

REDDITCH BOROUGH COUNCIL



*making  
a  
difference*

[www.redditchbc.gov.uk](http://www.redditchbc.gov.uk)

# Supplementary Planning Document



# Open Space Provision

Adopted: 17 September 07

This and other Local Development Framework documents can be made available in large copy print, audio cassette, Braille or languages other than English. If you require the document in one of these formats please contact:

Suzanne Bennett, Communications Manager,  
Redditch Borough Council, Town Hall,  
Walter Stranz Square, Redditch, Worcestershire B98 8AH  
Email: [suzanne.bennett@redditchbc.gov.uk](mailto:suzanne.bennett@redditchbc.gov.uk)

If you need help communicating in English, please contact Ethnic Access Link: Tel. 01905 25121

Urdu اگر آپ کو انگریزی میں بات چیت کرنے میں مدد درکار ہے تو 'اتھنک ایکسیس لنک' کو اس نمبر پر فون کیجئے 01905 25121

Punjabi ਜੇ ਤੁਸੀਂ ਅੰਗਰੇਜ਼ੀ ਵਿੱਚ ਗੱਲ ਕਰਨ ਲਈ ਮੱਦਦ ਚਾਹੁੰਦੇ ਹੋ ਤਾਂ 'ਐਥਨਿਕ ਐਕਸੈੱਸ ਲਿੰਕ' ਨੂੰ 01905 25121 ਨੰਬਰ ਉੱਤੇ ਫੋਨ ਕਰੋ।

Bengali ইংরেজীতে যোগাযোগ করতে সহায়তার প্রয়োজন হলে দয়া করে 'এথনিক এক্সেস লিঙ্ক' এর সঙ্গে 01905 25121 নম্বরে ফোনে যোগাযোগ করুন।

# Supplementary Planning Document

## Open Space Provision

### Contents

1. Introduction	1
2. Overarching Policy Background	4
3. Other relevant planning guidance	8
4. Understanding the issues:	11
4.1 Open space definition	11
4.2 Informal Unrestricted Open Space	11
4.3 Playing pitches	12
4.4 Play Areas	13
4.5 Supporting issues to consider for provision in Redditch Borough	15
4.6 What are the key principles?	15
5. Methodology for calculating type of provision and level of developer contribution:	17
5.1 Playing Pitches	17
5.2 Play Areas	20
5.3 Informal Unrestricted Open Space	22
5.4 Maintenance	23
6. Securing the provision	25
7. Spending developer contributions	26
Appendix 1 – Redditch in relation to the West Midlands region	27
Appendix 2 – Redditch Borough Council informal unrestricted open space provision	28
Appendix 3 – Redditch Borough Council playing pitch provision	29
Appendix 4 – Redditch Borough Council play area provision	34
Appendix 5 – Methodology for calculating playing pitch requirement and off-site development contributions – a worked example	38
Appendix 6 – Methodology for calculating the play area requirement - a worked example	40
Appendix 7 – Methodology for calculating the informal unrestricted open space requirement and off-site development contributions – a worked example	42

Appendix 8 – Commuted sum rates for informal unrestricted open space in lieu of on-site provision (£/sq.m)	44
--	----

Sources of Information	45
------------------------	----

### **Tables**

Table 1: Average Dwelling Occupancy	17
Table 2: Average Child Occupancy	20
Table 3: Hectares of open space by ward	28
Table 4: Total number, size and location of playing pitches in Redditch	29
Table 5: Total amount of playing pitches broken down by ward	32
Table 6: Total number and size of playing pitches	32
Table 7: Identifying any surpluses or shortfalls in playing pitches	33
Table 8: Number and size of equipped play areas	34
Table 9: Categorisation of 47 equipped play areas in relation to wards	34
Table 10: Total amount of (47) equipped play areas in each ward	36
Table 11: Categorisation of informal kick about areas in each ward	36
Table 12: Total amount of informal kick about areas within each ward	37
Table 13: Commuted Sum rates	44

### **Figures**

Figure 1: Arrow Valley Park 1	12
Figure 2: Arrow Valley Park 2	12
Figure 3: Artificial Playing Pitch	13
Figure 4: Playing Field	13
Figure 5: Oak Tree Avenue Play area	14
Figure 6: Arrow Valley Countryside Centre	14
Figure 7: Boulders in Arrow Valley Countryside Centre	14
Figure 8: Brockhill Park	14
Figure 9: Redditch in relation to the West Midlands	27

## **1. Introduction**

- 1.1 Planning Policy Statement 1 (PPS1) sets out the overarching planning policies for the delivery of sustainable development through the planning system. PPS1 states:

*Sustainable development is the core principle underpinning planning. At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone now and for future generations. (Paragraph 3, PPS1)*

- 1.2 The provision and location of informal unrestricted open spaces underpins people's quality of life. The benefits of exercise to individuals are extensive and, consequently, the correct provision and access to informal unrestricted open spaces is an essential component of achieving elements of sustainable development.

### **Purpose of SPD**

- 1.3 The purpose of this Supplementary Planning Document (SPD) is to provide more detailed guidance on Policy R.3 'Provision of Informal Unrestricted Open Spaces', Policy R.4 'Provision and Location of Children's Play Areas', and Policy R.5 'Playing pitch provision' of the Borough of Redditch Local Plan No.3 (LP No.3). LP No.3 sets standards for the provision of informal unrestricted open spaces in relation to new housing development.
- 1.4 The SPD will be considered alongside the Borough of Redditch LP No.3, Open Space Needs Assessment (2005), Worcestershire Playing Pitch Strategy (2002) and other relevant policy and material considerations in the determination of planning applications for development. It should be used by all those in planning and development processes and applicants will be expected to demonstrate due regard to its content in their proposals for development.

### **Structure of SPD**

- 1.5 This SPD initially provides detail on the overarching policy background which has helped to inform its production. The document then outlines the key issues in relation to the various types of informal unrestricted open space within the Borough. The methodology for calculating the type of provision to be provided by the developer is sub-divided into the three components of informal unrestricted open space, these being:
- Playing pitches, (worked example in Appendix 5);
  - Play areas, (worked example in Appendix 6);
  - Informal unrestricted open space (every other type of informal unrestricted open space excluding playing pitches and play areas), (worked example in Appendix 7).

- 1.6 The reason for the sub-division relates to the slightly different nature of each calculation. Worked examples of a theoretical scheme are located in Appendices 5, 6 and 7. The worked examples relate to the same scheme but have been sub-divided in order to illustrate how the development contributions should be calculated.
- 1.7 The SPD subsequently details how the provision of contributions will be secured and how development contributions will be spent.

### **Objectives of SPD**

- 1.8 To ensure, within new development that there is sufficient availability of, the various forms of informal unrestricted open space in appropriate locations.**

Reason: Baseline information regarding open space indicates that some wards have a deficiency of informal unrestricted open space in relation to the Borough standard. The SPD should make clear that each proposal should be considered on merit and relating to the surrounding context of the area. If it is deemed that there is insufficient supply of any type of the various forms of open space, on site provision should always be sought first.

- 1.9 To ensure, where appropriate, that suitable commuted sums are made in-lieu of, or as well as, informal unrestricted open space provision.**

Reason: Baseline information indicates that within some wards there is a surplus of informal unrestricted open space set against the Borough standard. The Open Space Needs Assessment states that any surpluses of informal unrestricted open space should be maintained. Where it is considered that there are sufficient facilities close to a proposal, an appropriate commuted sum should be made, e.g. improvement/maintenance of existing facilities.

- 1.10 To ensure, where appropriate, that suitable commuted sums are made in-lieu of, or as well as, playing pitch provision.**

Reason: Baseline information indicates that there is a sufficient supply of some types of playing pitch within the Borough. If it is decided that there is a sufficient supply of playing pitch(s) within suitable proximity to the proposal, an appropriate commuted sum should be made, e.g. improvement/maintenance of existing facilities.

- 1.11 To ensure, where appropriate, suitable commuted sums are made in-lieu of, or as well as, play area provision.**

Reason: Baseline information indicates there is a large supply of play areas within the Borough. If it is decided that there is sufficient supply of play areas in close proximity to the application site, an appropriate commuted sum should be made in-lieu of play area provision, related to improvement/maintenance of existing facilities.

### **1.12 To ensure, maximum regard to biodiversity issues.**

Reason: To protect and enhance all aspects of the natural environment and reduce any negative impacts.

#### **Additional information**

1.13 The SPD also deals with planning obligations by developers and is therefore subject to criteria in Circular 5/2005. This requires a planning obligation to be:

- Relevant to planning;
- Necessary to make the proposed development acceptable in planning terms;
- Directly related to the proposed development;
- Fairly and reasonably related in scale;
- Reasonable in all other respects.

1.14 The Government also requires SPDs to be subject to a Sustainability Appraisal (SA) at all stages of preparation. This SA provides an assessment of the economic, environmental and social impacts of the strategies and policies contained within this SPD, in order to ensure that it contributes to the process of sustainable development. A SA is produced with this SPD.

