



The Highland Council Interim Supplementary Guidance: Open Space in New Residential Development

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2: Provision Standards Inbhean Solarachaidh

2.1 Provision Standards

As recommended by PAN 65, the Council has developed greenspace, sport and recreation provision standards with accessibility, qualitative and quantitative components:

- ◆ **Quantity standards** set out the amount of different forms of provision required per person. The Council will use these standards as a starting point when assessing the amount of provision likely to be needed by the residents of new housing developments. Until such time as the Council derives new quantity standards as part of the preparation of the Highland-wide Development Plan, the overall quantity standard remains the 40 sq m per person set out in the adopted Local Plans.
- ◆ **Quality standards** set out the quality of provision the Council will expect developers either to provide or fund. Whenever the Council requires developers to provide new spaces or facilities the Council will impose a condition requiring them to comply with these standards. Where existing spaces or facilities required to meet community needs do not accord with these standards the Council will consider there to be a qualitative deficiency in provision.
- ◆ **Accessibility standards** (or **distance thresholds**) set out the walking times and 'as the crow flies' distances that the Council regards as acceptable to potential users of spaces or facilities. The Council will use these standards to assess the extent to which existing provision may be "directly related" to the residents of proposed new housing developments within main settlements. The Council will take account of barriers limiting access to off-site spaces and facilities when determining the accessibility of existing provision in towns and villages. Accessibility standards will not be relevant to isolated developments outwith the settlements defined in Appendix 1 of the Highland Structure Plan (2001) and the *Introduction* to this Guidance.

2.2 General Requirements

The following general requirements apply to all forms of greenspace and sport and recreation provision:

Site Layouts

- ◆ Greenspaces are not the spaces between dwellings; they are the setting for them. Therefore greenspaces should be linked together to form a network wherever possible and dwellings should face greenspaces and significant spaces should never be “round the back” of them. This also aids informal surveillance and enhances perceptions of community safety.
- ◆ Masterplans for large residential developments should have a strong landscape structure based on a path system. This should broadly follow likely desire lines, provide varied and interesting views and link the development with points of interest either within or close to it. These points of interest will have been identified on the Context Plan referred to in Section 1.2 of this Guidance and include viewpoints, shops, schools and other community facilities as well as green corridors and the core path and wider access network wherever possible (note: on some sites, such as playing fields and sports pitches, it will be necessary not to compromise the main use of the site).
- ◆ Site layouts should conform to the principles set out in the ACPO *Safe by Design* guidelines
- ◆ Pedestrian and cycle routes should always be more direct than vehicle routes and provide varied and attractive routes within housing areas and between housing and other areas, bus stops and community facilities, with lighting where appropriate. They should conform to the recommendations in *Cycling by Design* (published by the Department for Transport).
- ◆ Paths and cycleways may be located on land that is of medium to high risk of flooding, as defined in SPP7, *Planning and Flooding*
- ◆ Paths must incorporate tactile clues to alert people with limited vision to trip hazards or changes in level
- ◆ All on-site greenspaces, water areas and watercourses should promote biodiversity and support nature conservation by protecting and enhancing existing habitats and wildlife corridors and creating new ones
- ◆ Greenspaces should be flexible and in prominent positions as much as possible in order to maximise their use
- ◆ Nodes and junctions on path systems should be close to landmarks (eg public art) or facilities (eg a play area)

