood Meadow) and a future play area (3PL/2013/1136/F).

### **Carbrooke Parish Council**

**2.11** There are a number of areas of open space at Blenheim Grange, off the Norwich Road, which is within the parish. These open spaces are currently owed by the consortium of developers but will be transferred to a land management company, Oasis, hopefully in the near future.

**2.12** Within the parish there is inadequate provision of recreational open space, specifically a play area, for Blenheim Grange. The children living on this large new development have no play area within walking distance. There is an area within the Blenheim Grange open spaces which has been allocated as a children's play area, and some funding is available, but the play area has not yet been built.

### **Caston Parish Council**

**2.13** Caston parish council owns two open green spaces: -

1. The Village Green around the war memorial & the village cross areas
2. Coronation Terrace Green two small portions of land fronting the houses at Coronation Terrace. Now fronted by a new hedge.

**2.14** Both these areas of land are important to the village scene and character. The Village Green has a listed monument on it, as well as the war memorial and remembrance seat. The greens are regularly maintained by the parish council and frequently used by the village residents and visitors to the village. In many PC meetings in the past the subject of the lack of a playground in the village has been discussed. There is currently no outside play provision apart from the village school grounds, due to the current lack of an appropriate site in Caston. The village hall can be hired and used for table tennis and events but it is not open all day or free and cannot be accessed without booking.

**2.15** With the popularity of the village school, the reopening of the village pub and new properties being added to the village there may well be a need in the near future for a outside play area/adult gym/open green space for use by the larger community. Also see attached Caston Green Open Spaces Management & Protection Policy 2013.

### **Cockley Cley Parish Council**

**2.16** Cockley parish council has confirmed that they have no comments to make. However, it was brought to the attention of the Council that the land identified as semi natural green space and the playing field is in private ownership. The playing field let on a long lease and the semi natural green space is in the heart of the village, where allowing housing on this land to bulk up the village centre would be welcomed. Current planning policy is hostile to such developments at the moment, but at some future date, the land identified as semi natural green space will have to be improved and developed.

### **Colkirk Parish Council**

**2.17** Colkirk parish council has considered the plan and is happy with the areas designated for open spaces and the categories they fall into.

### **Cranworth Parish Council**

**2.18** Cranworth parish council highlighted additional open space provision in the Parish.

### **Dereham Town Council**

**2.19** Dereham Town Council provided a detailed map of open space provision to consider within the audit, which included additional cemetery land, amenity green space and children's play provision. The Town Council also recommended a large area of land to the south west of the town to be considered for Green Infrastructure provision.

### **Elsing Parish Council**

**2.20** Elsing parish council provided a map of additional of open space provision to consider within the audit, which includes allotments, amenity and Harnser Wood.

### **Garvestone Parish Council**

**2.21** Garvestone, Reymerton & Thuxton parish council responded to the consultation and provided an additional map of opens space provision - a bowling green and public open space which includes a trim trail and football pitch. In the Jubilee year 2012 the site forming the open space and bowling green was dedicated as Thuxton & Garvestone Queen Elizabeth II Field. The open space is owned and managed by Garvestone and Thuxton Village Hall.

### **Gooderstone Parish Council**

**2.22** Gooderstone parish council advised that there are no further public access open spaces other than those marked on the map provided by the Council (cricket pitch and playing field, however there may be a possibility in the future of losing the cricket pitch. If this was to occur a further cricket pitch would be required within Gooderstone Village for the village cricket team to continue. The current provision of open space is sufficient space required to date and there are no plans to date on Local Green Space Designation.

### **Great Dunham Parish Council**

**2.23** Great Dunham parish council provided a map of additional of open space provision to consider within the audit, which includes amenity green space.

### **Griston Parish Council**

**2.24** Griston parish council provided a map of additional of open space provision to consider within the audit, which includes a large recreation space with children's play provision. Attention was also drawn to the application for residential development within the former steel works on Church Road which includes open space provision.

### **Harling Parish Council**

**2.25** Harling parish council provided a map of additional semi-natural green space previously not noted. Additionally, a letter was enclosed from East Harling Recreation Users Associations the management team for the Haring recreation ground) illustrating that the village infrastructure is at risk due to the expansion of the village due to the increase in properties and have been, and yet to be built. The Recreation Ground has QE11 status with Fields in trust and they would like to ensure that other open spaces throughout the village are protected from development.

### **Hilborough Parish Council**

**2.26** Hilborough parish council notes that there are no spaces within the village boundary that could be incorporated in to the audit.

### **Hockham Parish Council**

**2.27** Hockham parish council provided an updated plan illustrating additional allotment land at Chestnut Square(owned by the Parish Council) and along Harling Road(on lease from Hockham Estate). Additionally, playing field land (on lease from Hockham estate).

### **Hoe Parish Council**

**2.28** Hoe parish council provided an updated plan illustrating additional church grounds at Hall Lane, Hoe Rough and How Common. Hoe Rough is open access land which is a nature reserve belonging to Norfolk Wildlife Trust, it is accessible for walking and nature observation. Hoe Common is not common land but is open access land which is a 'poor allotment'; it is held in trust for parishioners of Hoe (although it is open to everybody) and the trust deed and constitution are in the process of being revised. It is available for walking and nature conservation. The other area is only a church yard in respect of the area surrounding the church. It also contains our parish meeting room which is the only communal building in Hoe and is maintained by the civil parish. Immediately adjacent to the meeting room is an area of open ground which has been in the process of renovation for recreation since we extended our meeting room a couple of months ago. It is approximately an eighth of an acre and is the only area in both Hoe and Worthing available for recreational purposes.

**2.29** Our two parishes contain very dispersed settlements and the opportunities for walking are extensive throughout the parishes as well as the two green spaces at Hoe Rough and Hoe Common. There is clearly very limited provision of land where we can meet or play games but we are trying to raise sufficient funds to make the area next to our meeting room suitable for this purpose. There is no other land in either parish which is likely to become available for community use.

### **Holme Hale Parish Council**

**2.30** Hole Hale parish council provided an updated plan illustrating additional areas for allotment and informal recreation and amenity areas. The Parish confirmed that these are currently public accessible open spaces. Overall, given the size and nature of the local population there seems to be adequate current provision of local green space.

### **Horningtoft Parish Council**

**2.31** Hole Hale parish council provided a MAP indicating additional semi natural green space at Dodmans Lane. The parish also noted that it feels that there is inadequate green space within the village and this should be addressed.

### **Kenninghall Parish Council**

**2.32** Kenninghall parish council provided an additional map illustrating the following – The new Village Hall Site (yet to be built, Kenninghall Wood & Hemp Meadow Wood).

### **Lexham Parish Council**

**2.33** Lexham parish council provided additional information that the village benefits from a playground, whilst privately owned by Lexham Estate, is available at all time to use by the public.

### Litcham Parish Council

**2.34** Litcham parish council provided additional mapping illustrating the loss of allotments and additional amenity space within the village.

### Little Dunham Parish Council

**2.35** Little Dunham parish council provided additional information stating that the village benefits from an additional area of natural/semi natural green space and amenity area. The parish would like to see these areas of land designated as Local Green Space. Additionally, the parish feel that there is sufficient open space for the village given its size and that there is enough open space for the foreseeable future.

### Lyng Parish Council

**2.36** Lyng parish council provided additional mapping illustrating additional amenity green space and semi natural green space.

### Mattishall Parish Council

**2.37** Mattishall parish council identified additional areas of opens space:

- A small play area (on land managed by the parish council and leased from Norfolk County Council). This is located in front of the primary school on Dereham Road and is available for public use when the school gates are open and the parish council endeavours to keep it accessible during school holidays between 10 am and 5 pm on weekdays.
- The Council questions whether the church (including land surrounding) counts as an amenity area.
- There has now been a village green developed at the 'old infants' school and playing field'. The land is now owned by the Barlow Charity and have recently demolished the school building at 2, where a children's play area is planned.

**2.38** In respect to future provision of open space provision in the parish, for a large village of around 2,700 residents the parish council feels that it does not have adequate provision of open/green space. The village green is a small space, albeit in a central location, and is gradually being used more by villagers and groups, such as the Youth Café who had a climbing wall there in August for village children to enjoy and the Christmas tree lighting ceremony each December. The school is fortunate to have a large side and back playing field but they are only for school use, Beavers/Cubs/Scouts on the evenings when they meet, and the youth football club at the weekend, they are not available for open access. The parish council aspires to have a community woodland, open playing field space for children to play games such as football freely and a skate park. In 2012, a group of village teenagers approached the parish council to request a skate park but no suitable location has been found, a source of frustration for both parties. No particular locations have been identified to achieve any of these aims.

### Mundford Parish Council

**2.39** Mundford parish council provided additional information that an allotment exists land along Pig Sty Lane.

### Narborough Parish Council

**2.40** Narborough parish council provided additional information in respect to the allotment land. It is advised that the allotments are privately owned and that they are not governed by the allotments act. This land has also been identified for possible development under the LDF. It is requested that the allotment land be re-designated as land for potential development and that is also included within the village envelope for development.

### **Necton Parish Council**

**2.41** Necton parish council confirms that they have no further addition to make on the map that was provided to them by the Council.