## 2. Overarching Policy Background

- 2.1 This SPD aims to complement the framework set by national and regional guidance. The most relevant documents are summarised below.

### National Policy

#### Planning Policy Statement 1 (PPS1) Delivering Sustainable Development (2005)

- 2.2 This outlines several aims for facilitating and promoting sustainable development. Of particular importance to the provision of informal unrestricted open spaces is the need to ensure high quality development, and improve quality of life.

#### Planning Policy Statement 3 (PPS 3): Housing (2006)

- 2.3 This sets out Government guidance on a range of issues relating to housing. The guidance outlines the requirement for a sustainable approach to development by building in ways which exploit and deliver accessibility to a range of services including that of leisure facilities.

#### Planning Policy Statement 9 (PPS 9): Biodiversity and Geological Conservation (2005)

- 2.4 This sets out Government guidance on protection of biodiversity and geological conservation within the planning system. In accordance with Planning Policy Statement 9 'Biodiversity and Geological Conservation' Redditch Borough Council will seek to encourage development proposals where the principal objective is to conserve or enhance biodiversity and geological conservation interests. The aim of planning decisions will be to prevent harm to biodiversity and geological conservation interests.

In relation to open space it is stated that *networks of natural habitats provide a valuable resource...Such networks should be protected from development and, where possible, strengthened by or integrated within it. This may be done as part of a wider strategy for the protection and extension of open space and access routes... including those within urban areas.* In relation to this SPD it is important to ensure that any creation or improvements to informal unrestricted open space aim to protect and enhance biodiversity.

#### Planning Policy Guidance 17 (PPG17): Planning for Open Space, Sport and Recreation (2002)

- 2.5 This identifies planning obligations as a means of remediation of local deficiencies in the quantity or quality of recreational facilities. It is considered appropriate for authorities to seek planning obligations where the quantity or quality of provision is inadequate or under threat, or where new development will increase local needs. This is of particular importance to the provision of informal unrestricted open spaces.



### Circular 5/2005

- 2.6 Outlines the circumstances in which local authorities can legitimately seek development contributions. The requirements for obtaining a planning obligation are listed in the introduction of this SPD.

### Regional Policy

#### West Midlands Regional Spatial Strategy (RSS11) (2004)

- 2.7 RSS11 Policy QE4 (Greenery, Urban Greenspace and Public Spaces) requires Local Authorities to undertake assessments of local need and audits of provision, and develop suitable strategies for Greenspace in order to ensure they are accessible and of high quality. Within Policy QE4, there is an emphasis on *maintaining and enhancing sports, playing fields and recreational grounds*. Redditch Borough Council has undertaken an Open Space Needs Assessment, which contains a number of audits and assessments of open space which relate to the provision and location of informal unrestricted open space. RSS 11 Policy CF3 (Levels and distribution of housing development) is also of relevance as it notes that *there should be no added pressure on urban open space/playing fields and Greenspace consistent with PPG17*. This SPD aims to assist in achieving this policy.

### County Policy

#### Worcestershire County Structure Plan 1996 – 2011 (2001)

- 2.8 The Worcestershire County Structure Plan establishes a 'vision' for the County. Part of the vision is to improve people's quality of life. In relation to the provision of informal unrestricted open space, this vision is partly achieved/promoted through Policy RST.12 (Recreational Provision in Settlements) and Policy IMP.1 (Implementation of development). Policy RST.12 refers to creating and conserving both formal and informal open spaces in a settlement, in relation to local needs. Policy IMP.1 refers to the appropriateness of Local Authorities seeking contributions from developers relating to community facilities.

### Local Policy

#### Borough of Redditch Local Plan No.3, adopted 31 May 2006

- 2.9 Local Plan No.3 sets out detailed land use policies for the whole Borough, which guide development. Local Plan No.3 adopts the same section headings and objectives as the Community Strategy for Redditch (2003) and includes a designated section on 'Culture and Recreation', under which Policies R.3, R.4 and R.5 sit.

### Policy R.3

2.9.1 Policy R.3 of Local Plan No.3 acknowledges that all new residential development with the exception of some specialist forms of housing (e.g. elderly people's home), will increase the demands placed upon existing informal unrestricted open space. Policy R.3 clearly states that the Borough's current average of 7.43hectares (74300m<sup>2</sup>) per 1000 population of informal unrestricted open space is expected to be maintained. Consequently, any developments of 5 or more dwellings will be expected to provide an appropriate amount of informal unrestricted open space to ensure that this standard is maintained or, where appropriate, surpassed. This provision can be provided on or off site (in close proximity to the proposal), and/or, if appropriate, by means of a financial contribution. It is an aspiration of the Borough Council to have appropriate open space and achieve an equivalent of 70% in relation to the Green Flag Award Standard. Consequently, it is an expectation that any developments of five or more dwellings should improve existing open spaces and provide new open spaces which reflect the scale and nature of the particular proposal.

### Policy R.4

2.9.2 Policy R.4 of Local Plan No.3 acknowledges that all new residential development, with the exception of some specialist forms of housing (e.g. elderly persons homes), will increase the demands placed upon existing children's play facilities. The policy notes that the Borough Council will seek to negotiate for the provision of new play areas or an appropriate financial contribution. The policy only applies to proposals for 5 or more dwellings. The Reasoned Justification states that the NPFA recommends that 0.8 hectares (8000m<sup>2</sup>) of children's play space is available per 1000 population. This recommendation provides a guide for the provision of play areas that will later be applied in this document in order to calculate development contributions.

### Policy R.5

2.9.3 Policy R.5 of Local Plan No.3 *endeavours to achieve and maintain a minimum 1.21 hectares (12100m<sup>2</sup>) per 1000 population standard of playing pitch provision in accordance with the Worcestershire Playing Pitch Strategy.* It is a requirement of Policy R.5 to give special regard to the need to provide this playing pitch provision and ancillary facilities to the size, type, standard and location appropriate to the needs of the Borough, when aiming to achieve the designated standard. The standard applies to all residential developments of 5 or more dwellings.

*Retail, commercial and industrial developments may also trigger the need for playing pitch provision. Developments that will result in individuals commuting into the Borough to their place of work will put additional demand on the Boroughs playing pitches. Where this is the case the Borough Council will expect the developer to help provide an appropriate playing pitch provision.*

Policy R.5 sets three criterion that Redditch Borough Council will fulfil in order to ensure that the playing pitch requirements are met. These are:

- i. protect any playing pitch from development that would prove to be detrimental to the achievement of the above standards or that provides for an identified need;
- ii. where development resulting in the loss of any playing pitch is permitted, require the provision of equivalent or improved playing pitch provision, ancillary facilities and/or financial contributions from developers; and
- iii. support in principle the development of new pitch facilities in locations where facilities ancillary to the playing pitch are appropriate.

In addition to Policies R.3, R.4 and R.5, other relevant LP No.3 Policies should be referenced in relation to the provision of facilities.

### 3. Other relevant planning guidance

#### National guidance

##### Living Places: Cleaner, Safer, Greener (2002)

- 3.1 Within the Ministerial Forward, the Deputy Prime Minister states that *the quality of our public space affects the quality of all our lives. It affects how we feel about where we live, where we work and where our children play.* This document emphasises the importance the Government attaches to providing adequate and effective open space.

##### National Playing Fields Association: The Six Acre Standard (2001)

- 3.2 The National Playing Fields Association (NPFA) published revised guidance on the provision of open space.

##### CABE space: The Value of Public Space (2004)

- 3.3 Within this document, the benefits of playspace and playtime for children are detailed.

##### Children's Play Council: Planning for Play – Guidance on the development and implementation of a local play strategy (2006)

- 3.4 The guidance aims to support Local Authorities and partners in preparing strategies for improving the opportunities for children's play within the National Policy Framework. The guidance is broken down into two sections, the first relating to the need for a play strategy and the second providing information on developing and implementing the play strategy.

##### ODPM and Home Office: Safer Places: the planning System and Crime Prevention (2004)

- 3.5 *Safer Places* is a companion guide to PPS 1, which establishes how the planning system can generate/create well designed and safe places. It should be noted that this SPD does not concern the design of any open space provisions that may be provided. In relation to design, consideration should be given to the above document along with any other relevant documents, such as the Designing Out Crime SPD and consultation with the Redditch Police Crime Risk manager and Redditch Borough Council Urban Designer, should be sought.

##### Secured by Design (2004)

- 3.6 Secured by Design is a national initiative run by the Association of Chief Police Officers. It sets out principles and standards for safety and security and has been used as a key model for the ODPM document 'Safer Places'. In relation to design, consideration should be given to the document along with any other relevant documents, such as the Designing Out Crime SPD, and consultation with the Redditch Police Crime Risk manager and Redditch Borough Council Urban Designer, should be sought.

