

Interim Advice Note

Financial Contributions for Open Space in Association with New Housing Development

Introduction

The purpose of this report is to seek members' endorsement of interim advice on arrangements for the Council accepting financial contributions as an alternative to on-site provision of open space to serve new housing developments. A copy of the interim advice is at Appendix One to this report.

Background

The Rushmoor Local Plan Review (1996-20 11) [RLPR] was adopted on 4 August. The new plan includes a different approach to the provision of open space to serve new housing developments. The previous local plan, adopted in 1992, required provision of open space only on large developments of more than forty dwellings. The new local plan requires provision of open space on sites of all sizes and introduces greater flexibility by allowing financial contributions to a wider programme as an alternative to direct on-site provision.

The inspector, who conducted the local plan inquiry, supported the principle of the system of 'pro-rata' payments as an alternative to on-site provision of open space and rejected objections by the House Builders Federation. He considered the proposed system was equitable and accorded with Government advice. Other authorities have successfully run similar systems for many years.

It is desirable to put the arrangements for the new system in place as soon as possible to ensure that all applicants are treated consistently. The approach is to produce initial interim advice to be applied from adoption of the local plan. This advice will be turned into formal supplementary planning guidance as soon as possible. This is likely to be after the Council has gained some experience of operating the system and following the publication of imminent new Government guidance in draft revised PPG 17 'Sport and Recreation' and Circular 1/97 'Planning Obligations'.

The note contains three main elements, advice on the operation of the system, the level of contributions expected and a programme / priorities on how contributions will be used. The Council gave a commitment during the course of preparation of the local plan to publish this information before seeking any financial contribution. The interim note meets that commitment.

Rushmoor presently has less than 80% of the open space necessary to meet its adopted standard. Most new housing developments in the Borough are on small sites where open space has not previously been required. Without the new system, only 37% of the new houses projected to be completed by 2011 would provide any open space and there would be a gradual deterioration in the supply of open space relative to the size and needs of the future population.

Extent of Financial Contributions

The maximum contribution per dwelling is assessed as about £1,400 at 2000/1, the justification for this level of payment is in Appendix B of the document. This level may be reduced where there is clear evidence that the dwelling will be occupied by less than an average of 2.5 persons. The level of contribution is comparable to similar schemes at

Eastleigh and Winchester where contributions are £1,395 and £1,575-1,825 for a three bedroom home respectively. The financial costs used for the calculation of contributions are derived from local information on costs and from the National Playing Fields Association.

It is difficult to predict the total extent of contributions that will be forthcoming since it will depend upon individual decisions by developers. In the early years of the scheme, a large proportion of applications may be on sites that are exempt due to existing commitments through earlier planning consents. In the long term, contributions may come from about 100 dwellings per annum (£140,000 pa).

Publication Arrangements

Copies of the advice note will be sent to all developers and agents presently active in the Borough. All interested parties will be consulted when the Council converts the advice note into supplementary planning guidance later in the year.

Applicants may choose to challenge the Council's approach at planning appeals. Other authorities applying similar approaches, related to a policy in an adopted local plan, have generally been successful in resisting challenges.

Recommendation

It is recommended that the interim advice note be ENDORSED for development control purposes and that supplementary planning guidance be PREPARED when appropriate.