### **North Elmham Parish Council**

**2.42** North Elmham parish council provided a map showing existing and new open space provision for the village. These are:

1. Cathedral Meadows – 13ha owned by the parish council in Natural England Higher Level Stewardship Scheme and fully open for public access.
2. Normal chapel: English Heritage Monument managed by the Parish Council, open for public access at reasonable hours.
3. Millennium Wood owned by the parish council and fully open for public access all year round.
4. Jubilee Green Village Green recently purchased by the parish council and fully open for public access all year round.
5. Prince William Wood small area of woodland owned and developed by the parish council and fully open for public access all year round.
6. Bowls Club green Bowls play managed by the Elmham Bowls Club and in private ownership.
7. Allotments owned by Annie Mary Smith Charity and managed by the Parish Council.

### **North Lopham Parish Council**

**2.43** North Lopham parish council provided a map showing existing and new open space provision for the village and additional local information and confirmed that the existing areas are correct.

**2.44** The smaller area in green was identified as being the green space surrounding The Mere in the centre of the village. This has the Village sign and noticeboard and some benches situated around the pond which is fenced off for safety reasons. The larger area identified on the map in red is the village hall. The Lophams Village Hall is well used and set up as a charity. It has a tarmacked parking area and a large grassed area which has in the past been used for football. There used to be some children's play equipment but this has now been dismantled.

**2.45** The village hall is shared by North and South Lopham and is situated between the 2 villages. There is no pedestrian access to it and to prevent vandalism the hall is gated and locked and is only accessible for vehicles by prior arrangement.

**2.46** In response to specific questions;

- The parish council does not consider that there are any missed sites where there is a current public access.
- We consider that there is insufficient open space for children, young adults or adults to partake in any recreational activities in the village. We are aware that a previous group "Lopham Links" did raise funds for play equipment but were unable to secure a safe area to site it.
- The village hall would be an ideal location but the access is dangerous especially for children and pushchair's. The speed limit is 60 mph and stretches of the road are on sharp bends where visibility is poor.
- North Lopham parish council would be delighted if Breckland were able to identify a suitable open space with safe access for recreational purposes as currently there are none.

### North Pickenham Parish Council

**2.47** North Pickenham parish council confirmed that that they have no available spaces in the boundary of North Pickenham that should be included in the audit.

### North Tuddenham Parish Council

**2.48** The parish council have advised that there is an additional 23 acres known as North Tuddenham Common, an important wildlife site. Bernard Matthews own Poppy's Wood and allow full public access there. There is however no other open space or play area, either formal or informal, in the village. It is suggested that due to the village being dissected by the A47 would result in difficulty providing a play area which could be easily accessed by both halves of the village. The parish has never been approached by any clubs or associations who require green space.

### Ovington Parish Council

**2.49** The parish council confirm that the map of open space provision in Ovington is correct

### Saham Toney Parish Council

**2.50** Saham Toney parish council have advised that there is are additional areas of Open Space in the village; Allotments an Bird sanctuary along Cley Lane.

### Scarning Parish Council

**2.51** Scarning parish council has advised that there are three additional areas as annotated on the map provided.

### Scoulton Parish Council

**2.52** Scoulton parish council has advised that there is an additional area of semi-natural green space ' Scoulton Grove'. They are of the opinion that the current provision in inadequate, whilst not aware of any specific need, a general increased provision would be welcomed. Scoulton Mere is recommended for designation as Local Green Space as it is a area of tranquillity and richness in wildlife. Scoulton Grove provided local recreational value and is a great community asset as it is run and managed by community volunteers as a asset to enjoy.

### Shipdham Parish Council

**2.53** parish council identified additional allotment land owned by the parish council known as Dereham End Allotments.

### Shropham Parish Council

**2.54** Shropham parish council conformed existing uses on the playing field and children's play area. This provision at the centre of the village fulfils the needs of the residents and is definitely in the right place. In order to create more of a village centre the village applied successfully under the Local Development Framework for houses to be built on the North and East sides of the playing field. Under the Local Plan the playing field, bowling green and children's play area identified on your map should be considered as Local Green Space because they are very special to Shropham and hold particular significance because of their recreational value.

### Snetterton Parish Council

**2.55** The parish council confirmed that the existing piece of open space for children to play can be related but must be retained.

### South Lopham Parish Council

**2.56** The parish council advised that additional areas should be considered a open space provision in the Parish. These are:

- The grass surrounding the War Memorial
- The grass in front of St Andrew's Church
- The playing field/ open field surrounding the Lophams' Village Hall - there is no play equipment.

**2.57** The Redgrave and Lopham Fen that belongs to South Lopham but is currently let to the Suffolk Wildlife Trust. In respect to views on current provision, it is considered that there is a shortage of play areas/play equipment in the village. Efforts were made in recent years to fund raise for play equipment and to find a suitable site but it proved prohibitively expensive so the project had to be shelved. In respect to views on current demand, it is considered that demand for open spaces will increase as communities increase in size and green facilities diminish. Gardens are likely to decrease in size.

### South Pickenham Parish Council

**2.58** South Pickenham Estate, and has a population of approx. 68. Also as there are no public open spaces though there are a number of walk routes. Approximately 11 children under 18 reside in the village, the council did not consider a great need for a play area, partly due to the fact that most houses have a reasonable sized garden. There are no clubs or societies in the village who might need the use of an open space. It is considered that there is not future demand for open space provision. If this changed in the future, it is hoped that the Estate would consider supplying an area for village use. The Council did strongly agree that any open spaces in other towns or villages should be protected.

### Stow Bedon Parish Council

**2.59** An area of land exists around the sewerage works and belongs to Breckland Council. In response to the other questions, the Council feels, perhaps understandably, that there is not as much open space as they would like, and that as access to footpaths through the countryside becomes more and more difficult, demand is bound to increase, even though there have been no specific requests here.

### Swaffham Parish Council

**2.60** Recommend that a small strip of amenity land is included within the Open Space Assessment between the Paddocks Nursing Home and the Paddocks estate. The inclusion of the open space provision of new development to the South of Swaffham which are currently under development, to be included within the Open Space Assessment. These areas do need to be included as part of the designated open space for the Town.

**2.61** The Town Council are aware that the Football Club are short of pitches as they continue to develop and the local Scouts need a permanent home so that they can locate a scout hut, large enough for secure storage and in order to run activities. There is unused land formerly used by Hammonds School, which would be ideal, but for this particular exercise.

**2.62** The Town Council together with other group members of Advance Swaffham (our Town Plan) back in 2010 considered Swaffham's overall open space provision measured against the National Playing Fields Six Acre Standard, and found it to be considerably short of what the town should have. In 2010, the deficiency was 5.65 ha of outdoor sport and 6.09 ha for children's play areas, a total of 11.74 ha. It would be interesting to note the changes since then, as there is clearly an increased population, but there has been no increase in outdoor sports provision or in children's play areas. An assessment today would therefore show that Swaffham has a large shortfall, possibly larger still than back in 2010. It could be that as we move forward, that the shortfall is addressed by increasing the proportion of open space provision within the Section 106 legal agreements, would be a sensible approach.

**2.63** The final suggestion is in relation to establish a 'park run' in Swaffham, but there is currently a lack of sufficient space with a perimeter of 2 kilometres. The old railway line towards Dereham is currently used for amenity from the old Station to the camp site on Lynn Road and from Northwell Pool past Tumbler Hill to the A47 b-pass. There is a section which runs to Sporle which could be opened up, which would then connect with Peddars Way, making a good circular cycle route back into Swaffham. There is also a branch line running from Tumbler Hill down to the Norwich Road which is currently used for amenity but might be extended to join Peddars Way again on the Pickenham Road. There are large parts of the former Railway Cutting that could be designated open space.

### **Swanton Morley Parish Council**

**2.64** Swanton Morley parish council provided additional information on open space provision in their parish.

- Youth football pitch on Manns Lane (2012/0863)
- Allotment site on Manns Lane (2012/0863)
- An area of green space on Rectory Road which has been granted planning permission but not yet built (3PL/2014/0083/F).

**2.65** It is considered that some areas are well served with open space and some areas are lacking. The latter would include the centre of the village which would include the Bedingfield Estate and the newly developed Liberator Close neither of which have any open space for people to enjoy.

**2.66** Swanton Morley parish council would like to nominate 4 areas of land in Swanton Morley as Local Green Space and are situated in Thompson Close, Middleton Avenue and Gary Drive. These meet all the criteria under the NPPF for Local Green Space. They are in code proximity to the community they serve and have a high level of recreation value for local people., local in character and not an extensive tract of land.

### **Thetford**

**2.67** The town council felt that all areas of open space had been identified. Thetford has a deficiency of 19.37 ha and open space provision has been dictated by development. Thetford has taken over the Thetford Academy/Charles Burrell School and has been inundated with requests for sports usage (particularly swimming). The facility offers additional provision but on a booking basis. Whilst there are open spaces available, it is acknowledged that the play equipment has been underfunded in the past and the issue is currently being handed down to the Town Council to take the burden. Up to 13 play areas will be handed over to Thetford Town Council and funding for equipment is badly needed. It is recommended that Mundford Road (Gallows Hill) should be considered as a Local Green Space (it is acknowledged that it is protected as a site of historic interest. The Old Dane Allotment site should also be designated as Local Green Space.

