

Supplementary Planning Document

**Development &
Recreational Open Space**

May 2014



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1 Introduction & Objectives

1.1

This Supplementary Planning Document (SPD) provides detailed guidance on the Borough Council's approach to Development and Recreational Open Space including the processes and measures the Council will use to establish the level of provision and/or maintenance required as a result of new development. The level and/or costs of contributing to the provision/maintenance of recreational open space is set out in Appendix 1 and will be updated annually.

1.2

This SPD will supplement the relevant policies in the adopted Local Plan (2006) in relation to the provision and maintenance of recreational open space. It will also be consistent with the Borough Council's Strategic Objectives of 'Sustainable Environment' and 'Healthier Communities', specifically the Council's priorities to:

- a) Improve the physical landscape including clean streets and public green spaces - by producing an Open Spaces Strategy in consultation with the community
- b) Reduce health inequality - by rationalising existing park and play areas so as to improve the standards of facilities and public use and involvement

1.3

The specific aims and objectives of the SPD are to:

- Provide clear guidance to developers with regard to the Borough Council's requirements in relation to Development and Recreational Open Space, ensuring that all new development has access to a high standard of public open space
- Provide clarity of the types of financial contributions the Borough Council may seek in relation to the provision and maintenance/management of open space
- Retain and improve access to open space, sport and recreation facilities for all sections of the community through the establishment and enhancement of cycle and pedestrian routes that will create a network of open spaces, sport and recreation
- Ensure that open space, sport and recreation facilities wherever possible compliment and/or have minimal impact on the surrounding biodiversity and their habitats, and are managed and maintained in a sustainable way through the implementation of Open Space Management Plans for all developments of 36 dwellings or for recreational open spaces of 0.2 hectares and above
- Deliver and maintain a wide range of high quality open space that is fit for purpose, by ensuring that an appropriate balance between the provision of new open space and the enhancement of existing open space is established throughout the Borough
- Highlight the important role the provision and maintenance of open space plays in creating a more sustainable environment and healthier communities

2 The SPD Process

2.1

Government guidance on the process for preparing Supplementary Planning Documents (SPDs) is set out in Planning Policy Statement 12: Local Development Frameworks (PPS12) and in its supporting document 'Creating Local development Frameworks'. Procedural requirements are set out in the Town and Country Planning (Local Development) (England) Regulations 2004.

Community Involvement

2.2

There is a requirement under the 2004 Regulations to prepare and undertake formal consultation on this Draft SPD. The arrangements for consultation on this SPD was consistent with the Borough Council's adopted Statement of Community Involvement, which forms part of the Local Development Framework for Amber Valley.

Sustainability Appraisal

2.3

There is a requirement under the Planning and Compulsory Purchase Act 2004 on Local Planning Authorities (LPAs) to undertake a process of sustainability appraisal. The act requires that the process of sustainability appraisal will need to be fully integrated with the process of preparing all Local Development Document (LDD) including SPDs.

2.4

The Sustainability Appraisal (SA) incorporated the requirements of the Strategic Environmental Assessment (SEA), which is required by the European Union (EU) Directive on SEA in conjunction with all plans and strategies that may have a significant impact on the environment.

2.5

The purpose of the sustainability appraisalable is to ensure that environmental, social and economic effects of local development documents are considered. The outcome of this appraisal process included a series of documents, including an SA Scoping Report and a formal SA Report.

3 Development & Recreational Open Space

3.1

The Borough Council is committed to ensuring that there is a wide range of high quality recreational open spaces across Amber Valley, recognising that the provision, design and layout of quality recreational open space that is accessible to all sections of the community plays an important role in the quality of people's lives within the Borough.

3.2

Government policy and guidance vigorously supports the idea that the community as a whole should not suffer as a result of development and that it is reasonable to expect developers to contribute towards the provision of recreational open space when the need and demand arises as a result of development. As such the Borough Council accepts that new residential development will generate demand and need for additional and/or upgraded recreational open space and as a result there is a requirement for the provision and/or financial contribution towards recreational open space from all new housing developments through the use of planning obligations¹.