RUSHMOOR BOROUGH COUNCIL INTERIM ADVICE NOTE

FINANCIAL CONTRIBUTIONS FOR OPEN SPACE IN ASSOCIATION WITH NEW HOUSING DEVELOPMENT

1 INTRODUCTION

- 1.1 This note provides interim advice to developers on the application of the Council's new approach to the provision of open space to serve new housing development contained in the adopted Rushmoor Local Plan Review (1996-2011) [RLPR]. A copy of the policies and accompanying text of the local plan is at Appendix A.
- 1.2 The policies relate to the provision of open space in association with new housing development. They enable the Council to accept financial contributions as an alternative to on site provision of some types of open space. They enable the Council to accept a financial contribution in respect of all forms of open space on small sites of up to ten dwellings since the resultant areas of on-site provision may be too small to be usable. Developments over ten dwellings must provide some open space on site, although exceptions may be made for example on conversions, those developments over forty dwellings can only opt out of providing the sportsground element of provision on site.
- 1.3 The Council's priority will generally be to encourage on-site provision of open space on all but the smallest developments and to limit the use of contributions. Policy OR4.1 makes it clear that it is at the Council's discretion whether to accept a financial contribution as an alternative to on-site provision.
- 1.4 The Council intends to convert this note into formal supplementary planning guidance (SPG), probably later in 2000. This will be after publication of the Government's forthcoming draft revised PPG 17 'Sport and Recreation' and Circular 1/97 'Planning Obligations'. The Council will use the experience of applying this note in preparing the draft SPG and consult fully with developers and other interested parties.
- 1.5 The objective of this advice to ensure an equitable and consistent approach to provision of open space in association with all new housing in the Borough. Once developers have experience of the system, it should enable them to more accurately value sites.
- 1.6 The advice has had regard to the current Circular 1/97 'Planning Obligations'. The Council will at all times try and ensure that any financial contributions reasonably relate to the development.

2 APPLICATION OF POLICY APPROACH

- 2.1 The approach applies to all determinations under the planning acts from the date of adoption of the RLPR on 4 August 2000.
- 2.2 It applies to all proposals for the creation of new independent dwellings such as houses and flats within Class C3 of the Use Classes Order 1987, to permanent mobile homes and all houses in multiple occupation. It does not apply to Class C1 (Hotel) or Class C2 (Residential Institutional) uses.
- 2.3 Open space requirements will be calculated on the gross number of new dwellings to be created, not net of any demolitions. This is because the total population, not the net increase, has a requirement for open space directly relating to the development. For example, it would include one for one, replacement dwellings. New build, subdivisions and conversions all must provide open space, although for conversions and subdivisions the requirement would only relate to the net increase in dwellings. It will not apply to dwellings that remain substantially unchanged as a result of a proposal.
- 2.4 The approach applies to all tenures such as private sector developments, shared ownership, registered social landlords and specialist accommodation for the elderly. It will not apply to MoD operational development such as married quarters and accommodation limited to service personnel.
- 2.5 Where there is an existing extant (not expired) planning consent that is capable of implementation for development of the site, or a resolution to grant a consent at 4 August 2000, the applicant can choose one of two approaches:
- i) to apply the new approach to the total development; or
 - ii) just apply it to any net increase in dwellings over that committed at 4 August and to continue to meet any open space requirement resulting from the earlier commitment.

3 PROCEDURE

- 3.1 All applicants for new residential development will be expected to make reference to the satisfactory provision of open space, in accordance with policies OR4 and OR4.1, at the time of making the planning application.
- 3.2 In the absence of specific details the Council will assume that there are no proposals to provide open space. This is likely to result in the refusal of planning permission.

3.3 Where the applicant wishes to seek the Council's agreement to providing the open space off site, or by making a financial contribution to the funds, this should be made clear by the applicant at the outset.

Direct provision of open space

3.4 Where open space is to be directly provided on or off-site the Council will require details of the laying out, long term retention and maintenance of the open space to be agreed with the Council before development starts on site. This will be through the use of planning conditions on small developments of up to ten dwellings and section 106 planning obligations on larger developments of 11 or more dwellings. Planning obligations must be completed before any planning permission is implemented. In some instances, subject to the payment of the appropriate commuted payment, the Council may be prepared to adopt the open space. This would need to be agreed at an early stage with the Council's Head of Leisure Services.

Financial contribution to funds for provision of open space

3.5 Where all or part of the open space requirement is to be met by a financial contribution to programmes rather than through direct provision, the applicant will be given two choices:

- i) to pay the appropriate sum at the time planning permission is granted, avoiding the cost and delay of any legal agreement, the payment is then fixed despite the fact the development may not be implemented for up to five years; and
- ii) to enter into a section 106 planning obligation to make the contribution before the start of the development, the specific sums would then be those applying at the time which would reflect any index linking arrangement from the 2000/1 levels.