Detailed Design and Specification

- ◆ All greenspaces should have a defined primary purpose, be designed for that purpose and accord with the appropriate quality specification. They must be designed for easy and cost effective maintenance by machine wherever possible.
- ◆ Residential developments should incorporate a Sustainable Urban Drainage Scheme (SUDS), designed in accordance with the recommendations in PAN 61, *Planning and Sustainable Urban Drainage Schemes*; guidance in *The SUDS Manual* (CIRIA C697, published in 2007); and *Enhancing Sustainable Urban Drainage Schemes for Wildlife* (SEPA, undated).
- ◆ Key SUDS components such as basins, ponds and wetlands should be designed as an integral part of open space provision and contribute to amenity as well as sustainable drainage and the control of potential flooding, but may not be the only open space in a development; Section 3.2 gives further details.
- ◆ Surface water drainage should not increase the risk of flooding on other land in the vicinity of the development
- ◆ Appropriate safety features must be provided adjacent to existing areas of water (eg life buoys, warning notices) and new water areas, such as SUDS ponds, should have shallow margins.
- ◆ All materials and workmanship shall comply with the current edition of all appropriate British or European Standards
- ◆ Paths must be well drained, suitable for wheelchairs and baby buggies, and comply with the Council's requirements for adoptable paths.

PROVISION STANDARDS

- ◆ Designers should specify recycled and local materials as much as possible. Timber detailing must be robust and metalwork must be finished with high performance coatings and not paint.
- ◆ Grass mixtures should be low maintenance and shrub beds densely planted with low maintenance shrubs and mulched with bark chips to a depth of at least 50 mm on top of landscape fabric.
- ◆ All spaces must be provided with litter and dog bins unless the Council agrees that they are unnecessary. All bins must be of a type approved by the Council and located within 5m of a road suitable for refuse collection vehicles, although it will be acceptable to have some bins that do not satisfy this requirement within large spaces of over 1 hectare, provided there are also bins at appropriate points around the perimeter.
- ◆ All spaces should be provided with appropriate signage relating to the control of dogs. For example, in natural greenspaces during the ground nesting bird season, they must be kept on a short lead and on playing fields they should be kept under control and not allowed to foul playing areas and any fouling of other areas must be removed.
- ◆ Signs and way-marking, where required, must be clear and uncomplicated with good colour contrast and simple lettering. Developers must comply with the Council's policy on dual language signs.
- ◆ Latches and gates, if required, must be secure but easy to use
- ◆ Construction waste must not be buried anywhere on site

Accessibility

The Disability Discrimination Act 1995, PAN 78, *Inclusive Design*, and SPP11 all promote the design of inclusive public spaces and environments that everyone can use. Since October 2004 service providers have been required to take reasonable steps to ensure that people with disabilities are able to use premises and spaces without unnecessary constraints. The Council believes that greenspaces should be usable by all people to the greatest extent possible without the need for adaptation or specialised design. Additional guidance on inclusive design is available in *Inclusive Mobility* (www.dft.gov.uk/transportforyou/access/peti/inclusivemobility).

Cycle Parking

Facilities for cycle parking must be conveniently located, secure, easy to use, adequately lit, well signed and sheltered from rain.

2.3 Amenity Greenspaces

Definition

- ◆ Landscaped areas providing visual amenity or separating different buildings or land uses for environmental, visual or safety reasons and used for a variety of informal or social activities. When located in housing areas, they should be designed to stimulate children's imagination and therefore incorporate places to hide, climb, run around and see birds and animals; further details are given in Section 2.4.

Quantity Standard

- ◆ 8 sq m per person

Distance Threshold

- ◆ 5 minutes walk (300 m straight-line distance)

Minimum Size

- ◆ 500 sq m (0.05 hectare)

General Requirements

- ◆ Must comply with the general requirements set out in section 2.2
- ◆ Designed to create a sense of place and provide a setting for adjoining buildings, with "sun traps" sheltered from the prevailing wind
- ◆ Views out of or across the space, ideally to local landmarks
- ◆ Located away from sources of potential danger to unaccompanied children such as roads and areas of water
- ◆ Clear distinction between public and private or semi-private areas for residents
- ◆ Field drains or other measures to prevent spaces becoming waterlogged after heavy rain; however, this should not result in flooding elsewhere
- ◆ Passive surveillance from nearby properties (whether on or off-site), but in a way which respects the privacy of occupants
- ◆ See also section 2.4 as most amenity greenspaces should be attractive but non-equipped play spaces for children