3.3

In 1998, the Borough Council adopted the Supplementary Planning Guidance (SPG) entitled 'Outdoor Playing Space Requirements In Conjunction with Development'. Since its adoption, the Government has published up to date national policy guidance relating to open space - 'Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation (PPG17)'. PPG17 shifts the emphasis for the provision of open space towards the development of local requirements and standards and away from national requirements. In response to PPG17, the Borough Council commissioned consultants to undertake a Borough-wide Open Spaces Assessment, which was completed in May 2005. This new Supplementary Planning Document (SPD) will replace the existing 1998 SPG and will supplement the relevant up to date policies in the adopted Amber Valley Borough Local Plan 2006.

Definition of Recreational Open Space

3.4

For the purposes of this SPD, 'Recreational Open Space' is defined according to the National Playing Fields Association's (NPFA) definition of outdoor playing space, namely:

'Space which is available for sport, active recreation or children's play, which is of suitable size and nature for its intended purpose and safely accessible and available to the general public'².

3.5

This definition includes equipped children's play areas, youth and adult playing fields, football pitches, bowling greens and tennis courts. It does not include sports facilities not available to the public, grounds of Her Majesty's services, verges, woodlands and indoor sports centres.

¹ Circular 05/05: Planning Obligations

² The Six Acre Standard, Minimum Standards for Outdoor Playing Space, National Playing Fields 1992.

Local Plan Policies & Their Application

3.6

The relevant policies in the adopted Amber Valley Borough Local Plan are policy LS5 - 'Provision Of Infrastructure & Community Benefits In Conjunction With Development', policy LC1 - 'Provision of Outdoor Playing Space' and policy LC2 - 'Children's Play Areas'.

3.7

Policy LS5 and its supporting text states that the Borough Council may wish to secure planning obligations through Section 106 Agreements for community facilities such as recreational open space, including children's play areas and playing fields where the need arises directly as a consequence of a development. This starting point for the use of planning obligations through Section 106 Agreements for the securing recreational open space is reiterated and supported in Policy LC1 and LC2, which state:

Policy LC1: Provision of Outdoor Playing Space The Borough Council will seek to secure, through Section 106 Agreements, the provision of or financial contributions towards outdoor playing space in all new housing developments

Policy LC2: Children's Play Areas The Borough Council will seek to secure through Section 106 Agreements, the provision of or financial contributions towards children's play areas in all new housing developments, subject to provision:

- a) being an appropriate size in proportion to the housing development
- b) being well linked to the local footpath/cycleway network
- c) being suitably equipped and designed to meet the Borough Council's specification
- d) not having an adverse impact on the local environment and residential amenity

3.8

The policies set out above make it clear that the Borough Council will seek either the provision or financial contribution towards recreational open space in all new housing developments, where there is an identified quantitative and/or qualitative deficiency in provision or where the new housing development would lead to such a deficiency.

3.9

It is acknowledged that there is a need for flexibility in the application of these policies especially in terms of when on-site and off-site provision is required as there may be circumstances when off-site provision may be preferable. For example small scale housing developments where on-site provision would not be of a usable size would not be acceptable and therefore an off-site provision would be sought. In these circumstances the policy provides the basis for developers to make a commuted payment to the Council to enable provision to be made elsewhere or to improve existing facilities in close proximity to the housing development. Section 4 of this SPD sets out the level of provision required.

3.10

The Council also acknowledges that there are circumstances in which developers will not need to make a provision for either on or off-site recreational open space facilities. This is the case if the development is unlikely to generate a need for recreational space because of either the type of occupancy (i.e. retirement schemes) or the cost of negotiating and administering recreational open space requirements is such that it would be uneconomic to require a contribution as is deemed the case for development of between 1 - 9 dwellings. Developments of 1 - 9 dwellings are excluded from the requirement for the provision of recreational open space either on or off-site. Table 1 below sets the thresholds of when an "on or off-site" provision will be required and Table 2 sets out the circumstances by which an exception to the Planning Policies are applied.