### Cabe space – Decent Parks? Decent Behaviour?

- 3.7 The publication provides practical advice on the design of public spaces in order to reduce levels of anti-social behaviour. In relation to design, consideration should be given to this document along with any other relevant documents, such as the Designing Out Crime SPD, and consultation with the Redditch Police Crime Risk manager and Redditch Borough Council Urban Designer, should be sought.

### Regional guidance

#### Sport England: A Regional Plan for Sport in the West Midlands 2004-2008

- 3.8 The following mission statement, within the regional plan for sport in the West Midlands, announces the aspiration of the document:

*To significantly increase participation in sport within all age and social groups, leading to improvements in health and other social and economic benefits and providing the basis for progression into higher levels of performance, for those with the talent and desire to progress.*

This mission statement has an influence upon this SPD, however it should be emphasised that this SPD does not directly relate to sport and recreational facilities (e.g. sports halls, leisure centres) but rather development contributions in relation to the provision of informal unrestricted open space (this does include play areas and playing pitches).

### Local Guidance

#### Redditch Borough Council - Open Space Needs Assessment (2005)

- 3.9 The Open Space Needs Assessment provides the building blocks that informed the production of this SPD. The Open Space Needs Assessment should be read in conjunction with this SPD (available on [www.redditchbc.gov.uk](http://www.redditchbc.gov.uk)). The Open Space Needs Assessment is divided into two documents. Document 2 details the ward profiles: this reflects the need to consider open space at a local level, due to the variety in demand and supply. It is important to note that although some wards may have open space above the Borough average, it is not considered to be an over provision and the Borough Council would expect this level of provision to be maintained. During the production of the Open Space Needs Assessment, a number of assessments and audits were conducted. A quality audit was carried out to assess the quality of a sample of different sites against a national standard, whilst a quantity and accessibility audit was carried out to assess the supply of open space across the Borough. These audits and assessments are covered in great detail in document 1 of the Open Space Needs Assessment.

### Policy R.3

3.9.1 Policy R.3 is also underpinned by the Open Space Needs Assessment. The reasoned justification of Policy R.3 points out that although the Borough has a good provision of informal unrestricted open spaces any new provision will normally be encouraged. In relation to the Borough standard of 7.43ha per 1, 000 population, the reasoned justification states “some wards exceed this amount whereas others provide less. Where the amount of Informal Unrestricted Open Space is below the Borough average, the Council will protect existing open space and where necessary require additional open space to be provided or the improvement to the quality/accessibility of existing open space area.”

### Policy R.4

3.9.2 Policy R.4 is also underpinned by the Open Space Needs Assessment. The reasoned justification of Policy R.4 points out that the Open Space Needs Assessment determined that some areas of the Borough do not have sufficient access to children’s play areas. It is stated that:

*Should a development be located in an area where there is insufficient access to children’s play areas, the developer will be expected to negotiate with the Council in order to determine the appropriate level of provision. Should a development have access to an existing children’s play area but place additional pressure on its facilities, the developer will be expected to contribute to the improvement of that facility.*

### A Playing Pitch Strategy for Worcestershire (2002)

3.10 The Playing Pitch Strategy is concerned with issues of playing pitch provision for voluntary participation, primarily in competitive association football, cricket, rugby union and hockey, by adults and young people. The Playing Pitch Strategy determined that Redditch Borough had an under-provision of particular playing pitches. The Worcestershire Playing Pitch Strategy should be read in conjunction with this SPD (it is available to view on [www.redditchbc.gov.uk](http://www.redditchbc.gov.uk)).

## 4. Understanding the issues

4.01 The purpose of this section is to outline the key issues associated with designations of informal unrestricted open space. The section initially details the national definition of open space and clarifies what is meant by informal unrestricted open space. The section is subdivided into the following six sub-sections:

- Open space definition;
- Informal Unrestricted Open Space;
- Playing pitches;
- Play areas;
- Supporting issues to consider for provision in Redditch Borough Council;
- What are the key principles?

4.02 Although playing pitches and play areas are components of informal unrestricted open spaces they have been subdivided in order to illustrate the key issues for each type of open space.

### 4.1 Open space definition

4.1.1 PPG 17: Planning for Open Space, Sport and Recreation provides the following definition of Open Space:

*Open Space is defined in the Town and Country Planning Act 1990 as land laid out as public garden, or used for the purposes of public recreation, or land which is a disused burial ground. However, in applying the policies in this Guidance, open space should be taken to mean all open space of public value, including not just land, but also areas of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport and recreation and can also act as a visual amenity. (PPG17 Paragraph 1 – definitions)*

4.1.2 The definition of informal unrestricted open spaces falls within the above definition.

### 4.2 Informal Unrestricted Open Space

Informal Unrestricted open space definition:

4.2.1 The reasoned justification of Policy R.3 defines informal unrestricted open spaces as *all areas of land with amenity value that have unrestricted public access. These include areas such as parks, open areas, woodland areas and areas within residential developments that play an important role in people's enjoyment of the Borough.... (page 152) Playing pitches and children's Play Areas with unrestricted access are a component part of Informal Unrestricted Open Space.*

## What is the Green Flag Award?

4.2.2 <http://www.greenflagaward.org.uk> defines the Green Flag Award as *the national standard for parks and green spaces in England and Wales. The award scheme began in 1996 as a means of recognising and rewarding the best green spaces in the country. It was also seen as a way of encouraging others to achieve the same high environmental standards, creating a benchmark of excellence in recreational green areas.* Arrow Valley Country Park, pictured below, received a quality score of 62, which exceeds the Borough average of 43.



Figure 1 Arrow Valley Park 1



Figure 2 Arrow Valley Park 2

## Informal Unrestricted Open Space provision:

4.2.3 The Borough of Redditch has a wide variety of informal unrestricted open spaces. Appendix 2 contains details on the amount of informal unrestricted open space within each ward. The Borough standard of 7.43 ha per 1000 is surpassed within some wards, while within others there is a clear deficit. Where the standard is surpassed, the Borough Council expects this to be maintained and, where appropriate, added to. If there is a deficit, the Borough Council expects the provision to be enhanced. Proposals should take into account the wider context of open space which should help to inform appropriate provision of informal unrestricted open space.

## **4.3 Playing Pitches**

### Playing Pitch Definition:

4.3.1 The reasoned justification of Policy R.5 states that a *'Playing pitch' for the purpose of the strategy [A playing pitch strategy for Worcestershire, June 2002] was taken to be that which included the playing surface, safety margins and the wider area for repositioning the pitch within the playing fields or open spaces, including grass or other areas not used for sport. A playing pitch can have a hard or grassed surfaced depending upon its proposed use.*



## Playing Pitch provision

4.3.2 The Playing Pitch Strategy (2002) accounted for:

- Adult and junior football pitches,
- Cricket pitches,
- Adult and junior rugby pitches, and
- Hockey pitches

4.3.3 The Worcestershire Playing Pitch Strategy adds that, *Playing pitches, especially those in the public domain, can also be used for casual play, dog walking, picnics and many other activities not associated with formal sport. They may have an environmental role, in providing open views, natural habitats and amenity green spaces.* Within the Borough the supply of playing pitches varies according to type. Appendix 3, which contains further information on the supply of playing pitches within the Borough, illustrates, in table 7, the finding that there is a deficiency of particular pitch types. Where appropriate the provision of playing pitches should be made. Consultation should be undertaken with the Head of Sports and Leisure services to determine the appropriate type of playing pitch. Figures 3 and 4 provide an illustration of some playing pitches within the Borough.



Figure 3 – Artificial Playing Pitch



Figure 4 – Playing Pitch

## 4.4 Play Areas

### Play Area Definition:

4.4.1 Local Plan No.3 (Information Map – typology definitions) defines Play Area provision as *Exclusive play areas with play equipment, seating and bins. Dog-free, and with a high standard of safety.* Appendix 4 details Redditch Borough Council play areas by type and outlines how many play areas there are within each ward.

4.4.2 Informal Kick about areas: These are classified as equipped play areas. They are areas with goal posts.

Play area provision:

4.4.3 Redditch Borough Council has a wide variety of play areas as illustrated by the photographs below. The Borough also has a large amount of equipped play space as detailed in Appendix 4. It is for this reason that the Council will seek the provision of commuted sums to improve existing facilities that are in close proximity to proposals.