3.6 The Council will develop standard forms of the necessary legal agreements

4 STANDARD OF OPEN SPACE PROVISION

4.1 New residential development is required to meet a minimum standard of 2.8 hectares of open space per thousand population. The standard comprises three elements:

Equipped children's play space	0.2 hectares
Urban parks/amenity open space	1.6 hectares
Sports grounds	1.0 hectares

4.2 An average of 2.5 persons per dwelling or 1 person per bedspace will be assumed. The former is the lower of the two figures for all but one-bedroom dwellings. The

Council will be prepared to consider evidence from applicants that average occupation may be lower. Where such evidence is accepted the applicant will only have to meet a proportion of the identified amounts (ie for single person units of 1 person per dwelling contributions will be 40% of the identified rate based upon 2.5 persons per dwelling). 2.5 persons per dwelling translates into the following open space required per dwelling:

<u>Open space per dwelling based upon occupancy of 2.5 persons</u>	
Equipped children's play space	5 square metres
Urban parks/amenity open space	40 square metres
Sports grounds	25 square metres
Total	70 square metres

4.3 The Council recognises that it will rarely be possible to provide all these forms of space in exact proportions and different mixes may be appropriate to individual sites. Flexibility will be particularly important for non-family housing, such as in town centres, and specialised accommodation for the elderly. The first priority will be provision of children's play space and the second priority sports grounds. Flexibility will also be important to reflect the nature of any available existing open space in the vicinity.

4.4 Policy OR4.1 states the Council may accept financial contributions as an alternative to on site provision of open space. The following table identifies the options available to applicants for different sizes of development:
[On= On site provision, £= Financial contribution]

<u>Number of dwellings(1)</u>	<u>Children's play space</u>	<u>Amenity space</u>	<u>Sportsground (2)</u>
1-10	On/£ (3)	On/£	£
11-39	On/£ (4)	On	£
40 or more	On	On	£

- (1) The need for on site provision will be applied flexibly for conversions.
- (2) The minimum size for a sports pitch is about 0.7 hectares. On site provision of sports grounds is only likely to be feasible on very large developments therefore financial contributions instead of on site provision is acceptable for any size of development.
- (3) The Council considers that the minimum usable area of children's play space is about 200 square metres so provision of such areas is unlikely to be feasible on small developments
- (4) A financial contribution is only acceptable where there is an existing facility in the vicinity.

5 USE OF FINANCIAL CONTRIBUTIONS

- 5.1 Any contributions received in lieu of provision of open space will be used solely for the provision of new facilities and improvements to existing facilities. These funds will not be used for routine maintenance.
- 5.2 Contribution levels are set at 2000/1 prices they will be reviewed annually to reflect any inflation factor or other significant new information or change in costs.
- 5.3 Any contributions that are not spent by the end of five complete financial years from the date of the payment being made will be returned to the contributor.
- 5.4 The Council will establish three funds for the use of financial contributions towards new open space, these funds will supplement, not replace, any existing Council programmes. The funds are a borough wide fund for sports pitch improvements and separate Aldershot and Farnborough funds for children's play space and amenity areas. The three funds as a whole will be ring fenced for these purposes, however, to provide an element of flexibility, since open spaces can serve multiple purposes, the Council may vire funds between the sports pitch fund and the Aldershot and Farnborough funds. The Council will not vire between the Aldershot and Farnborough funds.
- 5.5 Appendix B provides information on the level of financial contributions towards open space and the method of calculation.
- 5.6 Where a developer provides on-site open space the commuted sum for maintenance will be calculated on the basis of Appendix B or the calculated actual estimated costs of maintenance for the specific design of open space proposed. Commuted sums for maintenance of on-site open space will be ring fenced for this purpose.