Table 1: Thresholds for the Provision of Recreational Open Space

Size of Development	Will on-site provision be sought?	Will financial contribution towards off-site provision be sought?
1 - 9 Dwellings	No	No
10 - 36 Dwellings	No	Yes
36 +	Yes	Yes

Table 2: Exceptions to Requirement for Recreational Open Space

	Will exception apply to requirement for on-site provision?	Will exception apply to requirement for financial contribution towards off-site provision?
Replacement dwellings where there is no net gain	Yes	Yes
Developments for the elderly where the age of the occupants is restricted and the scheme is controlled so that children are not accommodated for	Yes	Yes
Sheltered housing accommodation that makes appropriate provision for communal amenity space within the development	Yes	Yes
All Care homes including children's homes that make appropriate provision for communal amenity space within the development	Yes	Yes
Certain types of hostel accommodation where the scheme is controlled so that children are not accommodated for	Yes	No

4 The Provision of Recreational Open Space

4.1

Although there is a presumption that recreational open space is required within all developments of 10 dwellings or more, due to the difficulties and financial pressures of maintaining many areas of small open space, the Borough Council will not normally consider the adoption of recreational open space of less than 0.2 hectares (as would be generated by 36 dwellings). Therefore developments of between 10 and 35 dwellings will require a contribution to off-site facilities, with an exception to this being made where the Borough Council has identified an acute deficiency of recreational open space or where new open space can be adjoined to an existing open space thus creating an enhanced benefit.

4.2

Where new recreational open space is established, regardless of the facilities contained within it this shall meet the full requirements and standards as contained within Appendix A of this SPD. In addition to the criteria set out in Appendix A, all recreational open space provision will adhere to the following guiding principles:

- Open space will be freely accessible by all members of the public and will not be reserved for the private use of residents of the related housing development. All open space proposals must be agreed by the Borough Council prior to establishment on site
- Open space shall be accessible to all users including those with impaired mobility
- All open space shall be of the highest possible quality, including overall quality of design, materials and workmanship, and shall be provided and maintained at the cost of the developer; and
- All open space shall be designed so as to be easy and economic to maintain

4.3

All outdoor recreational open space and associated facilities, which are intended to be offered for adoption to the Borough Council, must be constructed to the satisfaction of the Borough Council, prior to being considered for adoption.

Children's Play Space

4.4

The Borough Council has identified that there is a deficiency of good quality children's play provision and opportunities within the Borough and consequently where there is a requirement for new recreational open space in a development of less than 65 dwellings (or 3,600m² of new open space), then in addition to meeting the minimum open space standards as contained in Section 1.0 of Appendix A, there will also normally be a requirement to provide equipped children's play provision.

4.5

Due to the difficulty in maintaining and the limited play value of small equipped play areas, new equipped play areas shall be of at least 500m² and contained within a wider open space that is proportionate to the number of dwellings (at 56m² per dwelling). Equipped children's play areas shall be laid out and installed as per the specification set out in section 2.0 of Appendix A.

Provision for Young People and Teenagers.

4.6

Developments of between 65 and 89 dwellings will generate sufficient open space and need for the provision of recreational facilities for young people and teenagers. This will most commonly be in the form of a Multi Use Games Area of at least 600m², however as there is no uniform mix of facilities that would apply in every instance, developers are required to agree the exact requirements with the Borough Council. Full specifications and minimum standards for the provision for Young People and Teenagers are contained within section 3.0 of Appendix A.

Outdoors Sports Provision

4.7

On developments of 90 dwellings or more, this will generate sufficient open space and need so as to require the full range of recreational open space as set out in section 1.0 – 4.0 of Appendix A. The equipped children's playground shall be not less than 500m² and the facilities for young people and teenagers not less than 600m² as detailed above, with all other facilities being proportionate to the number of dwellings at 56m² per dwelling.

Table 3: General guidance on Recreational Open Space Provision

	Recreational Open Space Requirement
1 - 9	No Provision Required
10 - 35	Contribution to offsite facilities other than in exceptional instances
36 - 64	Provision of new open space at 56m ² including children's play facilities of 500m ²
65 - 89	Provision of new open space at 56m ² with children's play facilities of at least 500m ² and provision for teenagers and young people of at least 600m ²
90 +	Provision of recreational open space with facilities as shown above, plus outdoor sports provision

The table above forms the basis of negotiation with developers and should not be considered in isolation, as the Borough Council will in all instances determine the requirement for new recreational open space provision based on existing needs analysis.