### **Tittleshall Parish Council**

**2.68** Tittleshall parish council has proposed new open space provision in the parish.

### **Whinburgh Parish Council**

**2.69** The parish council confirm that the existing playing field in the village is correct. Additional open spaces are recommended. These plots were poor Allotments arising from the Enclosure Award, and are "owned" by Westfield Fuel Allotment (registered charity no. 247004). The plot behind Westfield Acre is, we understand, rented out as allotments. The plot further north is Lolly Moor, and is rented to the Norfolk Wildlife Trust who maintain it as a nature reserve. It is understood that there is a footpath surrounding this, and that it is used by the public as an open space.

### Wretham Parish Council

**2.70** The parish council confirm that the existing playing facilities in the village are correct. However, the parish do hope additional open space will be provided if the development of Stonebridge Camp goes ahead there will be some open space there.

**2.71** The Council feels that, although access is available to Forestry Commission land, there is a lack of open space for the use of the community in this parish. The Parish do query open space provision generated for other 'developments'. The parish have been approached by any clubs largely because such clubs do not exist in the parish. What is the point of a football club if there is nowhere for it to play? The Council raise concerns that there is no space to provide a children splay area. Whilst there are not many children living in the parish, but most residents are grandparents, and there is not even anywhere to take them!

**2.72** While we do not have any green space suitable for designation in this parish (the land being principally used for farming or horses), the Council fully agrees with the importance of protecting this land where it exists.

### Yaxham

**2.73** The parish council believes there is a shortfall in provision of open space within the parish of Yaxham for two purposes:

1. allotment provision for Yaxham residents
2. recreational open space, including a children's play area, in Clint Green

**2.74** No suitable sites for these purposes have yet been identified. The Clint Green recreational open space should ideally be located close to the Yaxham school. The provision of allotments is a subject which is frequently brought to the Parish Council's attention. Both allotments and a children's play area in Clint Green were identified by local residents as important issues in the Community Led Plan of 2013.

**2.75** The following Parish Councils did not respond (Attleborough, Bawdeswell, Beachamwell, Blo Norton, Bradenaham, Brettenham, Bylaugh, Cranwich, Croxton, Didlington, East Tuddenham, Foulden, Fransham, Garboldisham, Great Cressingham, Great Ellingham, Gressenhall, Guist, Hardingham, Little Cressingham, Little Ellingham, Longham, Merton, Mileham, Narford, New Buckenham, Newton, Oxborough, Quidenham, Riddlesworth, Rocklands, Roudham, Rougham, South Acre, Sparham, Sporle, Stanfield, Stanford, Sturston, Thompson, Tottington, Tyford, Watton, Weasenahm, Weeting, Wellingham, Wendling, Whissonsett).

### 3 Appendix 3: Children's Play Area Quality Tables





## 4 Appendix 4: Sports Quality Tables

**Environmental Quality Score (A maximum total score of 30 can be awarded to a site for overall site environment (excluding equipment))**

Site Feature	Assessment element & Score	Score 1 or 0
<b>Main Entrance</b>	Easy to Find	
	Safe	
	Clean	
	Well Maintained	
	Litter/dog Bin	
<b>Signage</b>	Welcoming	
	Contact Detail	
	Name of Site	
	Site map	
	Information	
	Well Maintained	
<b>Boundary hedges/gates/fences</b>	Well maintained	
	Clearly defined	
<b>Grass Area</b>	Good cover	
	Well maintained	
	Cleanly cut	
	No weeds	
<b>Seats</b>	Numerous	
	Well maintained	
	Ease of access	
	Provision for disabled	
	Litter bin nearby	
<b>Lighting</b>	Good lighting	
	Well maintained	

<b>Cleanliness</b>	No litter	
	No dog fouling	
	No graffiti	

Table 4.1

**Pitch Quality Score (A maximum total score of 23 can be awarded to a site for total pitch quality)**

Site Feature	Assessment element & Score	
<b>Topography</b>	Flat – <b>Score 5</b>	
	Slight - <b>Score 4</b>	
	Gently - <b>Score 3</b>	
	Moderate - <b>Score 2</b>	
	Sever - <b>Score 1</b>	
<b>Maintenance</b>	<b>Grass Cover</b>	>90% - <b>Score 4</b>
		70-90% - <b>Score 3</b>
		50-70% - <b>Score 2</b>
		<50% - <b>Score 1</b>
	<b>Length of grass</b>	Excellent - <b>Score 4</b>
		Good- <b>Score 3</b>
		Poor - <b>Score 2</b>
		Very poor - <b>Score 1</b>
	<b>Evidence of damage to surface</b>	None - <b>Score 3</b>
		Yes-Some - <b>Score 2</b>
		Yes - Lots - <b>Score 1</b>

	<b>Evidence of unofficial use</b>	None - <b>Score 3</b>
		Yes-Some - <b>Score 2</b>
		Yes - Lots - <b>Score 1</b>
	<b>Cleanliness</b>	No litter - <b>Score 4</b>
		No dog fouling - <b>Score 3</b>
		No graffiti - <b>Score 2</b>
		No chewing gum - <b>Score 1</b>

**Table 4.2**

**Number of pitches (facility Score)**

A point was added to a sites score for every pitch that was found on the site.

**Pavilion Score (A maximum total score of 19 can be awarded to a site for pavillion quality)**

If a site has a pavilion it will generally have a higher score for its users. If a site has no pavilion it will get no score. However, the quality of the pavilion is important; therefore a score for the quality of a sites pavilion was added to the sports quality score.

Site feature	Assessment element & Score	Comments
Pavilion Quality Score	Excellent - <b>Score 5</b>	Permanent Structure with no deficiencies,
	Good - <b>Score 4</b>	Permanent Structure with few deficiencies,
	Average - <b>Score 3</b>	Waterproof building made out of simple materials, has deficiencies,
	Poor - <b>Score 2</b>	Portacabin, and/or in a poor shape with many deficiencies,
	Poor - <b>Score 1</b>	Derelict or nearly derelict, with broken windows and graffiti
Evidence of Vandalism	None - <b>Score 3</b>	
	Yes - some - <b>Score 2</b>	
	Yes - lots - <b>Score 1</b>	
Changing Room	Yes – <b>Score 2</b>	

	No - <b>Score 0</b>	
Equipment Store	Yes – <b>Score 2</b>	
	No - <b>Score 0</b>	
Toilet	Yes – <b>Score 2</b>	
	No - <b>Score 0</b>	
Bar/Social Club	Yes – <b>Score 4</b>	
	No - <b>Score 0</b>	
Floodlighting	Yes – <b>Score 1</b>	
	No - <b>Score 0</b>	

Table 4.3

**Access Quality Score (A maximum total score of 16 can be awarded to a site for total pitch quality)**

Parking	Provided in or nearby - <b>Score 1 or 0</b>
	Adequate spaces - <b>Score 1 or 0</b>
	Clean - <b>Score 1 or 0</b>
	Tidy - <b>Score 1 or 0</b>
	Good condition - <b>Score 1 or 0</b>
	Well signed - <b>Score 1 or 0</b>
	Safe to use - <b>Score 1 or 0</b>
Ease of Access	Easy, <i>wide level paths and tracks, unlocked gates, lighting</i> , <b>Score 2</b>
	Medium, <i>Some difficulty in getting to the site, such as longer tracks that are poorly surfaced</i> , <b>Score 1</b>
	Hard, <i>Tracks in state of disrepair, locked gates, dark alleyways</i> , <b>Score 0</b>
Pedestrian/Cycle Access	Yes, <b>Score 1</b>
	No, <b>Score 0</b>

Disabled Access	Yes, <b>Score 1</b>
	No, <b>Score 0</b>
Links to public transport	Yes, <b>Score 1</b>
	No, <b>Score 0</b>

**Table 4.4**

**Assessment Outcome**

Reference	Parish	Quality of Pitches				Pavilion Quality						Quality of Access				Overall Scores	
		No of Pitches	Topography	Level of Maintenance	Environmental Quality	Floodlighting	Pavilion	Pavilion Quality	Changing Room	Equipment Store	Toilet	Bar/Social Club	Ease of Access	Pedestrian/Cycle Access	Disabled Access		Car Park
AS6	Ashill	2	1	3	2	0	Y	4	2	2	2	4	1	1	1	3	<b>28</b>
A2	Attleborough	2	1	2	2	0	Y	3	0	2	2	0	2	1	0	0	<b>17</b>
A31	Attleborough	2	1	2	2	0	Y	2	0	0	0	0	1	1	0	3	<b>14</b>
A35	Attleborough	1	1	2	2	0	N	0	0	0	0	0	2	1	0	0	<b>10</b>
A4	Attleborough	1	1	3	3	0	Y	3	0	2	0	0	2	1	0	3	<b>19</b>
BA3	Bawdeswell	3	1	3	2	0	Y	5	0	2	2	4	1	0	0	3	<b>26</b>
BI1	Billingford	0	1	2	2	0	Y	4	0	2	2	4	1	1	0	3	<b>22</b>
BR1	Bridgham	1	1	2	2	0	Y	0	0	0	0	0	2	1	0	0	<b>9</b>
BRA2	Bradenham	2	1	3	3	0	Y	5	0	0	2	2	2	2	0	1	<b>23</b>
BRA3	Bradenham	1	1	3	2	0	Y	3	0	2	0	0	2	2	0	0	<b>16</b>
BRS5	Brisley	1	1	3	3	0	Y	3	0	2	2	0	1	1	0	0	<b>17</b>
BS1	Beeston	1	1	2	2	0	Y	4	0	2	2	4	2	2	0	1	<b>23</b>
BT1	Beetley	2	1	2	2	0	Y	3	0	0	2	4	1	1	0	3	<b>21</b>
CC1	Cockley Cley	1	1	2	3	0	N	0	0	0	0	0	1	1	0	0	<b>9</b>
CO1	Colkirk	1	1	3	3	0	N	0	0	0	0	0	1	1	0	0	<b>10</b>
CO8	Colkirk	1	1	3	2	0	Y	4	0	0	2	0	1	1	0	3	<b>18</b>
CRN3	Cranworth	2	1	1.5	1.5	0	Y	3	0	0	0	0	1	2	0	0	<b>12</b>
D23	Dereham	1	1	3	2	1	Y	3	0	2	2	4	2	2	0	2	<b>25</b>
D56	Dereham	1	1	3	2	0	Y	3	2	2	2	0	2	2	0	2	<b>22</b>
D50	Dereham	6	1	2	1.5	1	N	0	0	0	0	0	2	2	2	0	<b>17.5</b>
D51	Dereham	4	1	3	2	1	Y	4	2	2	2	4	2	2	0	3	<b>32</b>
D52	Dereham	8	1	3	3	1	Y	5	2	2	2	4	2	0	1	3	<b>37</b>
D37	Dereham	2	1	2	2	0	N	0	0	0	0	0	2	1	1	3	<b>11</b>
D70	Dereham	1	1	3	2	0	Y	2	0	0	0	0	2	2	0	0	<b>13</b>
EH1	Harling	2	1	2	2	0	Y	5	2	2	2	4	2	1	1	3	<b>29</b>