4.4.4 In circumstances where it is deemed that the size of a proposal is of such a scale and/or where there is not sufficient equipped play space in close proximity, it will be a requirement for new suitable play space to be provided (which is appropriate for all age ranges). As stated within the county and local policy section, the Open Space Needs Assessment recognised that some areas do not have sufficient access to play areas. If a proposal is deemed to be in an area deficient in play area provision, Redditch Borough Council will seek the provision of a play area rather than a one-off financial contribution. If on-site provision is sought and the land is transferred to the Council, maintenance and improvement costs will also be required. New play areas should meet Secured by Design Standards as detailed in Designing for Community Safety SPD Section 2.3.1



Figure 5 Oak Tree Avenue Play area



Figure 6 Play Area at Arrow Valley Park Countryside Centre



Figure 7 Boulders in Arrow Valley Countryside Centre



Figure 8 Brockhill Park

## **4.5 Supporting issues to consider for provision in Redditch Borough**

4.5.1 CABE Space (2003) identified that 85% of people surveyed felt that the quality of public space and the built environment has a direct impact on the quality of their lives. Further feedback from the survey suggests that it is not simply access to open space that is of importance, but also the planning, design and management of this open space. This document is solely concerned with the provision of informal unrestricted open space or where a sufficient level of informal unrestricted open space is identified, the SPD is concerned with appropriate financial contribution for improvement/maintenance. Where provision is sought, it is important to consider appropriate design and management of newly created informal unrestricted open space.

4.5.2 The Open Space Needs Assessment, through the process of community consultation, identified the following key issues that are of relevance to the provision and location of informal unrestricted open space:

- Barriers to use
  1. Community safety needs to be given greater attention, particularly the issue of young people in surrounding parks.
  2. There needs to be an improved approach to dealing with vandalism and dealing with graffiti.

4.5.3 In line with PPS 9 planning decisions should be based on up to date information about the environmental characteristics of the area, therefore when considering open space provision there should be an application of existing biodiversity within an area.

4.5.4 The provision of open space can arguably have a positive impact on climate change. Consequently Redditch Borough Council will aim where possible to ensure provision of open space is made.

## **4.6 What are the key principles?**

4.6.1 The companion guide to PPG17 highlights some guiding principles which are relevant to this SPD. These are (para 2.1):

- Local needs are likely to vary considerably from one place to another, even within a single local authority area, according to the different socio-demographic and cultural characteristics of local communities and the number and type of visitors.
- The delivery of a network of high quality, sustainable open spaces and sport and recreational facilities depends not only on good planning, but also on creative urban landscape design and effective management. In so far as local authority-owned spaces and facilities are concerned, this can be achieved only by multi-disciplinary working across different departments and, in some cases, with neighbouring councils, regional and national agencies.

- In many areas, delivering the objectives set out in PPG17 will depend much more on improving and enhancing the accessibility and quality of existing provision than on new provision. At the same time, where additional open spaces or sport and recreational facilities are required, they should enhance the network.
- The value of open spaces or sport and recreation facilities, irrespective of who owns them, depends primarily on two things: the extent to which they meet clearly identified local needs and the wider benefits they generate for people, wildlife, biodiversity and the wider environment.

4.6.2 These guiding principles should be considered prior to the implementation of any proposal that relates to the provision and location of informal unrestricted open space. They emphasise the importance of considering the wider context, not only in relation to the physical environment, but also considering any other relevant documentation such as the Designing out Crime SPD.

## 5. Methodology for calculating type of provision and level of developer contribution

5.01 This section is divided into three sub-sections which describe the methods used to calculate informal unrestricted open space calculations. In addition there is a section which discusses maintenance. Although playing pitches and play areas are part of informal unrestricted open space, the methodology is sub-divided for simplicity and outlines the importance the applicant should give to each category. The sub-sections are:

- Playing Pitches methodology;
- Play Areas methodology;
- Informal Unrestricted Open Space methodology; and,
- Maintenance.

### 5.1 Playing Pitches methodology

Stage 1 – Calculate how many residents the scheme will generate:

5.1.1 Using the table below, the total amount of residents within a proposed scheme can be calculated. This will be based upon the various amounts of dwelling types within the proposed scheme.

Table 1 - Average dwelling occupancy

Dwelling type	Average Occupancy <sup>1</sup>
1 bed flat or maisonette	1.3
2 bed flat or maisonette	1.8
3 or more bedroom flat or maisonettes	2.8
1 or 2 bedroom house or bungalow	1.8
3 bedroom house or bungalow	2.6
4 or more bedroom house or bungalow	3.2

5.1.2 Each residential development will obviously have individual characteristics that must be considered on merit. In all cases the contribution of playing pitch requirement will be determined by the number of dwellings created, the size of dwellings and whether there has been a loss to dwellings in the housing stock as a consequence of the proposal.

---

<sup>1</sup> Based on the Survey of English Housing

Stage 2 – Calculate the playing pitch requirement:

- 5.1.3 Divide the playing pitch requirement (12100m<sup>2</sup> (Local Plan No.3 Policy R.5 requirement per 1000 population)) by 1000, then multiply this by the number of residents in the scheme in order to give the playing pitch requirement.
- 5.1.4 Following the calculation of total number of individuals created from a residential development, it is then necessary to apply the figure to the standards, as a ratio of Policy R.5. This provides proportionable figure of measurable provision of playing pitches.

Stage 3 – Decide on how much of the playing pitch requirement is to be provided on-site:

- 5.1.5 At this stage the amount of playing pitch requirement that will be provided on-site is determined. This should be determined by the context of the site and surrounding area, drawing from the Open Space Needs Assessment, Worcestershire Playing Pitch Strategy (2002) and other related information that the Borough Council provides.

Guidelines for provision:

- 5.1.6 The developer will be expected to provide the appropriate type of playing pitch provision on-site at the design and implementation stage of the scheme. To ascertain the appropriate type of playing pitch and type of facilities required, consultation should be undertaken with the Head of Sports and Leisure Services of Redditch Borough Council. This will determine the appropriate facilities to be provided and also an appropriate maintenance sum (over a 20 year period) if the land is to be transferred over to the Borough Council.
- 5.1.7 If it is decided that on-site contribution is not applicable, Appendix 8 details commuted sums for playing pitch provision. The figures within Appendix 8 will be reviewed annually to take account of inflation and any changes to maintenance schedules.
- 5.1.8 The playing pitch requirement can be provided by any of the following means, depending upon the individual circumstances of the proposal:
- Full provision on-site;
  - Part on-site and part off-site provision the latter, on land controlled by the developer or through a financial contribution;
  - Full off-site provision, either through land controlled by a developer or a financial contribution.
- 5.1.9 As well as the above, a contribution towards maintenance will be calculated using figures in Appendix 8. A contribution towards improving existing facilities is not normally sought. However, in certain cases, it may be a requirement to improve facilities in close proximity to

the proposal, as well as a contribution towards maintenance. If this is the case, consultation should be undertaken with the Head of Sports and Leisure Services.

5.1.10 What consideration is given to assessing whether on-site provision is feasible or not?

- Can the site physically accommodate the provision of an appropriate playing pitch?
- Will the amount of playing pitch to be provided create a viable contribution in terms of its configuration, use and maintenance?
- Is the development likely to be part of a larger scheme to be implemented? If so, it may be more appropriate for the provision of playing pitches to be placed into one or more larger areas;
- Is there a relevant development brief that refers to size and location of playing pitch?
- Is the site located to a sufficiently close, safely accessible playing pitch that could be suitably extended, improved or converted?

5.1.11 The location and accessibility of playing pitches is important to ensure that the area is attractive and safe to use and does not cause disturbance to local residents. For information on design, consultation should be undertaken with the Redditch Borough Council urban designer and Redditch Police Crime Risk Manager and also, reference should be made to the SPD Designing Out Crime and LP No.3 Policy S.1. or any future policy that may override this.

5.1.12 Once the assessment has been completed along with any negotiations with the developer, a decision will be made as to whether the playing pitch requirement should be made on-site or off-site or by means of a development contribution, or a combination of the two.

Stage 4 – Calculate how the proposed scheme compares to the playing pitch requirement:

5.1.13 Calculate how the stage 3 compares to the playing pitch requirement (calculated in stage 2).

Stage 5 – Justification for the proposed scheme:

5.1.14 Justification for the above decision should be provided within this section. If it is decided that the provision should be made on-site, there should be clear justification for the type of playing pitch that will be provided.

Stage 6 – Outcome of playing pitch provision agreed by developer and Borough Council:

5.1.15 If at this stage it has been determined that the playing pitch provision will be provided on-site it has to be determined whether the land will be transferred over to the Council. If this is the case, an appropriate maintenance sum will be calculated. If the playing pitch is provided on-site and not transferred to the Council, an appropriate management agreement will have to be agreed. However, if it has been determined that it is not appropriate to

provide all or any of the playing pitch requirement on-site it has to be determined whether an financial contribution will be made. The contribution will based upon the deficit of playing pitch provision worked out in stage 4.

Stage 7 – Calculate the financial contribution and maintenance contribution in-lieu of on-site provision:

5.1.16 Using the commuted sum rates multiply together the relevant costs e.g. maintenance costs for playing pitch multiplied by the on-site deficit to give the financial contribution.

**5.2 Play Areas methodology**

Stage 1 – Calculate how many residents the scheme will generate:

5.2.1 Using the table below the total amount of children within a proposed scheme can be calculated. This will be based upon the various amounts of dwelling types within the proposed scheme.