Design & Location

4.8

The location and actual development of on-site recreational open space have the potential to impose a positive or negative impact on the local natural and physical environment. Developers must therefore utilise every opportunity to identify, appraise and mitigate the impact of their development on the environment.

4.9

The design and location of recreational open space must take into account, amongst other environmental and social concerns, any flood risk issues which may affect the site, loss and damage to biodiversity and habitats that may arise from its development and the effect of its operation on the surrounding built environment.

Maintenance

4.10

All recreational open space will be maintained to the Borough Council's required standard at the developer's expense for a period of not less than two years following agreed practical completion. Following this and where previously agreed, it can be offered to the Borough Council for adoption. If the standard has not been met, the developer will be required to continue to maintain the recreational open space until the standard is met.

4.11 The Borough Council will also seek a commuted sum payment from the developer to finance the costs of maintaining the open space following adoption. This will be based on the standard formula as shown in the table below, which involves multiplying the area of the recreational open space and facilities contained therein, by the annual maintenance costs and a factor of 23.5. Figures quoted are for 2007/08 and will be increased annually on 1st April in line with the Retail Price Index (RPI).

Table 4: Commuted sums payable for new recreational open space as of 2014–15

Item	Unit	Maintenance Rate	Maintenance cost x23.5 years
Equipped Children's Playground	M2	£6.49m ²	£153.92
Hard surface sports/ youth facility	M2	£0.8339m ²	£19.58
Grass sports provision	M2	£0.2546m ²	£5.97
1.5m width Macadam footpaths	M2	£0.7049m ²	£16.55
1.8m Bow top fencing	LM	£1.8465Lm	£43.41
Amenity grassland	M2	£0.3688m ²	£8.65
Heavy standard Trees	1 No	£43.20	£70.86 (N.B. Assumes two years to establish)
Benches	1 No	£32.56	£765.27
Litter Bins	1 No	£74.88	£1760.15
Dog bins	1 No	£28.67	£1760.15
Gates	1 No	£1.83	£43.41
Main Signage	1 No	£5.62	£132.45
Supplementary signage	1 No	£5.62	£132.45

5 Financial Contributions towards off-Site Provision of Recreational Open Space

5.1

Where a proposed development is of insufficient size to justify new recreational open space or where there is a sufficient existing area of recreational open space in the vicinity of the proposed development as identified through existing needs analysis and local standards, then the Borough Council may negotiate for an offsite contribution towards the upgrading of the existing facilities. Calculations for offsite provision shall be in line with the cost of laying out the facilities on site as contained in Table 5. Contributions towards the cost of providing new facilities or the upgrading of existing facilities will provide direct benefits to the residents of the locality from which the financial contribution is derived.

5.2

There may also be circumstances where it is impractical to translate the NPFA standard into recreational open space provision within the development site. In these circumstances, the Borough Council may allow the developer to make a financial contribution towards the provision of alternative facilities elsewhere in the locality.

5.3

An example of circumstances where financial contributions ‘in lieu’ of on-site provision might be accepted is where the topography and conditions of the development site make it difficult to translate the NPFA standards into outdoor playing space provision, which is both useful and easy to maintain.

5.4

The level of contribution will be based on the cost of providing the amount of recreational open space and facilities contained therein. The figures in Table 5 are based on the Borough Council’s 2014–15 cost per dwelling for providing one hectare of mixed use provision in line with the specifications set out in sections 1.0 — 4.0 of Appendix A. The costs will rise annually on 1st April in line with RPI.