**Figure 4.1 Sports Quality Table**

Reference	Parish	Quality of Pitches					Pavilion Quality					Quality of Access					Overall Scores
		No of Pitches	Topography	Level of Maintenance	Environmental Quality	Floodlighting	Pavilion	Pavilion Quality	Changing Room	Equipment Store	Toilet	Bar/Social Club	Ease of Access	Pedestrian/Cycle Access	Disabled Access	Car Park	
ET2	E. Tuddenham	1	1	2	2	0	Y	5	0	0	2	4	1	2	0	3	<b>23</b>
G1	Garboldisham	1	1	3	3	0	Y	3	2	2	2	0	2	2	0	1	<b>22</b>
G6	Garboldisham	1	1	2	2	0	Y	3	0	0	2	4	1	0	0	3	<b>19</b>
GC2	Gt. Cressingham	1	0	2	2	0	Y	3	0	2	2	4	1	1	0	0	<b>18</b>
GE1	Gt. Ellingham	1	1	2	2	0	Y	2	0	0	2	0	2	1	0	1	<b>15</b>
GH3	Hockham	2	1	2	2	0	Y	2	0	2	2	4	1	1	0	0	<b>19</b>
GO1	Gooderstone	1	1	2	2	0	N	0	0	0	0	0	1	1	0	0	<b>8</b>
GO4	Gooderstone	1	1	3	3	0	Y	3	2	0	2	0	1	1	0	0	<b>17</b>
GS4	Gressenhall	1	1	3	3	0	Y	4	0	2	0	0	1	1	0	0	<b>16</b>
GS1	Gressenhall	2	1	2	3	0	Y	4	0	2	2	4	1	1	2	3	<b>27</b>
HA1	Hardingham	3	1	2	2	0	N	0	0	0	0	0	1	2	0	0	<b>11</b>
HH1	Holme Hale	1	1	2	2	0	Y	4	0	0	2	4	2	1	0	2	<b>21</b>
HI1	Hilborough	1	1	3	3	0	Y	3	0	0	2	4	2	2	0	3	<b>24</b>
HO5	Hockering	2	1	1	2	0	Y	3	2	0	2	0	1	1	0	0	<b>15</b>
KE1	Kenninghall	1	1	2	2	0	N	0	0	0	0	0	1	1	0	2	<b>10</b>
LD1	Lt Dunham	3	1	3	3	0	N	0	0	0	0	0	1	2	0	0	<b>13</b>
LF2	Fransham	1	1	2	2	0	Y	4	0	0	2	2	1	1	0	2	<b>18</b>
LO3	Longham	1	1	3	3	1	Y	5	0	2	2	4	1	1	0	3	<b>27</b>
LY1	Lyng	2	1	3	3	1	Y	3	0	0	0	4	1	1	0	3	<b>22</b>
LY6	Lyng	1	1	3	3	0	N	0	0	0	0	0	1	1	0	3	<b>13</b>
MA6	Mattishall	2	1	2	2	0	Y	4	2	2	2	4	2	1	1	3	<b>28</b>
MI4	Mileham	0	1	2	2	0	N	0	0	0	0	0	2	2	0	0	<b>9</b>
MU1	Mundford	4	1	2	2	0	Y	4	0	2	2	0	2	2	2	3	<b>26</b>
MU4	Mundford	1	1	3	3	0	Y	3	0	2	0	0	1	2	0	0	<b>16</b>
NA1	Narborough	1	1	3	3	0	Y	5	2	2	2	4	1	1	2	3	<b>30</b>

Figure 4.2 Sports Quality Table

Reference	Parish	Quality of Pitches					Pavilion Quality						Quality of Access				Overall Scores
		No of Pitches	Topography	Level of Maintenance	Environmental Quality	Floodlighting	Pavilion	Pavilion Quality	Changing Room	Equipment Store	Toilet	Bar/Social Club	Ease of Access	Pedestrian/Cycle Access	Disabled Access	Car Park	
NA10	Narborough	1	1	3	3	0	Y	4	0	0	2	0	2	1	0	0	<b>17</b>
NB4	New Buckenham	1	1	2	2	0	Y	5	2	2	2	4	1	1	1	2	<b>26</b>
NB7	New Buckenham	1	1	3	3	0	Y	4	0	2	0	0	2	2	0	2	<b>20</b>
NE1	Necton	2	1	3	3	0	Y	4	2	2	2	4	1	1	0	3	<b>28</b>
NEL5	North Elmham	2	1	3	3	0	Y	5	2	2	2	0	1	1	0	3	<b>24</b>
NEL6	North Elmham	1	1	3	3	0	Y	3	0	0	0	0	1	1	0	3	<b>16</b>
NL1	North Lopham	1	1	2	2	0	Y	4	0	0	2	4	2	1	0	2	<b>21</b>
NP4	North Pickenham	1	1	1	1	0	N	0	0	0	0	0	1	1	0	0	<b>6</b>
OB8	Old Buckenham	1	1	3	3	0	Y	4	2	2	2	0	1	1	0	0	<b>20</b>
R6	Rocklands	2	1	3	3	0	Y	4	2	2	2	4	1	1	0	0	<b>25</b>
SCA2	Scarning	4	1	2	2	0	N	0	0	0	0	0	2	2	0	0	<b>13</b>
SH2	Shropham	1	1	3	3	0	Y	4	2	2	2	4	1	1	0	3	<b>27</b>
SHI1	Shipdham	2	1	1.5	3	1	Y	4	2	2	0	0	1	1	0	2	<b>12.5</b>
SM10	Swanton Morley	1	1	3	3	0	N	0	0	0	0	0	1	1	0	0	<b>10</b>
SM4	Swanton Morley	2	1	2	3	0	Y	5	2	2	2	4	2	1	0	3	<b>29</b>
SM7	Swanton Morley	1	1	3	3	0	Y	3	2	2	2	0	1	1	0	2	<b>21</b>
SM9	Swanton Morley	1	1	3	3	0	Y	3	2	2	0	0	1	1	0	3	<b>20</b>
SP2	Sporle	2	1	2	2	0	Y	2	2	0	0	0	1	1	0	0	<b>13</b>
ST8	Saham Toney	4	1	3	3	1	Y	5	2	2	2	4	2	1	2	3	<b>35</b>
SW2	Swaffham	2	1	3	3	1	Y	4	2	2	2	4	1	0	0	3	<b>28</b>
SW27	Swaffham	2	1	3	3	1	Y	4	2	2	2	4	1	1	0	3	<b>29</b>
SW3	Swaffham	1	1	3	3	1	Y	4	2	2	2	4	1	0	0	3	<b>27</b>
SW4	Swaffham	1	1	3	3	0	Y	3	2	2	2	0	1	0	0	3	<b>21</b>
T105	Thetford	5	1	3	2	0	Y	4	2	2	2	4	2	2	0	3	<b>32</b>
T28	Thetford	11	1	3	3	1	Y	5	2	2	2	2	2	2	2	2	<b>39</b>