Table 2 - Average child occupancy

Dwelling type	Average Child Occupancy <sup>2</sup>
1 bed flat or maisonette	0
2 bed flat or maisonette	1
3 or more bedroom flat or maisonettes	2
1 or 2 bedroom house or bungalow	1
3 bedroom house or bungalow	2
4 or more bedroom house or bungalow	3

5.2.2 Each residential development will obviously have individual characteristics that must be considered on merit. In all cases, the contribution of children’s play requirements will be determined by the number of dwellings created, the size of dwellings and whether there has been a loss in any existing dwellings.

---

<sup>2</sup> Based on other Local Authorities approach to calculating child occupancy rates such as Wyre Forest.



Stage 2 – Calculate the open space requirement:

- 5.2.3 Divide the play area requirement (8000m<sup>2</sup> (LP No.3 requirement per 1000 population) by 1000 then multiply this by the number of residents in the scheme in order to give the play area requirement.
- 5.2.4 Following the calculation of total number of children created from a residential development, it is then necessary to apply this figure to the standards, as a ratio of Policy R.4. This provides proportionable figure of measurable provision of children's playspace.

Stage 3 – Decide on how much of the informal unrestricted open space requirement is to be provided on-site:

- 5.2.5 Redditch Borough Council has determined that presently there is a sufficient supply of equipped play facilities, consequently Redditch Borough Council will seek financial contributions to improve and maintain existing facilities. It should be noted that if a situation were to occur where a proposal creates sufficient need for an equipped play area, then this will be sought. If the provided play area is to remain in the ownership of the developer, an appropriate management arrangement would have to be agreed. However, if the play area is to be transferred over to the Borough Council, it will be a requirement that maintenance and improvement costs be provided. The reason for this requirement is due to the fact that the transfer of an equipped play area will increase the need to maintain and improve those facilities in the future. The costs for improvement and maintenance will be sought over a 20 year period. For a worked example see Appendix 6. Where on-site provision is required, consultation should be undertaken with the Head of Sports and Leisure Services to ascertain the appropriate specification in order for it to cater for an age range of 2-18 years.
- 5.2.6 In relation to the provision of play areas the 'guidelines for provision' set out in stage 3 of the playing pitch methodology should be adhered to. However, unlike playing pitches, improvement costs are a component part of the cost.

Stage 4 – Calculate how the proposed scheme compares to the play area requirement:

- 5.2.7 Calculate how the stage 3 compares to the informal unrestricted open space (calculated in stage 2).

Stage 5 – Justification for the proposed scheme:

- 5.2.8 Justification for the above decision should be provided within this section.

Stage 6 – Outcome of play area provision agreed by developer and Borough Council:

- 5.2.9 If at this stage it has been determined that equipped playspace will be provided on-site, it has to be determined whether the land will be transferred over to the Council. If the play area is provided on-site and not transferred to the Council, an appropriate management agreement will have to be agreed. If the play area is to be transferred to the Council, an

appropriate maintenance<sup>3</sup> sum will be calculated. Where on-site provision is sought, it should cater for all age ranges.

Stage 7 – Calculate the financial contribution and maintenance contribution in-lieu of on-site provision:

5.2.10 Using the commuted sum rates, multiply the maintenance costs for play areas by the on-site deficit to give the financial contribution.

### **5.3 Informal Unrestricted Open Space methodology**

Stage 1 – Calculate how many residents the scheme will generate:

5.3.1 Apply Stage 1 of the 'Playing Pitch' methodology

Stage 2 – Calculate the open space requirement:

5.3.2 Divide the informal unrestricted open space requirement (54200m<sup>2</sup> (LP No.3 Policy R.3 requires 74300m<sup>2</sup> per 1000 population, a component of this is the 12100m<sup>2</sup> and 8000m<sup>2</sup>) by 1000 then multiply this by the number of residents in the scheme to give the informal unrestricted open space requirement.

5.3.3 Following the calculation of the total number of individuals created from a residential development, it is then necessary to apply this figure to the standards, as a ratio of Policy R.3. This provides a proportionable figure of measurable provision of informal unrestricted open space.

Stage 3 – Decide on how much of the informal unrestricted open space requirement is to be provided on-site:

5.3.4 At this stage, the amount of informal unrestricted open space requirement that will be provided on-site is determined. This should be determined by the context of the site and surrounding area, drawing from the Open Space Needs Assessment, and other related information that the Borough Council provides.

5.3.4 In relation to the provision of informal unrestricted open space, the 'guidelines for provision' set out in stage 3 of the playing pitch methodology should be applied to informal unrestricted open space. In terms of improving existing facilities, it is not possible to provide a figure for the cost per sq.m because the costs will vary considerably depending on the location. Therefore during the application process, consultation must be undertaken with the Head of Landscape and Countryside section. Improvement of existing facilities will include provision of increased planting, provision of benches etc. The maintenance cost for informal unrestricted open space are minimum costs and it should be stressed that the actual financial contribution to be provided is likely to be considerably higher than that listed (the costs relate to what would be expected in terms of maintenance as a minimum. It

---

<sup>3</sup> Calculated over a 20 year period.

should also be noted that service standards are likely to change, which will have an effect upon the maintenance costs per sq.m). The financial contribution will depend upon the type of landscape.

Stage 4 – Calculate how the proposed scheme compares to the informal unrestricted open space requirement:

- 5.3.5 Calculate how the stage 3 compares to the informal unrestricted open space (calculated in stage 2).

Stage 5 – Justification for the proposed scheme:

- 5.3.6 Justification for the above decision should be provided within this section.

Stage 6 – Outcome of informal unrestricted open space provision agreed by developer and Borough Council:

- 5.3.7 If at this stage it has been determined that informal unrestricted open space (excluding play area and playing pitch provision) will be provided on-site, it has to be determined whether the land will be transferred over to the Council. If this is the case, an appropriate maintenance<sup>4</sup> sum will be calculated. If the land remains in the developer's ownership then an appropriate management agreement will have to be approved. However, if it has been determined that it is not appropriate to provide all or any of the informal unrestricted open space requirement on-site it has to be determined whether an off-site contribution will be made (this can include the improvement of existing facilities). The nature of this decision will be made on a case by case basis, for example in certain cases it may be more appropriate to improve existing facilities in close proximity to the site whereas, in other cases it may be more appropriate to provide a contribution off-site and acquire land to do so. The contribution will be based upon the deficit of informal unrestricted open space provision worked out in stage 4.

Stage 7 – Calculate the financial contribution and maintenance contribution in-lieu of on-site provision:

- 5.3.8 Using the commuted sum rates multiply maintenance costs for informal unrestricted open space by the on-site deficit to give the minimum financial contribution.

## **5.4 Maintenance**

- 5.4.1 If the land remains in the developer's ownership, public access and satisfactory maintenance standards must be ensured in legal terms (this relates to an appropriate management agreement). In these circumstances, it is a requirement of the developer to provide detailed information on how this will be accomplished.

---

<sup>4</sup> Calculated over a 20 year period.

5.4.2 It is possible that the relevant open space and related maintenance can be transferred over to the Council or another body (e.g. Parish Council). If this situation arises it is necessary to calculate a commuted sum payment payable by the developer to reflect this contribution.

5.4.3 All maintenance costs are calculated over a 20 year period.

## **6. Securing the provision**

- 6.1 A Section 106 Agreement will identify contributions required by developers to ensure the provision and retention of informal unrestricted open space. The Section 106 agreement will set out the rights and responsibilities of each party. The developer will be responsible for the legal costs incurred by Redditch Borough Council as part of the process irrespective of whether the Section 106 Agreement is completed or not. It is possible for a unilateral undertaking to be completed instead of a Section 106. A unilateral undertaking is a simple form of planning obligation. It involves the applicant completing a legal undertaking to pay the required financial contribution (along with legal administrative fee) to the Borough Council.

## **7. Spending developer contributions**

7.1 Redditch Borough Council will spend development contributions, and any interest, in accordance with the provisions of the relevant planning obligation. The priorities for spending may vary but in general these will include the:

- Purchase of equipment and/or facilities;
- Maintenance of land, equipment and/or facilities;
- Improvement of land, equipment and/or facilities;
- Acquisition of land for open space.

Appendix 1 – Redditch in relation to the West Midlands region



Figure 9 – Redditch in relation to the West Midlands region

## Appendix 2 – Redditch Borough Council Informal Unrestricted Open Space provision

The Borough's informal unrestricted open space standard is **7.43** hectares per 1000 population.

The table below gives a breakdown of the variances between the Borough wards, indicating deficiencies or surpluses. The table provides information on the number of open spaces, number of unrestricted open spaces and hectares of informal unrestricted open space.

The variance of ward/borough standard is also provided in the table<sup>5</sup>.