Planting and Biodiversity

- ◆ Good balance of mown grassed areas, in varying widths or sizes (large enough for informal recreation) and long life, mixed indigenous and ornamental species and ages of trees or shrubs, but with a predominantly open character
- ◆ Range of habitat types eg woodland, ponds, grasslands, hedgerows, areas of dense planting
- ◆ Buffer or shelter planting as necessary

Facilities and Features

- ◆ Should incorporate informal provision for children or teenagers
- ◆ Adequate litter and dog bins
- ◆ May incorporate public art or heritage features (eg statues)
- ◆ Comfortable seats, in both sunny and sheltered areas, ideally overlooking points of interest or attractive views. Seats may be within an open-sided shelter, a bench, a seat or picnic unit and must not be "hidden away"

Vehicle Access and Parking

- ◆ Not required, although there must be an adequate means of access for maintenance machines

2.4 Provision for Children and Young People

Definition

Spaces and facilities designed for active and imaginative play by children and young people consisting of

- ◆ Greenspaces in housing areas offering reasonably safe and accessible informal play opportunities for children and young people (see Section 2.3)
- ◆ A hierarchy of equipped play facilities (see below)

Equipped Play Hierarchy

The hierarchy of equipped play spaces should be:

- ◆ Local equipped play areas (see below).
- ◆ Strategic play areas (see below); however, these will be provided only in the Regional and Sub-regional settlements defined in Appendix 1 to the Highland Structure Plan, with one strategic facility in each Integrated Learning Community area. They will be large and include a wide range of equipment items.
- ◆ Informal facilities designed for young people approximately 13-18 years old in which they can “hang out” and practise various sports or movement skills such as basketball, inline skating, skateboarding and other wheeled sports. Ideally, they should be located close to a multi-court (see Section 2.8).

The Council will require that developers design all on-site greenspaces in housing areas other than allotments to provide opportunities for stimulating and imaginative play. Play England’s publication *Design for Play: A guide to creating successful play spaces* offers advice on how to do this.

Quantity Standard

- ◆ 2 sq m per person (note: this quantity standard covers only equipped play facilities and not amenity greenspaces used for play, for which the 8 sq m per person standard in Section 2.3 applies)

Distance Thresholds

- ◆ Amenity greenspaces in housing areas: 5 minutes walk (300 m straight-line distance)
- ◆ Local equipped play areas: 10 minutes walk (600 metres straight line distance)
- ◆ Strategic equipped play areas: 20 minutes walk (1200 metres straight line distance)

Minimum Size

- ◆ Amenity greenspaces in housing areas: see Section 2.3
- ◆ Local equipped play areas: 1,500 sq m, typically with at least a dozen items of equipment. Bellfield Park in Inverness is an example of a local play area.
- ◆ Strategic equipped play areas: 2,500 sq m, typically with at least a dozen types of equipment. Whin Park in Inverness is an example of a strategic play area.