6 SPORTS PITCHES

- 6.1 This Borough wide fund will be used for improvements to the stock of sports pitches, courts and greens. It will be used for the creation of new facilities such as acquisition of sites by freehold or lease, laying out facilities and improvements in quality such as provision of artificial surfaces, drainage, lighting and changing facilities.
- 6.2 The Council will maintain a programme of priorities for use of developer funds and any existing Council resources that will be reviewed annually. The programme for 2000/1 is at Appendix C.
- 6.3 The level of the financial contribution has been set at £5.00 per square metre of the requirement at 2000/1.

- 6.4 Where the developer decides to provide on-site sports pitches, there will also be a need to provide for adequate long term maintenance, no contribution towards maintenance will be necessary for this type of open space where the applicant makes a financial contribution in lieu of on-site provision. The Council calculates maintenance on the basis of a period of 20 years and applies a discount rate plus a 10% administration fee (a factor of 16.06 times the annual cost). The current annual cost of maintenance is estimated at 22.6p per square metre of sports grounds. The financial contribution for maintenance will therefore be £3.63 per square metre. Costs will be reviewed annually.

7 CHILDREN'S PLAY SPACE AND AMENITY SPACE

- 7.1 Financial contributions towards these forms of open space will be aggregated into separate funds for provision or improvements to open spaces in Farnborough and Aldershot. Basingstoke Canal will be used as the dividing line in determining to which fund sites should contribute.
- 7.2 Funds will be used for the acquisition of new open space and improvements to the quality of existing spaces. Improvements may include provision of new equipped play areas on existing open spaces, provision of further equipment or general improvements in existing play areas. Improvements to amenity areas may include acquisition of sites, major new landscaping of existing areas improvements to security to encourage use and provision of facilities aimed at sectors of the population.
- 7.3 The Council will maintain a programmes of priorities for the provision and improvement of open space in both towns. The present programme is at appendix D.
- 7.4 The rate of financial contributions per square metre of open space will be the same for both funds since costs are similar in both towns.
- 7.5 The level of financial contribution for layout of the children's play space element has been set at £45.00 per square metre. Layout of the urban park/amenity area element has been set at £10.00 per square metre at 2000/1. The financial contribution towards maintenance will be £61.83 per square metre of children's play space. The commuted sum for maintenance of amenity areas is £11.63 per square metre, however, where an applicant is making a financial contribution towards open space they will only be expected to pay 50% of this to reflect the more local element of the provision.

8 EXAMPLES

8.1 Three examples are provided to illustrate how the scheme where the applicant wishes to make the maximum use of a financial contribution rather than on-site provision.

8.2 Erection of single dwelling house, applicant meets all open space requirement through a financial contribution:

<u>Category</u>	<u>Open space Requirement</u>	<u>Financial contribution in lieu of provision</u>	<u>Financial contribution for maintenance</u>	<u>Total Contribution</u>
CPS	5 sq m	£237.50	£309.15	£546.65
Amenity	40 sq m	£500.00	£232.40	£732.40
Sports	25 sq m	£125.00	£-	£125.00
Total	70 sq m	£862.50	£541.55	£1,404.05

8.3 Development of twenty dwellings, existing children's play space in vicinity, developer elects to provide the minimum open space on site and make up the rest through a contribution:

<u>Category</u>	<u>Open space Requirement</u>	<u>Financial contribution in lieu of provision</u>	<u>Financial contribution for maintenance</u>	<u>Total Contribution</u>
CPS	100 sq m	£4,750.00	£6,183.00	£10,933.00
Amenity	800 sq m	(Provided on site)	£4,648.00	£ 4,648.00
Sports	500 sq m	£2,500.00	£-	£ 2,500.00
Total	1,400 sq m	£7,250.00	£10,831.00	£18,081.00

Applicant provides:

£10,933 towards the relevant town fund for children's play space.

800 sq m amenity space on site with £4,648 towards its future maintenance.

£2,500 towards the Borough fund for sports pitches.