Table 3 Hectares of open space by ward

Ward	No. Open Spaces	Informal (ha/1000)	Variance (ward/borough standard ha./000)
Abbey	28	13.50	6.07
Batchley	30	5.66	- 1.76
Central	32	8.10	0.67
Church Hill	24	2.82	- 4.61
Crabbs Cross	29	3.70	- 3.72
Feckenham	28	8.33	0.90
Greenlands	34	8.28	0.86
Lodge Park	32	5.14	- 2.28
Matchborough	37	15.21	7.78
West	29	7.92	0.49
Winyates	25	2.11	- 5.31

<sup>5</sup> The data used for the Open Space Needs Assessment was based on previous ward boundaries. It should also be noted that this information is based on information collected for the Open Space Needs Assessment and therefore does not account for changes to standards over time. As a consequence there are likely to be changes to the ward standards over time due to the provision or loss of open space. However it is an aspiration that the Borough standard of 7.43 hectares of informal unrestricted open space per 1000 population is achieved.



### Appendix 3 - Redditch Borough Council playing pitch provision<sup>6</sup>

The below tables below provide detailed information on the location and type of playing pitches within the Borough and close proximity.

Table 4 – Total number, size and location of playing pitches in Redditch

Site	Ward	Ownership	Nr of adult football pitches	Nr of junior football pitches	Nr of mini football pitches	Nr of cricket pitches	Nr of adult rugby pitches	Nr of junior rugby pitches	Nr of adult grass hockey pitches	Nr of junior grass hockey pitches	Nr of artificial hockey pitches	Local Authority	Community Use
Abbey Stadium	Abbey	Redditch Borough Council	3	0	0	0	0	0	0	0	0	Redditch	Y
Arrow Vale Comm. High & Sports College	Matchborough	Local Education Authority	2	0	0	1	1	0	0	0	0	Redditch	Y
Astwood Bank First	Astwood Bank and Feckenham	Local Education Authority	0	1	0	0	0	0	0	0	0	Redditch	N
Batchley First	Batchley	Local Education Authority	0	1	0	0	0	0	0	0	0	Redditch	N
Beoley First (Bromsgrove)	Not in Redditch Borough Council (RBC) boundary	Local Education Authority	0	1	0	0	0	0	0	0	0	Redditch	N
Birchensale Middle	Batchley	Local Education Authority	0	1	0	1	0	0	0	0	0	Redditch	N
Birchfield Road	Headless Cross	Redditch Borough Council	0	0	1	0	0	0	0	0	0	Redditch	Y
BKL Sports Ground	Central	Private	1	0	0	0	0	0	0	0	0	Redditch	N
Blakenhurst HMP	Not in RBC boundary	HMP	0	0	0	0	0	0	0	0	1	Redditch	N
Bridley Moor High	Batchley	Local Education Authority	1	0	0	0	1	0	0	0	0	Redditch	Y
Church Hill Middle	Church Hill	Local Education Authority	0	2	0	1	0	0	0	0	0	Redditch	N
Coppice Meadow	Batchley	Redditch Borough Council	0	0	4	0	0	0	0	0	0	Redditch	Y

<sup>6</sup> All tables and information in this section are based on current information (January 2007) and therefore provision in wards will inevitably change over time.

Site	Ward	Ownership	Nr of adult football pitches	Nr of junior football pitches	Nr of mini football pitches	Nr of cricket pitches	Nr of adult rugby pitches	Nr of junior rugby pitches	Nr of adult grass hockey pitches	Nr of junior grass hockey pitches	Nr of artificial hockey pitches	Local Authority	Community Use
Dingleside Middle	Greenlands	Local Education Authority	1	3	0	0	0	0	0	0	0	Redditch	N
Feckenham	Astwood Bank and Feckenham	Redditch Borough Council	1	0	0	0	0	0	0	0	0	Redditch	Y
Feckenham First	Astwood Bank and Feckenham	Local Education Authority	0	0	1	0	0	0	0	0	0	Redditch	N
Greenlands	Greenlands	Redditch Borough Council	4	0	2	0	0	0	0	0	0	Redditch	Y
HDA Social Club, Batchley	Batchley	Private	2	0	0	1	0	0	0	0	0	Redditch	N
Hewell Grange HMP	Not in RBC boundary	HMP	1	0	0	1	1	0	0	0	0	Redditch	N
Holyoakes First	Batchley	Local Education Authority	0	1	0	0	0	0	0	0	0	Redditch	N
Ipsley	Matchborough	Redditch Borough Council	1	0	0	0	0	0	0	0	0	Redditch	Y
Ipsley C.E. Middle	Winyates	Local Education Authority	0	2	0	1	0	0	0	0	0	Redditch	N
Kingsley High	Greenlands	Local Education Authority	1	1	3	1	1	0	0	0	0	Redditch	Y
Morton Stanley Park	West	Redditch Borough Council	2	2	4	0	0	0	0	0	0	Redditch	Y
Mount Carmel	West	Local Education Authority	0	0	1	0	0	0	0	0	0	Redditch	N
Oakenshaw Road	Greenlands	Redditch Borough Council	1	0	1	0	0	0	0	0	0	Redditch	Y
Old Forge	Greenlands	Redditch Borough Council	2	0	0	0	0	0	0	0	0	Redditch	Y
Pathways	Greenlands	Redditch Borough Council	2	0	0	0	0	0	0	0	0	Redditch	Y
Ravensmere	Lodge Park	Redditch Borough Council	1	0	0	0	0	0	0	0	0	Redditch	Y
Redditch Cricket Hockey & Rugby	Central	Redditch Borough Council	0	0	0	1	1	0	0	0	1	Redditch	N
Redditch United	Central	Redditch Borough	1	0	0	0	0	0	0	0	0	Redditch	N

Site	Ward	Ownership	Nr of adult football pitches	Nr of junior football pitches	Nr of mini football pitches	Nr of cricket pitches	Nr of adult rugby pitches	Nr of junior rugby pitches	Nr of adult grass hockey pitches	Nr of junior grass hockey pitches	Nr of artificial hockey pitches	Local Authority	Community Use
		Council											
Ridgeway School	Astwood Bank Feckenham	Local Education Authority	0	1	1	0	0	0	0	0	0	Redditch	N
Roman Way First	Winyates	Local Education Authority	0	0	1	0	0	0	0	0	0	Redditch	N
St Augustines Catholic High	Astwood Bank and Feckenham	Local Education Authority	2	0	0	1	1	0	0	0	0	Redditch	Y
St Bedes School	Lodge Park	Local Education Authority	0	1	0	0	0	1	0	0	0	Redditch	N
St Stephens CE	Abbey	Local Education Authority	0	1	0	0	0	1	0	0	0	Redditch	N
St Thomas Moor RC	Greenlands	Local Education Authority	0	1	0	0	0	0	0	0	0	Redditch	N
Tenacres First	Winyates	Local Education Authority	0	0	1	0	0	0	0	0	0	Redditch	N
Terry's, Bromsgrove Road	Batchley	Local Education Authority	1	0	2	0	2	0	0	0	0	Redditch	Y
Terry's, Easemore Road	Abbey	Local Education Authority	1	0	0	0	0	0	0	0	0	Redditch	N
Trinity High & 6th Form College	Abbey	Local Education Authority	0	0	0	0	0	0	0	0	1	Redditch	Y
Trinity High & 6th Form College	Abbey	Local Education Authority	2	0	0	1	1	0	0	0	0	Redditch	N
Vaynor	Headless Cross	Local Education Authority	1	2	0	0	0	1	0	0	0	Redditch	N
Walkwood School	Headless Cross	Local Education Authority	1	2	0	0	1	0	0	0	0	Redditch	N
Washford	Matchborough	Redditch Borough Council	1	0	0	0	0	0	0	0	0	Redditch	Y
Webheath School	West	Local Education Authority	0	2	0	0	0	0	0	0	0	Redditch	N
Woodfield Middle	Lodge Park	Local Education Authority	1	0	0	1	1	0	0	0	0	Redditch	N

Table 5 - Total amount of playing pitches broken down by ward

Wards	Total number of playing pitches
Abbey	11
Astwood Bank and Feckenham	9
Batchley	18
Central	5
Church Hill	3
Greenlands	24
Headless Cross	9
Lodge Park	6
Matchborough	6
West	11
Winyates	5
Not in Redditch Borough Council Boundary	5

The following table provides a breakdown of the total provision of playing pitches within the Borough.