Figure 4.3 Sports Quality Table

Reference	Parish	Quality of Pitches				Pavilion Quality						Quality of Access				Overall Scores	
		No of Pitches	Topography	Level of Maintenance	Environmental Quality	Floodlighting	Pavilion	Pavilion Quality	Changing Room	Equipment Store	Toilet	Bar/Social Club	Ease of Access	Pedestrian/Cycle Access	Disabled Access		Car Park
T29	Thetford	1	1	3	3	1	Y	3	2	0	2	0	2	2	2	2	24
T50	Thetford	1	1	2	2	0	N	0	0	0	0	0	2	2	0	2	14
T82	Thetford	1	1	3	3	0	Y	5	2	2	2	4	2	2	2	2	31
T14	Tittleshall	1	1	3	3	0	Y	4	0	2	0	0	2	1	0	0	17
W19	Watton	5	1	3	3	1	Y	5	2	2	2	4	2	1	2	3	36
W21	Watton	0	1	2	2	0	Y	3	2	2	2	4	2	1	2	3	25
W26	Watton	0	1	1	1	0	N	0	0	0	0	0	1	1	0	0	5
WE8	Weeting	1	1	2	2	Y	3	0	0	0	0	0	2	2	0	0	13
WE7	Weeting	1	1	2	2	0	Y	3	0	2	2	4	2	2	0	2	23
WH1	Whinburgh	2	1	2	2	0	Y	2	0	0	0	0	1	1	0	0	11
WHI1	Whissonsett	1	1	3	3	0	N	0	0	0	0	0	1	1	0	3	13
WHI2	Whissonsett	1	1	3	3	0	Y	3	0	2	0	0	1	1	0	3	18
WSP1	Weasenham	1	1	2	2	0	N	0	0	0	0	0	1	1	0	0	8
Y2	Yaxham	1	1	2	2	0	Y	4	0	0	2	4	2	2	2	3	25

Figure 4.4 Sports Quality Table

## 5 Appendix 5: Methodology for Commuted Sums

### 5.1 Play and Sports Facilities

- The calculations are based on information that is gathered through leisure facility suppliers
- IC - Initial cost (include equipment and installation)
- MTC = Average mtc cost + inspections
- RC = Middle year renewal cost (assumes 10 year is middle year and does not take inflation into account)
- Assume installation cost is at 20% of equipment cost
- Inflation - 3%

**5.2** The following appendix provides the indicative costs of providing children's play and sports facilities. This calculations are not intended to provide a comprehensive list of the cost information for of all sports facilities. If specific facilities are needed for a particular off-site provision, separate calculations should be undertaken on a site by site basis.

#### Local Area for Play (LAP)

### 5.3 Description:

Users	Children up to 6 years
Area	An activity zone a minimum of 100m in area with a buffer zone of at least 5 metres.
Features	Small, low-key games area; may include very basic play features and impact absorbing surface where necessary

**Table 5.1**

### 5.4 Costs

<b>Headline Costs</b>	
Initial Cost (IC)	£20,425
Annual Maintenance Cost (MTC)	£627
Middle Year Renewal Cost (RC)	£945
<b>Detailed Costs</b>	
Equipment and installation (incl. junior Swing, see-saw, slide, roundabout and rocker) - assume 20% installation cost (Wicksteed 2014)	$£9,844 \times (1+20\%) = £11,813$
Self closing gate (Wicksteed 2014)	£1,016
Fencing 1.2m (Wicksteed 2014)	£84 /metre
Parents' seat (Wicksteed 2014)	£455

Standard Litter Bin (Wicksteed 2014)	£401
Soft Landscaping (50% grass / 50% Shrubs)	£10 per sqm
Inspection Cost (Wicksteed)	£120
Assumption of safety surfacing area 1-2m FFH	15m <sup>2</sup>
1.4m FFH rubber surfaces	£63 /m <sup>2</sup>
IC = 11,813+(1016+84x40+455+401+10x100)x(1+20%+15x63x1.2)=£20,425	
MTC = 387 +120x2=£627	
RC = 15x63x1.2=£1,134	

**Table 5.2****Local Equipped Area for Play (LEAP)****5.5 Description:**

Users	Children 4-8 years in age
Area	An activity zone a minimum of 400m <sup>2</sup> in area with a buffer zone of at least 10 metres.
Features	5 types of play equipment, small games area and impact absorbing surface where necessary

**Table 5.3****5.6 Costs**

<b>Headline Costs</b>	
Initial Cost (IC)	£62,287
Annual Maintenance Cost (MTC)	£1,149
Middle Year Renewal Cost (RC)	£10,965
<b>Detailed Costs</b>	
Equipment and installation (incl. Swings, see-saw, junior and medium slides, small climber, rota web climber, roundabout and 2xrockers) - assume 20% installation cost (Wicksteed 2014)	29,722x(1+20%)= £35,666
Self closing gate (Wicksteed 2014)	£1,016
Fencing 1.2m (Wicksteed 2014)	£84 /metre
Parents' seats x2 (Wicksteed 2014)	£455x2=£910

Standard Litter Bin (Wicksteed 2014)	£401
Soft Landscaping (50% grass / 50% Shrubs)	£10sqm
Inspection Cost (Wicksteed)	£120
Assumption of safety surfacing area 1-2m FFH	75m <sup>2</sup>
Assumption of safety surfacing area 2-3m FFH	80m <sup>2</sup>
1.4m FFH rubber surfaces	63 /m <sup>2</sup>
2.6m FFH rubber surfaces	78 /m <sup>2</sup>
IC = 35,666+(1,016+84x80+910+401+10x400)x1.2+(75x63+80x78)x1.2=£62,287	
MTC = 909+120x2=£1,149	
RC = (75x63+80x78)x1.2=£10,965	

**Table 5.4**

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

**5.7 Description:**

Users	Caters predominantly for older children
Area	An activity zone a minimum of 1000m <sup>2</sup> in area with a buffer zone of at least 30 metres.
Features	8 types of play equipment, opportunities for ball games and impact absorbing surface where necessary

**Table 5.5**

**5.8 Costs**

<b>Headline Costs</b>	
Initial Cost (IC)	£150,195
Annual Maintenance Cost (MTC)	£4,480
Middle Year Renewal Cost (RC)	£39,420
<b>Detailed Costs</b>	
Equipment and installation (incl. All LEAP equipments, 30m cable way, a themed pay feature) - assume 20% installation cost (Wicksteed 2014)	(29,722+7,394+31,186)x(1+20%)= 81,962

2 Self closing gates (Wicksteed 2014)	£1,016 x2 = £2,032
Fencing 1.2m (Wicksteed 2014)	£84 per metre
Standard Litter Bin (Wicksteed 2014)	£401
2 Parent seats (Wicksteed 2014)	£455x2=£910
Soft Landscaping (50% grass / 50% Shrubs)	£10 /sqm
Inspection Cost (Wicksteed)	£240
Assumption of safety surfacing area 1-2m FFH	150m2
Assumption of safety surfacing area 2-3m FFH	300m2
1.4 FFH rubber surfaces	£63 /m2
2.6 FFH rubber surfaces	£78 /m2
IC = 81,962+(2032+84x127+401+910+10x1000+63x150+78x300)x(1+20%)=£150,195	
MTC = 4000+240x2=£4,480	
RC = (63x150+78x300)x(1+20%)=£39,420	

**Table 5.6****Outdoor Sports****5.9 Multi-Use Games Area (MUGA)**

Description	Multi Sports Arena (36m x 18m), bituminous macadam, surround fencing and goals
Initial Cost (IC)	£50,515
Annual Maintenance Cost (MTC)	£545
Middle Year Renewal Cost (RC)	£40,435
<b>Detailed Costs</b>	
Goal ends /basket ball nets (pair)	3000 (estimated average based on market research)
Fence and Gate	£50 per metre
Installation	20% of material cost

Multi purpose synthetic surface maintenance	Assume 2% of construction cost
Inspection Cost (Wicksteed)	£120
Multi-use pitches	£52/m <sup>2</sup>
IC = (52x36x18+50x(36+18)x2+3000)x1.2=£50,515	
MTC = 305+120x2=£545	
RC = 36x18x52x1.2=£40,435	

**Table 5.7**

**Maintenance**

**5.10** Breckland requires the developers to pay a standard maintenance rate for open space for 10 years. Breckland Council's maintenance of public open space is undertaken by a range of contractors. Based on the nature of the contracts, the table below provides a reasonable cost breakdown with assumptions that are in line with the calculations above.

Maintenance Item	Annual cost	LAP		LEAP		NEAP		MUGA	
		Unit	Cost	Unit	Cost	Unit	Cost	Unit	Cost
Grass cutting	£0.45 per sqm	300	135	1200	540	7464	3359	0	0
Hard Surfaces	£0.19 per sqm	50	9.5	200	38	500	95	648	123.12
Hedgerows	£0.10 per m	40	4	80	8	128	12.8	0	0
Shrub areas	£0.28 per sqm	50	14	200	56	500	140	0	0
Litter bins	£182	1	182	1	182	1	182	1	182
Tree Inspections	£7.00	1	7	2	14	5	35	0	0
Tree Maintenance	£35.36	1	35.4	2	70.72	5	177	0	0
<b>Total</b>		<b>£387</b>		<b>£909</b>		<b>£4000</b>		<b>£305</b>	

**Table 5.8 Typical Annual Maintenance Cost**

**Land Acquisition**

**5.11** There will be situations where delivering off-site open space provision will require the purchase of land. Including an element to address land acquisition is not straightforward as land values vary across the District. Land valuations are available for each market town in Breckland and as a generic valuation across the rural areas. A list of land values were sought from the District Valuer

**5.12** For commuted sums an assessment will be made at the time of the planning application of the appropriate cost of acquiring land to fulfil the requirement for open space in the same parish or group of local parishes. The valuation will reflect the local housing market and ensure that the Council or a partner organisation would be able to purchase the land like for like. A residential land value will enable the acquisition of land within settlement boundaries and for larger areas of land adjoining the boundary where a considerable hope value for residential often exists. In some circumstances, particularly when the hope value might be complex, valuation may need to be sought from the District Valuer on an ad-hoc basis for specific schemes.