[Average contribution per dwelling 40 sq m of amenity space and £904]

8.4 Development of forty dwellings, developer elects to provide the minimum open space on site and make up the rest through a financial contribution:

<u>Category</u>	<u>Open space Requirement</u>	<u>Financial contribution in lieu of provision</u>	<u>Financial contribution for maintenance</u>	<u>Total Contribution</u>
CPS	200 sq m	(Provided on site)	£12,366.00	£12,366.00
Amenity	1,600 sq m	(Provided on site)	£ 9,296.00	£ 9,296.00
Sports	1,000 sq m	£6,000.00	£-	£ 6,000.00
Total	2,800 sq m	£6,000.00	£21,662.00	£27,662.00

Applicant provides:

200 sq m of CPS on site and £12,366 towards its future maintenance

1,600 sq m of amenity space on site and £9,296 towards future maintenance

£6,000 towards the Borough fund for sports pitches.

[Average contribution per dwelling 45 sq m of open space and £691.55]

9 PROXIMITY TO EXISTING OPEN SPACE FACILITIES

- 9.1 The local plan refers to financial contributions being accepted towards children's play space on sites of 11-39 dwellings where there is an existing facility in the vicinity. This will generally be defined as within 400 metres walking distance without the need to cross major barriers to movement such as main roads.

10 NEED FOR OPEN SPACE

- 10.1 The Council will not reduce the requirements for open space on a development site due to the existence of open space in close proximity. The RLPR establishes (para 6.15) that there is a general under provision of open space in Aldershot and Farnborough against the Council's adopted standard. The Inspector who conducted the local plan inquiry noted that there was also an overall deficiency in open space against the standards of the Hampshire County Structure Plan Review (1996-2011) and the National Playing Fields Association. The Inspector therefore considered it inappropriate to have a policy which required need to be assessed on a site by site basis (Inspector's report 6.4.8).

11 DESIGN ISSUES

- 11.1 Applicants are strongly advised to discuss issues regarding the form and design of any on-site open space with officers of the Council at an early stage.
- 11.2 Design of open spaces should be integral to that of the development, safe and well related to their intended function, adjoining housing and pedestrian and cycle routes.
- 11.3 Balancing ponds and water retention areas will not normally be counted towards open space requirements due to restrictions applied by Thames Water. Car parking areas serving open spaces such as sports grounds will contribute towards requirements.

EXTRACT FROM RUSHMOOR LOCAL PLAN REVIEW (1996-2011) [ADOPTED 4-8-00]

OPEN SPACE FOR NEW HOUSING DEVELOPMENT

6.20 The Hampshire County Structure Plan (Review)¹ includes the following policy:

“before granting planning permission for new housing development, local planning authorities should be satisfied that sufficient open space, recreational and play facilities will be provided either:(i) on site for an individual housing development; or, (ii) on a cumulative basis (i.e. in association with other such open spaces to be provided) to serve the development and other adjacent or nearby housing schemes. Areas of acknowledged open space deficiency will be identified in local plans. Within these areas, local planning authorities should negotiate to seek a higher provision of public open space to offset the identified deficiencies.”

6.21 The Council will expect developers of all new housing sites to make provision for the minimum overall standard of 2.8 hectares per 1000 persons as outlined in paragraph 6.5. It will rarely be possible for a proposed new housing development to provide all these forms of open space in exact proportions, and the Council will consider the proportion most appropriate for individual sites.

6.22 The first priority, in terms of the form of open space, should be the provision of an equipped and appropriately located children’s play area and, on larger sites, the second priority will be provision of sports grounds. The Council considers that the minimum usable area for children’s play is 200 sq.m. Flexibility between categories of open space will also be allowed for non-family housing.

6.23 All new housing developments of more than 40 dwellings will be expected to provide some open space on site. The Council will accept financial contributions towards the provision of open space as an alternative to on-site provision under the following circumstances:-

- for developments of under 40 dwellings, as an alternative to on-site provision of some or all of the open space requirement;
- for developments of 40 dwellings or more, towards the provision of the sports ground element of the open space standard, and towards all or part of the urban parks/amenity open space standard where there are already sufficient existing open spaces in the immediate vicinity, which are accessible to the residents of the new development;

¹ Adopted Hampshire County Structure Plan 2000 – Policy R2

OR4 New residential development will be required to make appropriate provision for public open space in accordance with the minimum standard per 1000 people of:

Urban parks/amenity open space	1.6 hectares
Equipped children's play space	0.2 hectares
Sports grounds	<u>1.0 hectares</u>
	<u>2.8 hectares</u>

An average occupancy of 2.5 persons per dwelling or 1 person per bedspace will be assumed. Provision must be made at an early stage of development and arrangements secured for adequate long term maintenance. The Council will allow some flexibility between the categories for non family housing and to allow priority to be given to the provision of equipped children's play space and sports grounds.