Table 6 Total number and size of playing pitches

<b>Number of adult football pitches</b>	<b>Area of Adult football pitches</b>
37	22.5ha
<b>Number of junior football pitches</b>	<b>Area of junior football pitches</b>
25	9.66ha
<b>Number of mini football pitches</b>	<b>Area of mini football pitches</b>
22	3.52ha
<b>Number of adult hockey (artificial and grass) pitches</b>	<b>Area of hockey pitch</b>
3	2.578ha
<b>Number of junior hockey pitches</b>	<b>Area of junior hockey pitches</b>
0	0
<b>Number of adult rugby pitches</b>	<b>Area of adult rugby pitches</b>
11	10.01ha
<b>Number of junior rugby pitches</b>	<b>Area of junior rugby pitches</b>
3	10.01ha <sup>7</sup>
<b>Number of cricket pitches</b>	<b>Area of cricket pitches</b>
11	15.12m2

<sup>7</sup> The size of junior rugby pitches is not possible to measure because the size of each pitch varies to suit the relevant age group playing on the pitch for example when under-13s are playing, the pitch is extended. Therefore, the total size of junior pitches has been worked into a calculation of all rugby pitches.

The table below is taken from 'A Playing Pitch Strategy for Worcestershire' (June 2002), which was prepared by PMP consultancy. The table aims to forecast the future shortfall (up to 2009) of pitches and assumes no pitches will be built in the interim i.e. 2002 – 2009. It also assumes that the Team Generation Rates (TGRs) will remain the same. Therefore, the accuracy of this table can be questioned, however it does provide an indication of where there are likely shortfalls. The table does include pitches within school facilities, these will only have partial access because it will be up to the particular school when members of the public have access to these facilities.

Table 7 – Identifying any surpluses or shortfalls in playing pitches

Shortfall of adult football	Shortfall of junior football	Shortfall of cricket	Shortfall of adult rugby	Shortfall of junior rugby	Shortfall of hockey	Total shortfall/surplus
12.1	-17.1	-4	4	-3.5	-1	-9.5

## Appendix 4 - Redditch Borough Council play area provision<sup>8</sup>

The table below provides data on the amount and size of play areas and informal kick about areas within the Borough.

Table 8 – Number and size of equipped play areas

Total Amount of Equipped play areas	Total size of Equipped Play Areas
47	3.79ha

  

Number of informal grass kick about areas with goal posts	Size of Informal grass kick about areas with goal posts
13	No data available

The following tables outline the specific ward within which each equipped play area is located. In relation to equipped play areas, it should be noted that informal kick about areas are classified as equipped play areas, but have been categorised separately in this document for the different purpose of illustrating the types of play areas within the Borough of Redditch.

Table 9 - Categorisation of 47 equipped play areas in relation to wards

Site	Ward	Details <sup>9</sup>
Morton Stanley Park	West	(T/J)
Hewell Swim Pool (rear of)	Batchley	(S) unfenced MAPA
Hayford Close	Abbey	(T/J)
Glover Street (1)	Central	(J/S) MAPA
Bengrove Close	Greenlands	(T/J)
Tredington Close	Greenlands	(S)
Frankton Close	Matchborough	(J/S) unfenced MAPA
Birchfield Rd Playing Field 1	West	(T/J)
Spring Vale Road	West	(T/J) + Ball Provision
Lodge Pool (next to)	Lodge Park	(T/J)
Banners Lane	Astwood Bank & Feckenham	(T/J)
Arrow Valley Lake phase 1	Winyates	(T/J)
Sedgley Close	Abbey	(T)
Birchfield Road	West	(T/J)
Oak Tree Avenue (Batchley Pool)	Batchley	(T/J)
Sandon Close	Lodge Park	(T/J)-re-sited Sept 03) +Ball Court unfenced
Cardington Close	Winyates	(J) + Sport wall + YS
Ramp and Skate Park	Matchborough	(J/S)
Lowlands / Dolben Lane	Winyates	(C) unfenced MAPA +YS + sk8 facilities

<sup>8</sup> All tables and information in this section are based on current information (January 2007) and therefore, provision in wards will inevitably change over time.

<sup>9</sup> (Designations: T – toddler (0-4 years) J - junior: (5-12 years) S – senior (13-18 years): C - combined ages: YS - Youth Shelter, MAPA (can cater for all ages depending upon facilities).

Site	Ward	Details <sup>9</sup>
Edgeworth Close	Church Hill	(T/J) + sports wall
Heronfield Close	Church Hill	(S) end fenced MAPA + YS
Upperfield Close	Church Hill	(T/J)
Coldfield Drive / High Trees Close	Headless Cross	(S) unfenced MAPA + YS + sk8 facilities
Rowan Road	Batchley	(T/J)
Throckmorton Road	Greenlands	(S) MAPA + Skate park + YS
Arrow Valley Park (under highway)	Winyates	(S) Basketball MAPA
Carlton Close	West	(J) + Ball court
Yeadon Close	West	(J)
Feckenham Playing Field	Astwood Bank & Feckenham	(T/J)
(Oakenshaw Park)	Headless Cross	(T/J) Removed (03)
Church Hill MS	Church Hill	(S) MAPA
Maysfield Park	Central	(T/J) + goal posts
Glover Street	Central	(T/J)
Brockhill (Persimmon Homes)	Batchley	(S) MAPA
Arrow Valley Lake phase 2	Winyates	(J) + YS x 4
<b>Arrow Valley Park (Boulders)</b>	<b>Winyates</b>	(C) First installation nationally
Sambourne Lane	Astwood Bank & Feckenham	(C) + MAPA + Skate park
Ravensmere PF	Lodge Park	(T/J)
Ipsley MS	Winyates	(J/S) MAPA
Kenchester / Millhill	Matchborough	(T/J + MAPA)
St Augustine's HS	Astwood Bank and Feckenham	(MAPA) + 3 x YS
Matchborough Water Gardens	Matchborough	(J/S) YS only
Spring Vale Road (2)	West	(J)
MSP 2	West	(J/S) Skate park
Terry's Memorial Playing Fields	Central	(T/J)
Britannia Close	Central	(T)
Birchfield Road PF 2	Headless Cross	(J/S) MAPA + YS

As previously stated informal kick about areas are classified as equipped play areas, however for the purpose of this exercise they have been separated in order to illustrate the diversity of play areas within Redditch. Certain wards such as West and Winyates, contain a higher proportion of such facilities than other wards. The information provided does highlight some significant differences between the various wards. However, it is important to note that when assessing contributions towards equipped play areas, these will have to be made on merit. For example, it may be that a proposal is put forward in a ward with lower than average equipped play facilities, however the planned development may be on the border of the ward and in close proximity to a sufficiently sized equipped play area that can cater for such a residential development. Therefore each case should be considered on merit.

Table 10 - Total amount of (47) equipped play areas in each ward

<b>Wards</b>	<b>Total number of equipped play areas</b>
Abbey	2
Astwood Bank and Feckenham	4
Batchley	4
Central	5
Church Hill	4
Greenlands	3
Headless Cross	3
Lodge Park	3
Matchborough	4
West	8
Winyates	7

The below table outlines the location of kick about areas in relation to their ward location.

Table 11 - Categorisation of informal kick about areas in relation to wards

<b>Informal Grass Kick-About Areas with Goal posts</b>	<b>Ward</b>
Greenlands x 2	Greenlands
MSP Greenlane	West
Maysfield Gardens	Central
Spring Vale Road	West
Sandon Close	Lodge Park
Rowan Crescent	Batchley
Oakenshaw Road	Greenlands
Whitehouse Lane	Winyates
Winyates Park	Winyates
Costers Lane	Winyates
Millhill Road	Matchborough
Throckmorton Road	Greenlands



Table 12 - Total amount of informal kick about areas within each ward

<b>Wards</b>	<b>Total number of informal kick about areas</b>
Abbey	
Astwood Bank and Feckenham	
Batchley	1
Central	1
Church Hill	
Greenlands	4
Headless Cross	
Lodge Park	
Matchborough	1
West	3
Winyates	3

## Appendix 5 - Methodology for calculating the playing pitch requirement and off-Site development contributions – a worked example

The methodology relates to applications of 5 or more dwellings. Every scheme should be considered in its context and particular circumstances. Therefore, the approach for an individual scheme regarding the balance between on-site and off-site provision for each playing pitch, will vary.

### Worked Example:

**Proposed Scheme:** A high density development of 88 dwellings within an urban area.

#### Stage 1 – Calculate how many residents the scheme will generate:

Dwelling type	Occupancy	No. of units	No. residents
1 bed flat	1.3	32	41.6
2 bed flat	1.8	32	57.6
2 bed house	1.8	10	18
3 bed house	2.6	7	18.2
4 bed house	3.2	7	22.4
		<b>Total</b>	<b>157.8</b>

#### Stage 2 – Calculate the playing pitch requirement:

	Square Metres÷1000 population	No. of Residents in scheme	Requirement (sq.m)
Playing pitch	12100÷1000×	157.8	1909.38m <sup>2</sup>

#### Stage 3 – Decide on how much of the playing pitch requirement is to be provided on-site:

At this stage the amount of playing pitch space that will be provided on-site is determined, this should be determined by the context of the area and draw from the Worcestershire Playing Pitch (2002) and Open Space Needs Assessment (2005).