### Land Values

**5.13** The land value for commuted sum calculation will be based on typical land values in representative sites located in the Local Plan for recreational uses, which is provided by the District Valuer. In certain circumstances, especially when the land value cannot be agreed, it might be more appropriate for the land value to be commissioned on an ad-hoc basis at the expenses of the developer.

**5.14** In addition to buying allocated land for primarily recreational uses there will be a need to secure additional areas for children's play close to residential areas, therefore, acquisition of such land will generate a requirement for full residential land values.

**5.15** The full residential land values provided by the District Valuer (2015) are as follows:

£/ha	Average residential land values	Average fringe land values (no hope value)
Thetford	£675,000	£56,000
Dereham	£725,000	£58,000
Attleborough	£925,000	£60,000
Swaffham	£562,500	£52,000
Watton	£437,500	£50,000
Villages	£700,000	£55,000

**Table 5.9**

**5.16** Therefore if LAPs and LEAPs are provided at sites for full residential land value – 4800 m<sup>2</sup> out of 2.4 hectares (20% ) should be provided at residential land value. The calculation is illustrated below:

£/ha	Residential Value (20%)	Recreational Value (80%)	Average (weighted)
Thetford	£675,000	£56,000	£181,800
Dereham	£725,000	£58,000	£191,400
Attleborough	£925,000	£60,000	£233,000

Swaffham	£562,500	£52,000	£154,100
Watton	£437,500	£50,000	£127,500
Villages	£700,000	£55,000	£184,000

**Table 5.10**

**5.17** The land values used for off-site recreational open space acquisition therefore should be:

**Attleborough: £233,000 per Hectare**

**Dereham: £191,400 per Hectare**

**Swaffham: £154,100 per Hectare**

**Watton: £127,500 per Hectare**

**Thetford: £181,800 per Hectare**

**All other villages: £184,000 per Hectare**

## 6 Appendix 6: Assessment Proformas

### 6.1 Assessment Proforma for Overall Site Environmental Condition & Access

Site Name	
Site ID number	
Address	
Date of Survey	
Surveyed by	
Use	

Table 6.1

Site Feature	Assessment Element	Score (1 or 0)	Comments
<b>Environmental Quality</b>			
<b>Main Entrance</b>	Easy to Find		
	Safe		
	Clean		
	Well Maintained		
	Litter/dog Bin		
<b>Signage</b>	Welcoming		
	Contact Detail		
	Name of Site		
	Site map		
	Information		
	Well Maintained		
<b>Boundary hedges/gates/fences</b>	Well maintained		
	Clearly defined		
<b>Grass Area</b>	Good cover		
	Well maintained		
	Cleanly cut		

Site Feature	Assessment Element	Score (1 or 0)	Comments
	No weeds		
<b>Bins</b>	Present		
	Well maintained		
	Covers on		
<b>Seats</b>	Numerous		
	Well maintained		
	Ease of access		
	Provision for disabled		
	Litter bin nearby		
<b>Lighting</b>	Good lighting		
	Well maintained		
<b>Cleanliness</b>	No litter		
	No dog fouling		
	No graffiti		
<b>Environmental Quality Total</b>			
<b>Access</b>			
<b>Parking</b>	Provided in or nearby		
	Adequate spaces		
	Clean		
	Tidy		
	Good condition		
	Well signed		
	Safe to use		
	Other		
<b>Disabled access</b>	Yes (1)		

Site Feature	Assessment Element	Score (1 or 0)	Comments
	No (0)		
<b>Pedestrian and cycle access</b>	Yes (1)		
	No (0)		
<b>Ease of Access (see sheet)</b>	Easy		
	Moderate		
	Hard		
<b>Links to Public Transport (GIS)</b>	Yes (1)		
	No (0)		
<b>Access total</b>			
<b>Total Site Conditions</b>			

Table 6.2 Assessment Criteria - Site Environmental Condition &amp; Access

## 6.2 Assessment proforma - Criteria for Play facilities

Site overall (Excluding Equipment)	Max Score	Actual Score
Social Safety	4	
Physical Safety	4	
Pollution Free	1	
Noise Free	2	
Min of Two gates (Pedestrian)	3	
Gates suitable for wheelchairs	2	
Vehicle access gate	1	
Emergency vehicle access	2	
Age Separation	4	
Ground Contours	3	
Shade Present	1	
Shelter (all ages)	2	

<b>Site overall (Excluding Equipment)</b>	<b>Max Score</b>	<b>Actual Score</b>
Access for disabled	3	
Adult Seats	3	
Suitable litter bins	1	
Locally related	3	
Use of planting	2	
Wild Flowers	3	
Trees	3	
Long Grass	3	
Appropriate signage	1	
Open Space	3	
Wheelchair friendly surfacing linking items	4	
<b>Total</b>	<b>55</b>	
Excellent = 42+ Good = 31-41 Average = 24-30 Below Average 15-23 Poor = <15		

**Table 6.3 Overall Site Assessment for Play**

<b>Ambience</b>	<b>Max Score</b>	<b>Actual Score</b>
Visual Appeal	10	
Condition (Litter and graffiti)	2	
Layout	2	
<b>Total</b>	<b>14</b>	
Excellent= 10 Good= 8-10 Average=6-7		

Ambience	Max Score	Actual Score
Below Average= 4-5 Poor= <4		

Table 6.4 Overall Ambience Assessment

Toddlers play	Max Score	Actual Score
Balancing	1	
Crawling (short tunnels etc)	1	
Rocking	1	
Rotating	1	
Sliding	1	
Swinging	1	
Sand Play	6	
Water Play	6	
Sensory Items	3	
Textural Variety	2	
3+ Primary Colours	2	
Toddler seating	1	
Imaginative play (Area lending to use of Childs imagination)	5	
Interactive ability (Items encouraging group play)	2	
Parental Seating (in Toddler section)	1	
Total	34	
Excellent= 22+ Good= 18-22 Average= 13-17 Below Average=9-13 Poor=<9		

Table 6.5 Overall Toddlers Play Assessment

<b>Juniors play</b>	<b>Max Score</b>	<b>Actual Score</b>
Balancing	2	
Crawling (short tunnels etc)	1	
Rocking	1	
Rotating	1	
Rotating (Multi User i.e. roundabouts etc)	2	
Rocking and rotating (Mobilus, Waltz etc)	4	
Sliding Conventional (i.e. slide etc)	1	
Sliding (fireman's pole etc)	1	
Swinging (Single)	1	
Gliding (Aerial runways etc)	2	
Hanging	1	
Climbing	2	
Gymnastics	1	
Agility (Clatter bridges etc)	2	
Ball Play (Basketball/netball/football)	4	
Sand Play	4	
Water Play	4	
Sensory items	2	
Textural variety	2	
Wheeled Play (for bikes, skateboard etc)	6	
3+ Primary Colours	1	
Interactive ability (items encouraging group play)	4	
Junior Seating	1	
Imaginative play (Area leading to use of children's imagination)	4	
Educational Play (abacus etc)	1	
Ground Graphics (Hopscotch etc)	2	

<b>Juniors play</b>	<b>Max Score</b>	<b>Actual Score</b>
Total	58	
Excellent=40+ Good= 32-40 Average= 26-31 Below Average= 15-25 Poor= <15		

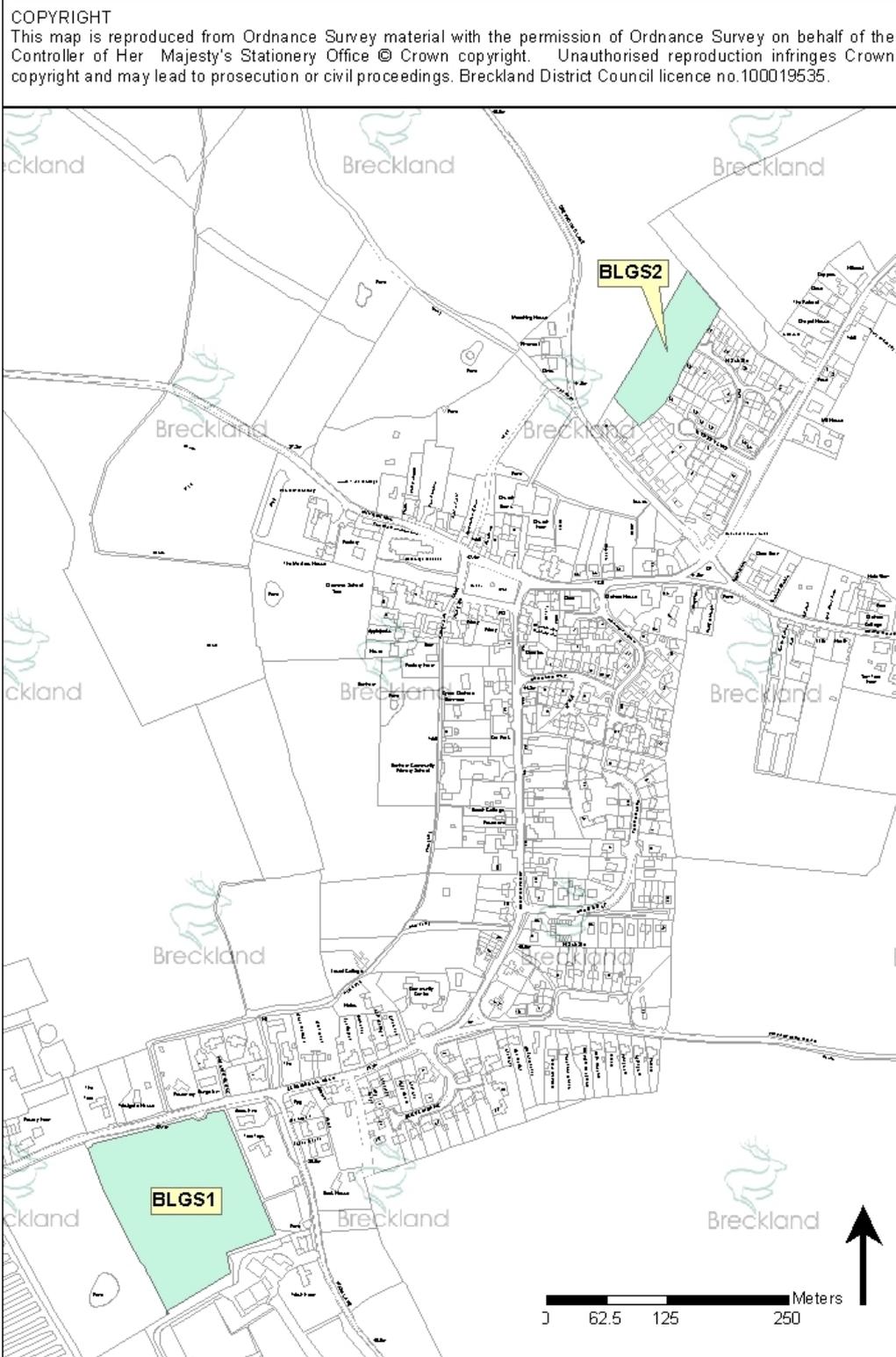
**Table 6.6 Overall Juniors Play Assessment**