Table 5: Financial contributions towards off-site provision

Item	Unit	Quantity	Capital costs	Capital cost per dwelling
Equipped Children’s Playground	M2	£6.49m ²	£81,413.26	£455.91
Hard surface sports/ youth facility	M2	£0.8339m ²	£81,413.26	£455.91
Grass sports provision	M2	£0.2546m ²	£34,130.95	£191.12
1.5m width Macadam footpaths	M2	£0.7049m ²	£16,908.90	£94.68
1.8m Bow top fencing	LM	£1.8465Lm	£74,023.47	£414.52
Amenity grassland	M2	£0.3688m ²	£3697.20	£0
Heavy standard Trees	No.	£43.20	£10,132.82	£56.74
Benches	No.	£32.56	£4,509.03	£25.24
Litter Bins	No.	£74.88	£3,006.00	£16.83
Dog bins	No.	£28.67	£1,002.00	£5.60

Gates	No.	£1.83	£5,010.04	£28.05
Main Signage	No.	£5.62	£5,010.04	£28.05
Supplementary signage	No.	£5.62	£563.62	£3.15
Totals			£320,820.59	£1775.80

Land Purchase

5.5

In exceptional circumstances, for example if a site is unsuitable to provide recreational open space but there is no off-site facility nearby then the Council will seek a commuted sum towards the purchase of land based on the residential value of the required recreational open space. This will only apply if the Council has identified a suitable site and needs to purchase land to provide a suitable facility.

6 Pre-application Advice

6.1

It is recommended that prior to lodging any application for residential development, developers approach the Borough Council to determine the detailed requirements in respect of recreational open space provision and maintenance, including any commuted payment for future maintenance following adoption.

6.2

The Borough Council may, in exceptional circumstances, either reduce or waive the requirement for a developer to provide or contribute to recreational open space provision as set out in Table 2, such as the provision of sheltered housing for elderly persons, although in these circumstances, the developer will still be expected to provide some form of public open space, such as walkways, verges or parkland.

7 Legal & Financial Arrangements

7.1

The Borough Council, in granting planning permission for residential development on sites of 10 dwellings or above, will attach appropriate conditions to any permissions and/or seek to enter into planning obligations with the developer under Section 106 of the Town and Country Planning Act 1990, to secure the provision and maintenance of appropriate outdoor playing space.

7.2

The Borough Council may refuse planning permission if the developer is unwilling to provide or contribute to the provision of appropriate recreational open space.

7.3

In allowing developers to make financial contributions towards recreational open space provision, rather than to provide an on-site facility, the Borough Council will normally direct such contributions towards either the enhancement of existing facilities in the immediate locality, or together with contributions received in conjunction with other developments, direct them towards the cost of providing a new facility on a suitable site.

7.4

Any financial contributions due will be index linked from the base date of the agreement until the date received. The basis for the indexing is the All Items Retail Price Index.

7.5

In the case of commuted sums due for maintenance in perpetuity the sums will be calculated by the authority and will represent the net present value of a stream of annual sums.

7.6

Please note that the financial figures contained in this SPD will be updated on an annual basis.

Appendix A

Specification for the Provision of Recreational Open Space

General Specification For Recreational Open Space

1.0

This specification covers the areas of outdoor playing space within which other facilities are installed and will form part of the buffer zone between the facilities and adjacent housing. These open spaces shall be designed, laid out and planted as informal or formal landscaped amenity areas. They are intended as attractive spaces for people to enjoy primarily for informal play and passive recreation. They should however adhere to the highest possible standards in terms of design, workmanship and the quality of materials used.

The following specifications should be regarded as the minimum acceptable to Amber Valley Borough Council (AVBC). Developers are however encouraged to exceed the minimum specification to produce open space of the highest possible quality.

1.1

All new open spaces areas shall be enclosed with a 1.8m high heavy duty mild steel bow top fence, galvanised and with a polyester powder coated finish in a colour to be agreed with the representative of Amber Valley Borough Council. The fencing shall be installed to the manufacturer's specification and each panel will be secured to post using steel sheer nut fittings. A minimum of three appropriate lockable self closing pedestrian gates to the same specification in a contrasting colour to meet the Disability Discrimination Act 1995, shall be installed. The number of entrances shall be increased appropriate to the individual circumstances. A lockable vehicle gate with a minimum width of 3m shall also be provided in an appropriate location.

1.2

An attractively laid out circular route footpath of 1.5m width and macadam construction to AVBC's specification (available on request), with either pre cast concrete or stone edgings shall be installed. In addition a more direct foot path of the same specification shall be installed through the site as appropriate, and also to any key facilities such as equipped playground or sport facilities. All footpaths and entranceways shall fully comply with the requirements of the Disability Discrimination Act 1995.