OR4.1 The Council may accept financial contributions as an alternative to on-site provision of public open space on the following basis:-

Sites of 1-10 dwellings - all open space requirements

Sites of 11-39 dwellings - children's play space (where there is an existing facility in the vicinity) and sports grounds

Sites of 40 or more dwellings - sports grounds

6.24 Developers' financial contributions towards the provision of open space will be used for a programme of provision of new open space or the improvement of existing areas on the following basis:-

- a fund towards the provision of new sports pitches or the improvement of existing ones within Rushmoor as a whole;
- separate funds towards provision or improvement of equipped children's play space/informal open space for Aldershot and Farnborough.

6.25 The Council will not seek financial contributions until an agreed scheme of works (complying with the Circular 1/97² advice) has been published.

² Department of Environment Circular 1/97 "Planning Obligations".

CALCULATION OF FINANCIAL CONTRIBUTIONS TOWARDS PROVISION AND MAINTENANCE OF OPEN SPACE

(Prices are per square metre at April 2000 and will be subject to occasional review)

FACTOR	Children's play space	Amenity area / parkland	Sportsground
Land acquisition (1)	£2.50	£2.50	£2.50
Lay out costs	£45.00 (2)	£10.00 (3)	£2.50 (4)
Annual maintenance cost	£3.85 (5)	72.4p (6)	22.6p (7)
Committed sum (8)	£61.83	[£11.63 (9)]	[£3.63 (9)]
Total cost per square metre of requirement (10)	£109.33	£18.31	£5.00
Amount of open space required per single dwelling at 2.5 people	5 sq m	40 sq m	25 sq m
Total cost per dwelling where no on site provision	£546.65	£732.40	£125.00
	Max. financial contribution £1,404.05 per dwelling		

NOTES

- (1) A notional land acquisition cost of £2.50 per square metre is assumed (£10,000 an acre), to reflect amenity land of no development value. This level is equivalent to compensation levels paid by statutory undertakers.
- (2) CPS are now larger due to increased safety margins around equipment. Costs depend upon the equipment. The RLPR refers to a minimum size of 200 square metres but the potential of such areas is limited. CPS range from about 600 to 1,100 square metres and costs from £30,000 to £50,000. An average size of 900 square metres and average cost of £45.00 per square metre is assumed.
- (3) It is assumed that amenity areas are two thirds grass and one third planting. Grass areas cost £2.50 per square metre. Planting areas are £25.00 a square metre. The average cost is therefore £10.00 square metre.
- (4) Assumed total cost of £25,000 for laying out a winter sports pitch on a total site of about one hectare (10,000 square metres). This allows for drainage, levelling, seeding, fertilising and posts/nets etc but not for changing facilities or parking. The rate per square metre is relatively low due to economies of scale.
- (5) Monthly inspections at £30 plus daily safety check for glass etc at £8.50, total annual cost £3467.50, spread over average size of 900 square metres.
- (6) 16p a square metre for grass cutting of two thirds of area, planting at 95% shrubs at £1.65 and 5% trees at £5.90.
- (7) Annual cost of maintaining a pitch of about £2,260 for 10,000 square metres.
- (8) Committed sum is calculated on the basis of twenty years maintenance. A discount rate is then applied leading to a rate of 14.6 times the annual cost. A ten percent admin charge is added leading to a factor of 16.06 times the annual rate.
- (9) Circular 1/97 advises that it would not be appropriate to require committed sums for maintenance except for small areas principally of benefit to the development itself. The Council does not therefore make an allowance for a maintenance contribution for sports pitches or half of the amenity space requirement that is likely to serve a wider area
- (10) Total of land cost, layout cost and all, fifty per cent or none of the committed maintenance cost as applicable