<b>Teenagers play</b>	<b>Max Score</b>	<b>Actual Score</b>
Interactive ability (items encouraging group play)	4	
Sports simulation/ Dynamic equipment/competition	4	
Cardio-vascular/ Muscular development	4	
Rocking and rotating (Mobilus, Waltz etc)	4	
Swinging (Group)	4	
Gliding (Aerial runways etc)	3	
Climbing (Climbing Walls etc)	2	
Textural Variety	2	
Scent (From Planting)	2	
Teenage Seating areas/shelters	6	
Ball Play (Basketball/netball/football etc)	6	
Wheeled Play (for bikes, skateboards etc)	6	
Total	58	
Excellent=34= Good=24-33 Average= 17-23 Below Average= 10-16		

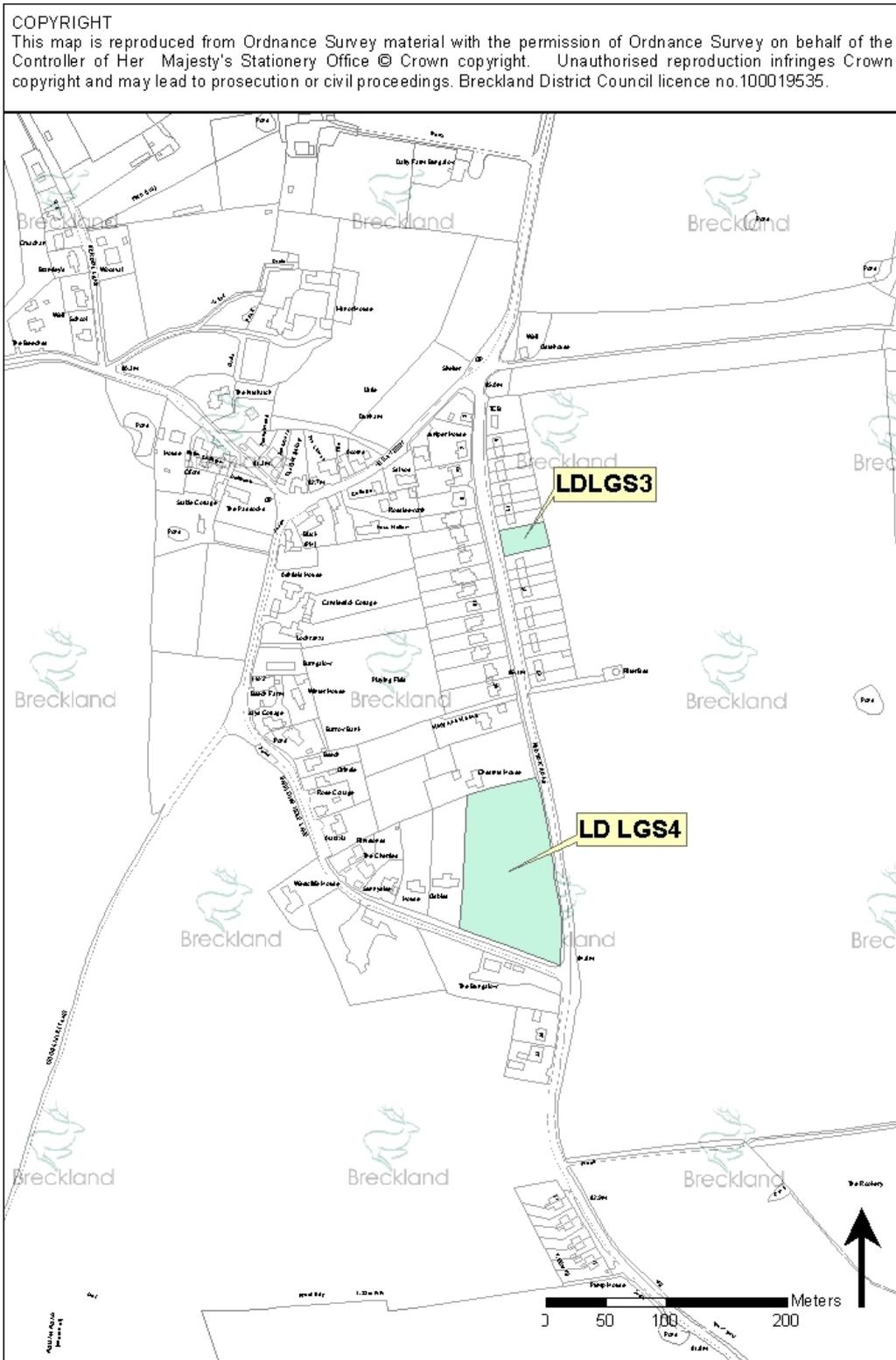
Teenagers play	Max Score	Actual Score
Poor=<10		