General Characteristics

- ◆ Must comply with the general requirements set out in section 2.2
- ◆ The whole of the outdoor environment should be visually stimulating for both children and adults and offer opportunities for children to play in imaginative ways, close to home or in other greenspaces which can be accessed without crossing a major road.
- ◆ Amenity greenspaces in which children are likely to play should be unique and designed to offer a varied, interesting and physically challenging environment, accessible to everyone, which offers opportunities for running, jumping, climbing, balancing, building or creating, social interaction and sitting quietly.
- ◆ The design of amenity greenspaces that will be used for play should derive from and reinforce the character and levels of the site and incorporate any natural features there may be on it such as rock outcrops or water courses. This will also help to encourage and facilitate use by children of all ages.
- ◆ Amenity greenspaces that will be used by children for informal outdoor play should be designed generally to encourage them to explore their home environment and so incorporate hiding and “secret” places and links to nearby parts of the green network, especially woodland and other natural areas.
- ◆ Play provision should stimulate the senses of sight, sound, touch and smell and offer opportunities for children to manipulate materials. Accordingly play spaces should incorporate variations in level and a range of materials of different kinds, textures and colours, such as timber, sand, rocks, dead trees and other natural materials and incorporate trees, shrubs and grass. Examples of other materials or forms that can be used include old car tyres (eg for swings or tunnels); logs (eg for climbing and balancing); ropes (for ladders, swings and bridges); tunnels and mounds or hollows (for various forms of play); tarmac areas (for ball games or other games such as hopscotch); grass surfaces (for ball games and sitting); low walls (for skateboard manoeuvres, sitting on, balancing or jumping off); sand (for digging, building and sifting); shrubbery (for dens, places to hide or look for small animals and insects); rocks (for hiding and climbing); trees with low branches (for climbing or swinging); and bollards (for leapfrogging).
- ◆ Passive surveillance from the windows of nearby buildings is essential
- ◆ Equipped play areas must be located in a position that will not create disturbance for the occupants of nearby dwellings and separated from the nearest dwelling window by an appropriate buffer distance, dependant on the size and location of the play area, which is not less than 25 m.
- ◆ It must not be necessary for any child to cross a distributor road in order to gain access to a local play area
- ◆ All surfaces within play areas, and the access to them from nearby path systems, must be free draining so they do not become waterlogged or boggy after heavy rain

Planting and Biodiversity

- ◆ Good mix of “child-friendly” plant and tree species in the vicinity
- ◆ Generous use of planting to enhance amenity, create a sense of enclosure and different “rooms” within large greenspaces and support bio-diversity

Facilities and Features

- ◆ See Section 2.3 for amenity greenspaces
- ◆ The design of local and strategic equipped play areas will depend on the context within which they are set, but in addition to a wide range of high quality play equipment they should normally incorporate measures to ensure the proper control of dogs by their owners; an appropriate level of seating for parents or carers (including picnic tables); appropriate safety surfacing where required; litter bins of a type approved by the Council; appropriate signage; and path or other lighting to provide an illumination of at least 25 lux 1m above ground level.
- ◆ Equipped play areas must comply with the following European Standards:
 - ❖ EN1176, Playground equipment (1997, with additional recommendations in 1998 and 1999)
 - ❖ EN1177, Impact absorbing surfacing – safety requirements and test measures (1998)
 - ❖ EN14974, Facilities for users of roller sports equipment – safety requirements and test measures (2007)
 - ❖ EN15312, Free access and multi-sport equipment requirements, including safety and test measures (2007)

Vehicle Access and Parking

- ◆ Not required, although there must be an adequate means of access for maintenance machines

2.5 Green Corridors

Definition

- ◆ Routes including (but not limited to) canals, watercourse corridors and disused railway lines, linking different areas within a town or city as part of a designated and managed network and used for walking, cycling or horse riding, or linking towns and cities to their surrounding countryside or country parks. Green corridors should link different greenspaces or settlements.

Quantity Standard

- ◆ Not applicable: green corridors are provided in response to opportunities to create linear walking and cycling routes

Distance Threshold

- ◆ Not applicable

Minimum Size

- ◆ There is no minimum size, but corridors should generally be not less than 500 m (0.5 km) long

General Characteristics

- ◆ Must comply with the general requirements set out in section 2.2
- ◆ Clearly signposted accesses to the network of green corridors
- ◆ Welcoming and safe with no dense planting close to the path or cycle route
- ◆ Adequate litter and dog bins
- ◆ Safety and other markings as appropriate (note that if green corridors are adopted by the Council as Roads Authority, paths and signage will have to be to adoptable standard)
- ◆ No underpasses or blind corners

Accessibility

- ◆ Appropriate safety measures adjacent to or at crossings of rail lines or busy roads
- ◆ Good sightlines along the route so that users can see potential danger well ahead
- ◆ Freedom from exposed tree routes and other trip hazards

Planting and Biodiversity

- ◆ Good balance and variety of plants and shrubs, including flowering and non-flowering species
- ◆ Range of tree species and ages
- ◆ Range of habitat types
- ◆ Paths free from overhanging branches within reach of users
- ◆ Good range of habitats