Priorities and programme for improvements to provision of sports pitches

Background

The adopted Rushmoor Local Plan Review (paras 6.11-2) identifies a significant shortfall in pitches available for public access. Public access to the large stock of school and Ministry of Defence pitches is either very limited or not allowed. A survey of pitches available for public booking in 1992 showed that bookings were at a level where further bookings would lead to deterioration in pitches. Many teams were obliged to play at less popular times. The capacity of some pitches to accommodate matches is limited by poor drainage. Many playing fields lack adequate changing accommodation that is sought by teams operating in some local leagues.

Priorities

Improvements to the stock of publicly available pitches will be sought through negotiations to secure public access and usage of educational and MoD pitches. The Council's medium term priority will be to secure public access to MoD pitches that become surplus to requirements such as any of the pitches west of the A325.

Drainage improvements will be implemented to improve the quality of existing pitches and their capacity to accommodate more matches. It is difficult to identify a programme in advance since the Council needs to respond to changes in conditions on an annual basis. No improvements have presently been identified as necessary for the 2000/1 season

There is a need for changing facilities to improve the quality of pitches available and meet the needs of some teams. The provision of such facilities involves considerable expense necessitating securing any available grants. Funds may be used as a top up for these schemes, the Council is unlikely to be in a position to start its first priority at Southwood until about 2003. The priority is for replacement of temporary changing units:

- 1 Southwood Playing Fields
- 2 Moor Road Playing Fields
- 3 North Town Playing Field

In the longer term the Council will seek replacement of old changing facilities at Aldershot Park, Rectory Road and Cove Green.

The Council will produce occasional monitoring reports identifying how financial contributions received have been used and the balance remaining in the fund.

Programme

Contributions will be banked towards improvements to changing facilities at Southwood in about 2003 but may be used for drainage works or to secure access to additional educational or MoD pitches if opportunities arise in the meantime.

Priorities and programme for improvements to children's play spaces and amenity areas / informal open space

This fund is for contributions towards children's play space and amenity open space. Priority in the use of funds will generally be given to the provision of children's play space over informal amenity areas, reflecting the Council's objective of improving the quality of life for young people.

CHILDREN'S PLAY SPACE

Background

Children's play space (CPS) is essentially a local facility that should be within 400 metres of the population that it serves. Many areas of the Borough are too far from CPS. New CPS's can be difficult to site due to concerns about disturbance by local residents. Many of the Borough's existing CPS are poorly designed and have a limited range of equipment. There is a trend towards provision of larger facilities with a greater range of equipment.

Priorities

Opportunities will be explored to provide new CPS in areas deficient in facilities. These are likely to have to be within larger areas of open space to avoid disturbance to residents. Priority areas for investigation to meet deficiencies and improve existing facilities are:

Farnborough fund:

[Priorities for 2000/1 onwards will be determined by Environmental and Community Committee later in 2000]

Aldershot fund:

[Priorities for 2000/1 onwards will be determined by Environmental and Community Committee later in 2000]

In determining the precise programme of works the Council will give priority to schemes that are in closest proximity to developments that have made significant financial contributions to funds.

AMENITY OPEN SPACE / INFORMAL OPEN AREAS

Background

This category of open space includes kickabout areas for informal games, parkland, formal gardens, wooded and semi natural areas that are available for passive recreation and provide visual amenity.

The adequacy of this form of open space is considered as part of open space as a whole because sports pitches and children's play space also provide for passive recreation and visual amenity. Aldershot and Farnborough both have shortfalls of open space as a whole against the adopted standard in the local plan (para 6.15). There are localised areas near some of the larger parks that are well served by facilities. General priorities are:

Farnborough fund

Improvements to provide public access to Southwood woodland

Facilities appealing to young people

Improvements to security of parks

Aldershot fund

Facilities appealing to young people

Improvements to security of parks

RS 3-8-00 [spg-pos]