1.3

An appropriate area of amenity grass for informal recreation shall be included. Where new grass areas are to be established the soil shall be graded out with all stone over 20mm diameter removed and an amenity grass seed mix applied at a rate of 35g/m². Alternatively cultivated turf may be used in place of grass seed. Whilst it is acceptable for a proportion of amenity grass areas to be laid out on areas of relatively steep slope, it is not acceptable for this to be the predominant character of such areas.

1.4

Appropriate tree planting shall be carried out using pot grown heavy standard native species to an overall density of approximately 1 tree per 100m² of outdoor playing space. Trees will be planted in an upright position in a hole of at least twice the diameter of the existing root ball and to the original nursery stock depth, a watering pipe shall be installed from the surface around the root ball to allow effective watering in drought conditions. Each tree will be held in place with either a twin stake, twin tie suspension method or using an appropriate underground support system.

1.5

All steel, galvanised and powder coated benches with armrests and back supports, to a design agreed by the representative of AVBC shall be installed on site. Each to be installed onto a concrete pad to a specification approved by the representative of AVBC. The number of benches shall be appropriate to the site; however, no new outdoor playing space shall have less than two benches (excluding any within equipped children's playgrounds etc).

1.6

All steel, galvanised and powder coated litter and dog bins to a design agreed by the representative of AVBC shall be installed on site. Each to be installed onto a concrete pad to a specification approved by the representative of AVBC. The numbers of litter and dog bins shall be appropriate to the site, however no new outdoor playing space shall have less than two litter bins and one dog bin (excluding any within equipped children's playgrounds etc).

1.7

A sign shall be supplied and installed at each pedestrian entrance. Signs are to be of standard AVBC Landscape Services design and specification (details available on request).

Design Specification for Equipped Children's Play Areas

2.0

These are to be provided in line with the Outdoor Playing Space Requirements as contained within the Supplementary Planning Document.

Equipped Children's Playgrounds are provided to serve children up to the age of 12 years. All playground equipment shall be fully certified to BSEN 1176 and installed to the same.

The design of any proposed children's playground shall be agreed in advance with the representative of AVBC and/or the relevant Parish Council.

The following specification should be regarded as the minimum acceptable to Amber Valley Borough Council. Developers are however encouraged to exceed the minimum specification to produce equipped children's playgrounds of the highest possible quality.

2.1

All Equipped children's playgrounds shall cover a minimum area of at least 500m² and shall be located at least 30m away from the façade of the nearest habitable room (s) of a residential dwelling, whilst maintaining a high level of casual supervision.

2.2

Equipped children's playgrounds shall be enclosed with a 1.2m high heavy duty mild steel bow top fence, galvanised and with a polyester powder coated finish in a colour to be agreed with the representative of Amber Valley Borough Council. The fencing shall be installed to the manufacturer's specification and each panel will be secured to post using steel sheer nut fixings. A minimum of two appropriate lockable self closing pedestrian gates to the same specification in a contrasting colour to meet the Disability Discrimination Act 1995, shall be installed. The number of entrances shall be increased appropriate to the individual circumstances. A lockable vehicle gate with a minimum width of 3m shall also be provided in an appropriate location.

2.3

Equipped children's play areas shall be designed and laid out in such a way that equipment for toddlers and equipment for older children is informally zoned to reduce the possibility of older children dominating the entire playground.

2.4

All children's playground equipment and ancillary items shall be purchased from suppliers as used by the Landscape Services section of AVBC (details available on request). Equipment from non-approved suppliers will not be accepted for adoption under any circumstances.