Facilities and Features

- ◆ Clear signposting to places of interest or destinations (eg shops, leisure facilities, schools)
- ◆ Comfortable seating where appropriate
- ◆ Adequate street lighting

Vehicle Access and Parking

- ◆ Not required, although there must be an adequate means of access for maintenance machines

2.6 Natural Greenspaces

Definition

- ◆ Areas of undeveloped or previously developed land with residual natural habitats or which have been planted or colonised by vegetation and wildlife, including woodland and wetland areas

Quantity Standard

- ◆ 9 sq m per person

Distance Threshold

- ◆ 10 minutes walk (600 m straight-line distance)

Minimum Size

- ◆ 1,000 sq m (0.1 ha)

General Characteristics

- ◆ All spaces and facilities must comply with the general requirements set out in section 2.2
- ◆ Naturalistic appearance which incorporates a diverse range of habitats and supports wildlife
- ◆ Only limited internal areas of poor visibility
- ◆ Good use of views out of or across the site
- ◆ Good use of topography, space and planting

Accessibility

- ◆ Entrances or access points and internal paths linked to rights of way, other paths and cycling routes and water courses to create wildlife corridors and a network of greenspaces

Planting and Biodiversity

- ◆ Good mix of native species and habitats, depending on site characteristics
- ◆ Wildlife protection areas
- ◆ Clearings or gaps in tree crowns to allow light penetration to woodland floor, where appropriate
- ◆ Well developed ground layers and wide, species rich edge, where appropriate

Facilities and Features

- ◆ Clear and coherent signage to and throughout the site as appropriate
- ◆ Built heritage structures and natural features conserved
- ◆ Interpretation of flora and fauna as appropriate
- ◆ Adequate litter bins
- ◆ Comfortable seating where appropriate
- ◆ Signs requiring dogs to be kept under control in a manner appropriate to the habitats in and around the space
- ◆ Adequate safety measures adjacent to areas of water (will depend on size, depth and current, if any)
- ◆ "Way marked" routes, where appropriate

Vehicle Access and Parking

- ◆ Not required for small spaces of less than 0.5 ha, but adequate parking for other spaces either on-site or immediately adjacent.

2.7 Public Parks and Gardens

Definition

- ◆ Areas of land, normally enclosed, designed, constructed, managed and maintained as a public park or garden

Quantity Standard

- ◆ 8 sq m per person

Distance Threshold

- ◆ 15 minutes walk (900 m straight-line distance)

Minimum Size

- ◆ 0.5 hectare (5,000 sq m)

General Characteristics

- ◆ Must comply with the general requirements set out in section 2.2
- ◆ Well defined boundaries or perimeter, preferably enclosed with railings or walls
- ◆ A welcoming appearance at the entrance, with good views over an attractive parkland landscape and clearly identifiable points of interest to draw visitors in
- ◆ Range of natural and man-made structures or heritage features such as ponds, statues, buildings and ornamental railings
- ◆ Good use of topography so that slopes are gentle, views across and out of the space are attractive and visitors can get a sense of scale
- ◆ Reasonable privacy for the residents of nearby dwellings; ideally, houses should not back on to the park, but be on the other side of a road

Accessibility

- ◆ Clearly visible entrances, ideally signed on nearby roads and pedestrian or cycling routes
- ◆ Secure bicycle storage at the main entrance to the park, at least, and ideally secondary entrances as well
- ◆ Main entrance, and ideally secondary entrances, within 400m, at most, of the nearest bus stop (where available), but preferably 250m

Planting and Biodiversity

- ◆ Diverse species of flowering and non-flowering trees, of various ages, including native species; also shrubs and plants providing a wide range of habitats
- ◆ Hedgerows, where present, reasonably dense, thick and bushy so as to provide habitats
- ◆ Some areas of dense planting, difficult for people to penetrate and in areas where they will not provide hiding places, but providing habitats for small animals and birds
- ◆ Woodland areas to have clearings or gaps in crowns to allow light penetration to the woodland floor and development of undergrowth