For example:

0m<sup>2</sup>

#### Stage 4 – Calculate how the proposed scheme compares to the playing pitch requirement:

Playing pitch	-1909.38m <sup>2</sup>
---------------	------------------------

**Stage 5 – Justification for the proposed scheme:**

It has been determined that there is sufficient provision of playing pitches within close proximity to the proposal. Although baseline data indicates there is a deficiency of hockey, junior rugby, cricket and junior football, the proposal site is not suitably situated to provide anything on-site. It has also been determined that the requirement is not sufficient enough to create any provision off-site i.e. the size of pitches is greater than the requirement.

**Stage 6 – Outcome of playing pitch provision agreed by developer and Borough Council:**

It has been concluded that the playing pitch provision is in accordance with the requirements. Due to the location and nature of the scheme, a contribution towards the maintenance of existing facilities will be required.

**Stage 7 – Calculate the financial contribution in-lieu of on-site provision:**

	On-Site Deficit (m <sup>2</sup> )	Cost of Provision (£/m <sup>2</sup> )	Total Contribution (£)
Playing Pitch	1909.38	14.78	28220.64

## Appendix 6 – Methodology for calculating the play area requirement – a worked example

The methodology relates to applications of 5 or more dwellings. Every scheme should be considered in its context and particular circumstances. Therefore, the approach for an individual scheme regarding the balance between on-site and off-site provision for each playing pitch, will vary.

### Worked Example:

**Proposed Scheme:** A high density development of 88 dwellings within an urban area.

#### Stage 1 – Calculate how many residents the scheme will generate:

Dwelling type	Average Child Occupancy	No. of units	No. of children
1 bed flat	0	32	
2 bed flat	1	32	32
2 bed house	1	10	10
3 bed house	2	7	14
4 bed house	3	7	21
		<b>Total</b>	<b>77</b>

#### Stage 2 – Calculate the play area requirement:

	Square Metres÷1000 population	No. of Residents in scheme	Requirement (sq.m)
Play Area	8000÷1000×	77	616m <sup>2</sup>

#### Stage 3 – Decide on how much of the play area requirement is to be provided on-site:

At this stage, the amount of play space that will be provided on-site is determined. This should be determined by the context of the area drawing from the Worcestershire Playing pitch (2002) and Open Space Needs Assessment (2005).

For example:

200m<sup>2</sup> of teenage equipped play facilities.

#### Stage 4 – Calculate how the proposed scheme compares to the play area requirement:

Play area	-416m <sup>2</sup>
-----------	--------------------

#### Stage 5 – Justification for the proposed scheme:

It has been determined that there is not sufficient playspace for teenagers in close proximity to the proposal. It is therefore appropriate to seek the provision of 200m<sup>2</sup> Multi Activity Play Area (M.A.P.A. – nationally the term is Multi-Use-Games-Area (MUGA)). There is deemed to be

sufficient playspace for younger age ranges and therefore a financial contribution towards improvements and maintenance will be provided based on rates in Appendix 8.

**Stage 6 – Outcome of play area provision agreed by developer and Borough Council:**

It has been concluded that the play area provision is in line with the requirements. Due to the location and nature of the scheme, a contribution towards the improvement and maintenance of existing facilities will be required.

**Stage 7 – Calculate the financial contribution and maintenance contribution in-lieu of on-site provision:**

	On-Site Deficit (m <sup>2</sup> )	Cost of Provision (£/m <sup>2</sup> )	Total Contribution (£)
Play area	416	181.11	75341.76

**Costing required for maintenance and future improvement of the equipped playspace provision to be provided on-site.**

	On-Site Deficit (m <sup>2</sup> )	Cost of maintenance and future improvement (£/m <sup>2</sup> )	Total Contribution (£)
Play area	200	181.11	36222

## Appendix 7 – Methodology for calculating the informal unrestricted open space requirement and off-site development contributions – a worked example

The methodology relates to applications of 5 or more dwellings. Every scheme should be considered in its context and particular circumstances. Therefore, the approach for an individual scheme regarding the balance between on-site and off-site provision for each informal unrestricted open space, will vary.

### Worked Example:

**Proposed Scheme:** A high density development of 88 dwellings within an urban area.

#### Stage 1 – Calculate how many residents the scheme will generate:

Dwelling type	Occupancy	No. of units	No. residents
1 bed flat	1.3	32	41.6
2 bed flat	1.8	32	57.6
2 bed house	1.8	10	18
3 bed house	2.6	7	18.2
4 bed house	3.2	7	22.4
		<b>Total</b>	<b>157.8</b>

#### Stage 2 – Calculate the open space requirement:

	Square Metres÷1000 population	No. of Residents in scheme	Requirement (sq.m)
Informal open space	54200÷1000×	157.8	8552.76m <sup>2</sup>

#### Stage 3 – Decide on how much of the informal unrestricted open space requirement is to be provided on-site:

At this stage the amount of informal unrestricted open space that will be provided on site is determined. This should be determined by the context of the area, drawing from the Open Space Needs Assessment.

500m<sup>2</sup> of the requirement will be provided on-site as Amenity Open Space.

#### Stage 4 – Calculate how the proposed scheme compares to the informal unrestricted open space requirement:

<b>Informal Unrestricted Open Space</b>	-8052.76m <sup>2</sup>
---	------------------------

### Stage 5 – Justification for the proposed scheme:

In relation to the remaining open space requirement, it has been determined there is the opportunity to provide 500m<sup>2</sup> of Amenity Open Space on-site, however it is not realistically possible to create any other forms of informal unrestricted open space on-site.

### Stage 6 – Outcome of informal unrestricted open space provision agreed by developer and Borough Council:

It has been concluded that due to the location and nature of the scheme, only 500m<sup>2</sup> of Amenity Open Space can be contributed, consequently a financial contribution should be made towards:

- The maintenance of existing informal unrestricted open space adjacent to the proposal. Therefore a financial contribution has to be assessed.

### Stage 7 – Calculate the financial contribution in-lieu of on-site provision:

	On-Site Deficit (m <sup>2</sup> )	Cost of Provision (£/m <sup>2</sup> )	Total Contribution (£)
Informal Unrestricted Open Space	8052.76	4.65	37445.33

### Costing required for maintenance and of Amenity Open Space.

	Provision on-site (m <sup>2</sup> )	Cost of Provision (£/m <sup>2</sup> )	Total Contribution (£)
Informal Unrestricted Open Space	500	4.65	2325

Overall contribution:

Playing Pitch = £28220.64

Play Areas = £111,563.76

Informal Unrestricted Open Space = £39,770.33 (minimum cost).

**Appendix 8 – Commuted sum rates for informal unrestricted open space in lieu of on-site provision (£/sq.m)<sup>10</sup>**

Table 13 – Commuted sum rates

<b>Open Space type</b>	<b>Maintenance cost</b>
<b>Playing pitch</b>	14.78
<b>Play area</b>	181.11 (this includes costs for future improvement)
<b>Informal Unrestricted Open Space</b>	4.65 (minimum cost)

---

<sup>10</sup> All maintenance costs will have to be reviewed annually to account for inflation. It should also be recognised that service standards are likely to change over time which will alter the minimum cost of maintenance per square metre.



## Sources of Information

CABE space (2004) *The Value of Public Space: How high quality parks and public spaces create economic, social and environmental value*. London.

CABE space *Decent Parks? Decent Behaviour?*. London.

Children's play council (2006) *Planning for play: Guidance on the development and implementation of a local play strategy*. Big lottery fund/National Children's Bureau.

National Playing Fields Association (2001) *The Six Acre Standard Minimum standards for outdoor playing space*. London: National Playing Fields Association.

ODPM (2005) *Circular 05/2005 Planning Obligations*. London: TSO.

ODPM (2005) *Planning Policy Statement 1: Delivering Sustainable development*. London: TSO.

ODPM (2005) *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents*. London: TSO.

ODPM (2003) *Developing Accessible Play Space: A good practice guide*. London: TSO.

ODPM (2002) *Assessing needs and opportunities: Planning Policy Guidance 17 companion guide*. London: TSO.

ODPM (2002) *Living Places: Cleaner, Safer, Greener*. London: TSO.

ODPM (2002) *Planning Policy Guidance 17: Planning for open space, sport and recreation*. London: TSO.

ODPM & The Home Office (2003) *Safer Places: The Planning System and Crime Prevention*. London: Thomas Telford.

Redditch Borough Council (2006) *The Borough of Redditch Local Plan No. 3*.

Redditch Partnership (2003) *The Community Strategy for Redditch – '20:20 Vision'*.

Sport England 2004 *A regional plan for sport in the West Midlands 2004-2008: Sign up for sport*. Sport England West Midlands.

## Websites:

<http://www.sportengland.org/> (11/11/2006)

<http://www.greenflagaward.org.uk> (19/12/2006)

[www.securedbydesign.com](http://www.securedbydesign.com) (02/02/07)