2.5

An equipped children's playground will typically contain not less than eight items of fixed playground equipment and will offer a range of play opportunities for children with a wide range of abilities. As a minimum acceptable standard an equipped playground shall contain:

- A three tower junior multi-play unit with a slide
- A 2.4m high two seat junior swing bay with flat seats and anti wrap bearings
- One junior active play unit e.g. large cantilever swing
- One three tower toddler multi-play unit with slide
- A 2.4m high two seat toddler swing bay with cradle seats and anti wrap bearings
- Two spring animals of robust construction
- A toddler roundabout or other dynamic toddler item

2.6

Whilst the above list represents a minimum standard AVBC does not wish to limit designers to a strict set of criteria and therefore would be happy to discuss appropriate designs that differ from the prescribed list. An alternative design must however be of at least equal value in terms of both financial cost and play opportunities.

2.7

All items of playground equipment shall be surfaced beneath with EPDM wet pour rubber surfacing to the correct area and critical fall height as specified in BSEN 1177. All areas of safer surfacing shall be edged with 150 x 50mm square edge pre cast concrete edgings.

2.8

All items of playground equipment, entrances and ancillary items shall be accessible as a minimum by macadam footpaths to the same specification as contained within 1.2 above.

2.9

Within an equipped playground a minimum of two benches and two bins shall be installed to the same specification as contained within 1.5 and 1.6 above.

2.10

A sign shall be supplied and installed at each playground entrance. Signs are to be of standard AVBC Landscape Services design and specification (details available on request).

2.11

Following the installation of the playground a post installation inspection shall be completed by a suitably qualified, experienced and independent playground inspector in order to ensure that the playground fully complies with BSEN 1176/7. Should the playground be found not to meet the standards then this must be put right by the developer without undue delay and at their own cost.

Specification for Provision for Young People

3.0

Provision for young people is designed for children of the age of 12 years and over.

The design and specifications of any proposed provision for young people shall be agreed in advance with the representative of AVBC.

Although in most cases provision for young people is likely to result in the installation of a Multi Use Games Area (MUGA), there is no uniform mix of facilities that would be required in every instance. Therefore exact requirements are to be agreed with the representative of AVBC and/or the relevant Parish Council.

The following specification should be regarded as the minimum acceptable to Amber Valley Borough Council in the provision of MUGA's. Developers are however encouraged to exceed the minimum specification to provide facilities of the highest possible quality. All provision for Young People shall comply with the requirements of the Disability Discrimination Act 1995.

3.1

MUGA's will be a minimum of 30m by 20m for the main body, with goals and entrances extending beyond this. The minimum height for each of the four sides of the MUGA is 3m across the entire unit. The MUGA shall be constructed of very heavy duty steel mesh panels (typically of steel decking mounted vertically), and supporting posts, galvanised and with a polyester powder coat finish. MUGA's are to be installed to the manufacturer's instructions, however in every instance all panels are to be mounted to the supporting posts using shear nut fixings. A minimum of two entrances shall be included into a MUGA including one gate of at least 2m width to allow vehicle entry.

3.2

Any MUGA and ancillary items shall be purchased from suppliers as used by the Landscape Services section of AVBC (details available on request). Equipment from non-approved suppliers will not be accepted for adoption under any circumstances.

3.3

MUGA's will be installed into a PCC edged macadam surface, which extends at least 1.2m beyond the MUGA on all four sides. Macadam shall be supplied and laid to AVBC's specification (available on request) and will be finished with a Lawn Tennis Association approved paint finish across the entire surface, with markings in a contrasting colours for both 5-a-side football and basketball. The MUGA shall be accessed via a 1.5m wide macadam footpath.

3.4

Any MUGA shall be located so as that there is a minimum buffer of at least 30m to the nearest housing.

Sports Provision

4.0

These are areas intended for both formal and informal sports use, including but not excluded to, football and rugby pitches, tennis courts, cricket squares and bowling greens. Exact needs will vary upon the location and size of developments and there is not therefore a uniform mix of facilities that would apply in every instance. AVBC will therefore determine the particular needs based on existing PPG17 analysis. It is therefore imperative that developers discuss local requirements with AVBC at the earliest opportunity.

With regard to the design and specifications for the construction of individual facilities, these will vary according to the conditions and needs of each site and may include both buildings associated with sports facilities and infrastructure such as car parking and land drainage. Therefore developers shall provide detailed designs, specifications and construction details to be agreed with the representatives of AVBC and/or the relevant Parish Council, in advance of the construction of any facility being commenced on site.



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