Facilities and Features

- ◆ Provision for children and young people, where provided – see section 2.4
- ◆ Provision for teenagers, where present – see section 2.5
- ◆ Sports facilities, where present – see section 2.9
- ◆ Examples of public art, linked to the path network
- ◆ Bandstands, if present, well maintained
- ◆ Ornamental fountains, if present, in good working order and well maintained
- ◆ Kiosk or café facilities in larger parks, where commercially viable
- ◆ Good views through and across the park so that each visitor is providing a form of informal surveillance of other users
- ◆ Adequate lighting for appropriate paths
- ◆ Informative interpretation signs or other material relating to natural features, heritage features, wildlife, and landscaping
- ◆ Adequate signage giving directions both within the park and to nearby streets or features of interest outside it
- ◆ Signed jogging routes
- ◆ Not less than five bicycle parking spaces per hectare

Vehicle Access and Parking

- ◆ Not required for small local parks of less than 1 ha, although there must be an adequate means of access for maintenance machines
- ◆ Parks of over 1 ha should have an on-site car park

2.8 Outdoor Sports Facilities

Definition

- ◆ Large and generally flat areas of grass land or specially designed surfaces, used primarily for designated sports and including grass pitches for football, cricket, rugby and shinty; artificial turf pitches for football, hockey and rugby; bowling greens; and tennis and multi-sport courts

Note: the Council will advise developers of its specific requirements for outdoor sports facilities in the course of or following pre-application discussions

Quantity Standard

- ◆ 12 sq m per person

Distance Threshold

- ◆ 15 minutes walk (900 m straight-line distance)

Minimum Size

- ◆ See below for different facilities

General Characteristics

- ◆ Must comply with the general requirements set out in section 2.2
- ◆ All hard surfaced areas should incorporate a SUDS

Grass Pitches

Minimum Size

- ◆ *Two pitches with changing accommodation and parking in the main settlements as defined in Appendix 1 to the Highland Structure Plan; one pitch with changing and parking in all other areas*

General Characteristics

- ◆ External lighting in car parking areas
- ◆ External lighting on pavilions with PIR detectors
- ◆ Dog bins plus signs indicating that dogs must be kept on a lead and any fouling picked up and disposed of responsibly
- ◆ Adequately separated from adjoining residential properties
- ◆ Adequate measures in place to control light spill from floodlighting to adjoining properties and related land

Accessibility

- ◆ Accessible by public transport: nearest bus stop within 400 m of entrance/access points, but preferably 250 m
- ◆ Wide access routes with clear sight lines at site entrance/egress
- ◆ Hard surfaced paths following desire lines from parking to pavilions
- ◆ Paths and buildings fully accessible by wheelchair where appropriate
- ◆ Path system appropriate to the circulation needs of players within the site, with wide, hard surfaces in heavily trafficked areas (to avoid constant muddy areas)

Planting and Biodiversity

- ◆ Strong structure planting around the perimeter of the site using native species (designed as buffer planting to reduce wind on pitches and noise or light spill as appropriate to the site and adjoining properties or roads and also to promote biodiversity)
- ◆ Internal structure planting where appropriate
- ◆ Amenity or naturalistic landscaping in the vicinity of buildings and car parking