**Table 6.7 Overall Teenagers Play Assessment**

## 7 Appendix 7: Sites put forward for Local Green Space



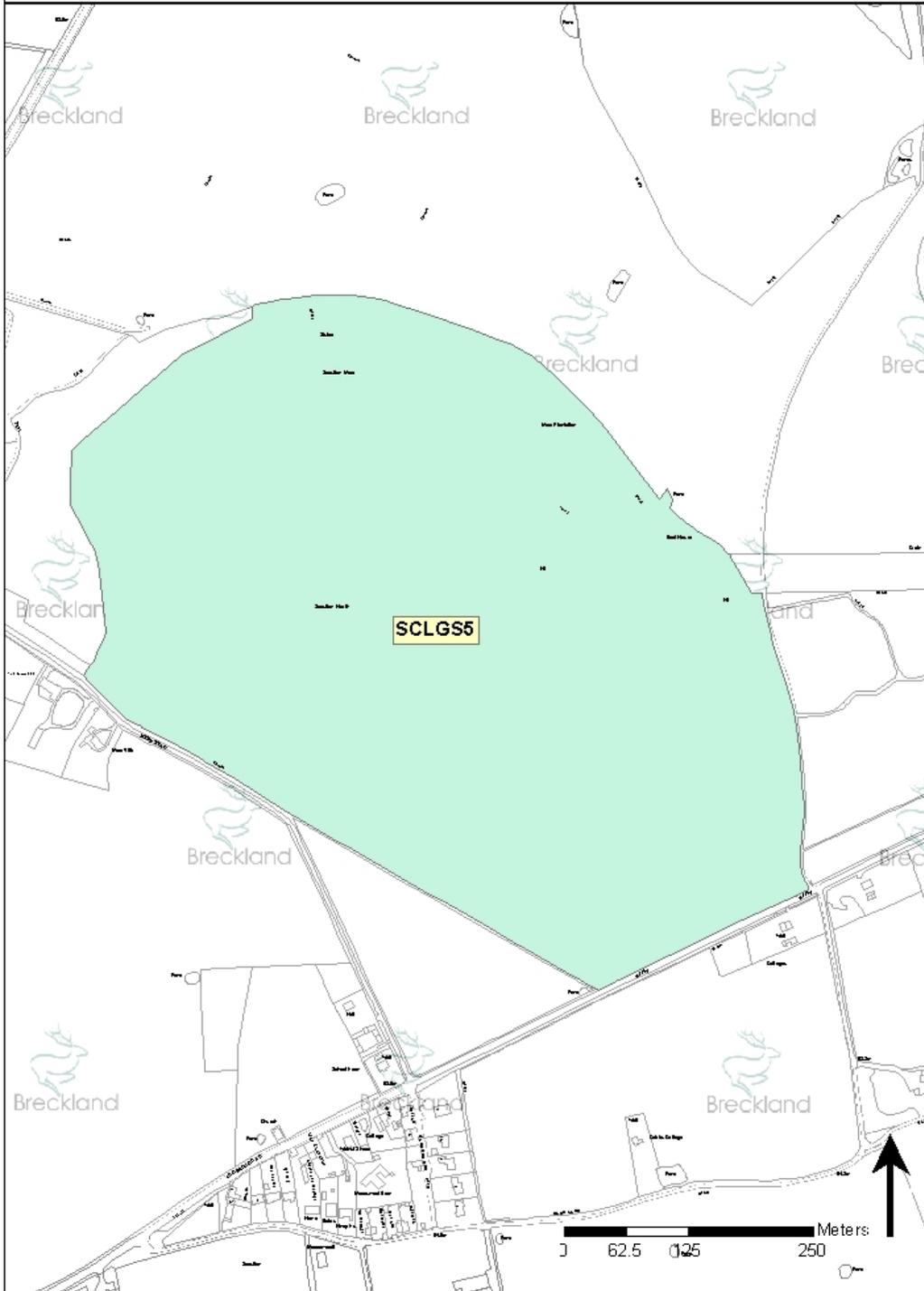
Picture 7.1 Suggested LGS - Banham



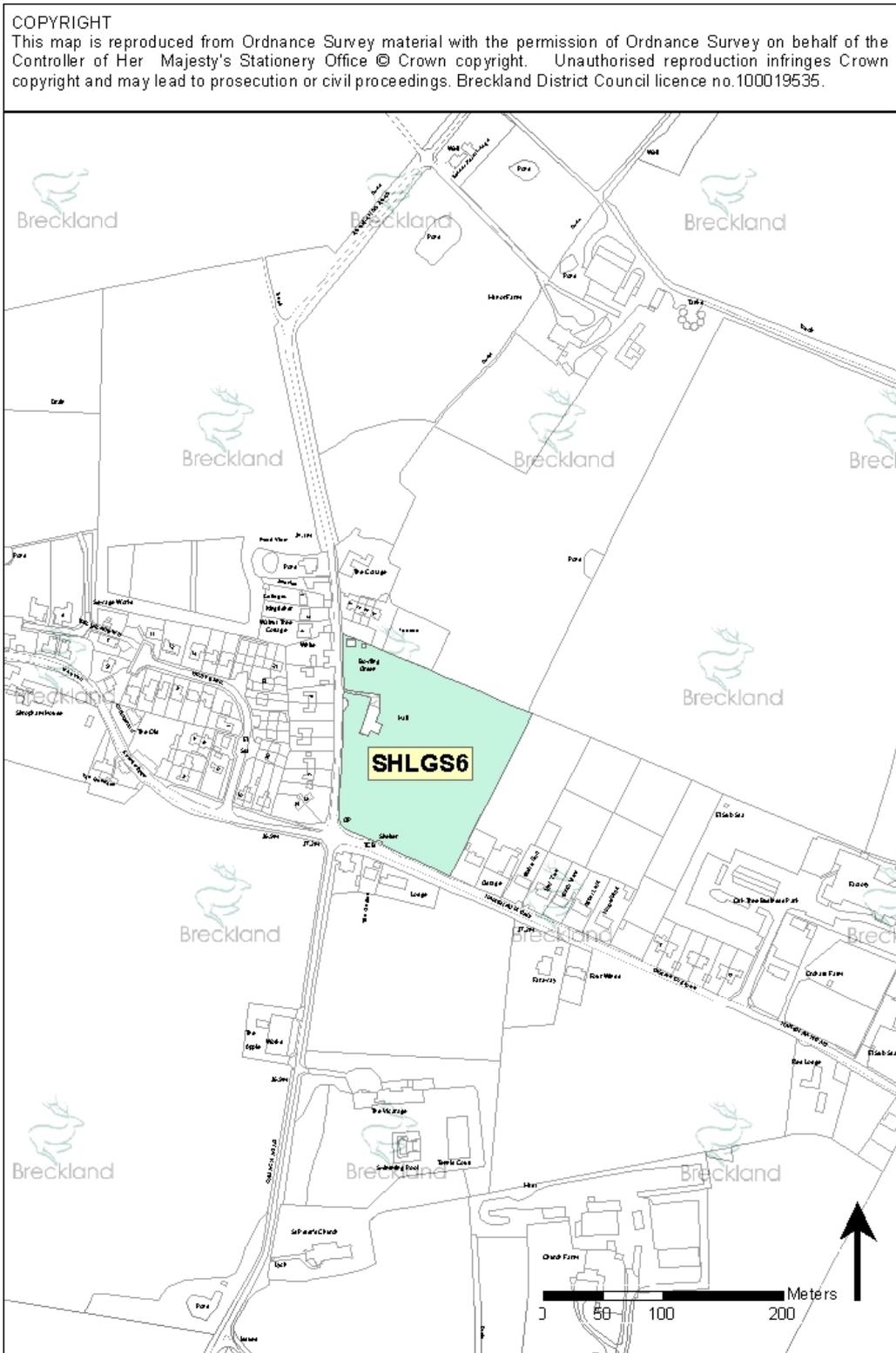
Picture 7.2 Suggested LGS - Little Dunham

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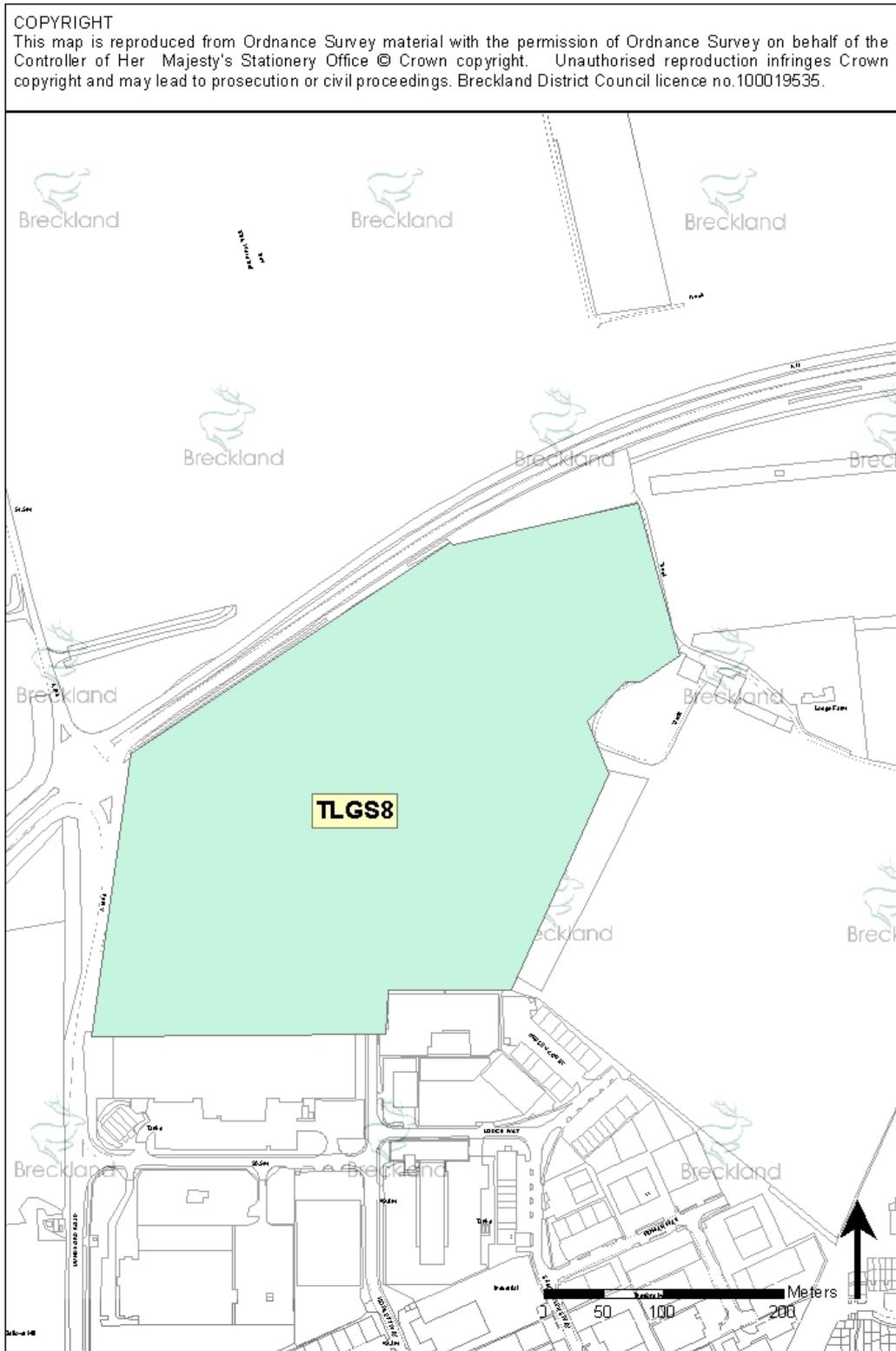


**Picture 7.3 Suggested LGS - Scoulton**



Picture 7.4 Suggested LGS - Shropham





Picture 7.6 Suggested LGS - Thetford 1

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Picture 7.7 Suggested LGS - Thetford 2

## 8 Overall Site Quality Assessment