Facilities and Features

Changing pavilions

- ◆ Changing rooms (with the number of rooms appropriate to the number of pitches or other facilities on site) consisting of changing spaces, showers and drying area, plus separate changing for match officials where appropriate
- ◆ Capable of simultaneous male and female team and/or officials' use, where appropriate
- ◆ First aid room (essential only for pitch sports and athletics)
- ◆ Space for refreshments with kitchen
- ◆ No rooflights in flat roofs on single storey buildings
- ◆ Adequate secure maintenance equipment storage
- ◆ Lockable security shutters on all pavilion doors and windows
- ◆ Rapid response heating system and adequate mechanical ventilation to prevent serious condensation problems
- ◆ Passive surveillance from nearby properties
- ◆ Pitches, practice areas and other facilities
- ◆ Correct orientation (pitches generally between 35 degrees west and 20 degrees east of N-S; athletics tracks generally oriented so the finishing straight is not in line with the prevailing south-westerly wind)
- ◆ Playing facilities meeting relevant governing body requirements in terms of length, width, even-ness of surface, boundary distances (cricket) and side clearances or safety margins
- ◆ Floodlighting with suitable controls to prevent unauthorised use to relevant governing body requirements for the standard of play and designed to minimise light spill to nearby properties
- ◆ No end to end slope on pitches greater than 1:40 (1:80 preferable); no side to side slope greater than 1:40 (1:60 preferable)
- ◆ No pitch more than 200 m from the nearest changing pavilion
- ◆ Well drained pitch surfaces
- ◆ Winter sports grass pitches to have pipe drains plus sand slits where necessary (sand slits should be renewed every 10 years)
- ◆ Artificial surfaces to comply with relevant governing body requirements and BS 7044: Artificial Sports Surfaces
- ◆ All artificial surfaces (and any safety surround areas) to be fully enclosed within lockable chain link fence at least 3.0 m high
- ◆ Ball stop netting as necessary to protect surrounding area

Technical Specification

- ◆ Grass pitches should conform to the specification set out in the last Appendix to *Levelling the Playing Field* (available at www.sportengland.org).

Vehicle and Cycle Parking

- ◆ On-site parking for not fewer than 15 cars per pitch for football and cricket pitches; and not less than 20 cars per pitch for rugby pitches plus one space for every 15 spectator seats in stands
- ◆ Not fewer than 5 cycle parking spaces per pitch
- ◆ Access to all grassed areas for maintenance machinery

Artificial Turf Pitches

Definition

- ◆ Floodlit artificial turf pitches for football, hockey and rugby/rugby training

Minimum Size

- ◆ 1 pitch with changing accommodation and parking in regional and sub-regional centres; not less than 60 x 40 m with changing in other areas

General Characteristics

- ◆ As for grass sports pitches

Accessibility

- ◆ As for grass sports pitches, plus:
- ◆ Hard surfaced path between changing pavilion and entrance(s) to artificial turf pitch(es)

Planting and Biodiversity

- ◆ As for grass sports pitches, plus:
- ◆ No tree in any position which will result in leaf drop onto the pitch

Facilities and Features

Changing pavilions

- ◆ As for grass sports pitches

Pitches, practice areas and other facilities

- ◆ As for grass sports pitches, plus:
 - ❖ Artificial surfaces to comply with relevant governing body requirements and BS 7044: Artificial Sports Surfaces
 - ❖ All artificial turf pitches (and any safety surround areas) to be fully enclosed within lockable weldmesh or other see-through fence capable of withstanding ball impacts at least 3 m high along the sides of the pitch and 5 m high at the ends of the pitch
 - ❖ Artificial turf pitches for football to comply with the International Artificial Turf Standard published by the Fédération Internationale de Football Association; for rugby to conform with the International Rugby Board Regulation 22, IRB Performance Specification for Artificial Surfaces for Rugby; and for hockey to conform to the Handbook of Performance Requirements for Synthetic Hockey Pitches published by the International Hockey Federation.
 - ❖ Floodlighting to provide a maintained illumination of not less than 350 lux with a uniformity ratio of 0.7. However, it will be desirable to have the ability to reduce the illumination level to 200 lux for training.

Vehicle Access and Parking

- ◆ On-site parking for not less than 40 cars per pitch for players plus one space for every 15 spectator seats in stands
- ◆ Access to the pitch and surrounding areas for maintenance machinery

Bowling Greens

Definition

- ◆ Lawn bowls green meeting appropriate governing body standards

Minimum Size

- ◆ Greens with a grass playing surface: 6 rinks plus banks and ditches, a pathway at least 2 m wide all round the green and a pavilion. This requires a site of not less than approximately 41 x 45 m, ie approximately 1,845 sq m (0.19 hectare).
- ◆ Greens with an artificial playing surface: 3 rinks plus banks and ditches, a pathway at least 2 m wide all round the green and a pavilion. This requires a site of not less than approximately 41 x 30 m, ie approximately 1,230 sq m (0.12 hectare).

General Characteristics

- ◆ Green, banks and ditches meeting relevant governing body standards
- ◆ No broad-leaved trees overhanging the green
- ◆ Freedom from over-shadowing

Accessibility

- ◆ Accessible by public transport, where available: nearest bus stop within 400 m of entrance/access points, but preferably 250 m
- ◆ Hard surfaced path all round the green

Planting and Biodiversity

- ◆ Shelter planting/screening to provide summer time shelter from wind, privacy for bowlers and support biodiversity

Facilities and Features

- ◆ Changing pavilion with at least male and female changing rooms and social area
- ◆ Rabbit proof fencing

Vehicle Access and Parking

- ◆ On-site or nearby off-site parking for not less than 15 cars per green

Tennis and Multi-Courts

Definition

- ◆ Tennis courts and multi-use games areas, usually with a hard or synthetic surface, and used for tennis, 5-a-side football, netball, outdoor basketball and roller/in-line skating.

Minimum size

- ◆ 36.5 x 18.25 m (court only) plus surround

General Characteristics

- ◆ Reasonably sheltered from the wind
- ◆ A free-draining or impervious surface laid to appropriate falls to shed water
- ◆ Surrounded by netting which prevents balls escaping from the court(s) area
- ◆ Oriented within 30 degrees of north-south

Accessibility

- ◆ Accessible by public transport where available: nearest bus stop within 400 m of entrance /access points, but preferably 250 m

Planting and Biodiversity

- ◆ Amenity planting composed mainly of native species to improve appearance, provide shelter, reduce noise transfer and promote biodiversity

Facilities and Features

- ◆ Posts and tennis nets in good condition, without large holes through which the ball can pass
- ◆ Clearly marked courts with adequate safety surrounds
- ◆ Basketball hoops and football goals, if present, securely fixed with no sharp edges
- ◆ Floodlighting (if present) to meet governing body requirements
- ◆ Space for not less than 3 bicycles per court

Vehicle Access and Parking

- ◆ On-site parking for not less than 2 cars per tennis court
- ◆ On-site parking for 3 cars per floodlit multi-court; no parking required for non-floodlit courts

2.9 Allotments

Definition

- ◆ Land laid out and managed as allotments

Quantity Standard

- ◆ 1 sq m per person

Distance Threshold

- ◆ 15 minutes walk (900 m straight-line distance)

Minimum Size

- ◆ 10 plots of at least 5 rods each (5 rods = approximately 127 sqm). With an allowance for the common areas of the site, this results in a minimum acceptable size of around 1,500sqm

General Characteristics

- ◆ All spaces and facilities must comply with the general requirements set out in section 2.2
- ◆ Screen planting to provide some privacy while also allowing views into and out of the site
- ◆ Clear separation between adjacent allotments
- ◆ Signage at site entrances giving details of ownership and how to apply for an allotment; also emergency telephone numbers
- ◆ Securely fenced with lockable gates

Accessibility

- ◆ Site entrance not more than 400 m from nearest bus stop (where available) and preferably not more than 250 m

Planting and Biodiversity

- ◆ Good mix of species or dense, bushy hedgerows around the perimeter of the site

Facilities and Features

- ◆ Water point serving each group of allotments
- ◆ Communal composting facilities
- ◆ Composting toilets on all sites with more than 20 plots
- ◆ Communal storage on all sites with fewer than 20 plots

Vehicle Access and Parking

- ◆ On-site parking for not less than 1 car per 10 allotments, with a minimum of 2 spaces.