

Gosport Borough Local Plan: Local Open Space Standards

**Evidence Study to support the
Gosport Borough Local Plan 2011-2029**

Gosport Borough Council

**PLEASE NOTE: THESE STANDARDS ARE NOT IN OPERATION
UNTIL SUCH TIME THE GOSPORT BOROUGH LOCAL PLAN 2011-
2029 IS ADOPTED BY THE BOROUGH COUNCIL**

Gosport Borough Council is committed to equal opportunities for all. If you need this document in large print, on CD or tape, in Braille or in other languages please contact the Planning Policy Section on 02392 545461 or email on planning.policy@gosport.gov.uk.

<u>CONTENTS</u>	PAGE
EXECUTIVE SUMMARY	1
SECTION 1: INTRODUCTION	2
SECTION 2: EXISTING POLICIES AND GUIDANCE RELATING TO OPEN SPACE STANDARDS	4
SECTION 3: SUMMARY OF EXISTING OPEN SPACE PROVISION	9
SECTION 4: SETTING NEW STANDARDS	17
SECTION 5: CONSIDERATIONS FOR SETTING DEVELOPER CONTRIBUTIONS	31
SECTION 6: CONCLUSIONS	32
ANNEX A: Determining ‘Good Quality’ for Open Spaces	33
ANNEX B: Draft note to developers: Open Space Requirements for New Residential Development of 50 or More Dwellings.	59

EXECUTIVE SUMMARY

This document provides the evidence base for establishing new open space standards in Gosport Borough. It makes recommendations for different typologies of open space and relates these to hectares per 1,000 of the population which is converted into m² per dwelling.

The new open space standards will be used for a number of purposes:

- to calculate the on-site open space requirement for new developments where appropriate thresholds are met;
- to assist in calculating the open space requirements to inform the Community Infrastructure Levy (CIL) Charging Schedule;
- to calculate an off-site contribution for an identified open space scheme to be provided by no more than 5 developments (secured by Section 106 Agreement) and not included as part of the CIL;
- to form a benchmark for assessing and monitoring the quantity, quality and accessibility of open space provision in the Borough and thereby informing planning policy decisions to:
 - protect existing open spaces;
 - improve the quality and value of open spaces;
 - consider alternative open space uses for sites;
 - consider whether certain types of open spaces could be used for other purposes; and
 - consider the need to allocate new open spaces to reflect quantity, quality and accessible deficiencies.

The proposed quantity standards to be used for larger developments are shown in Table 1 below.

Table 1: Quantity Standards for On Site and Off-Site Provision for New Residential Developments (Class C3) of 50 or More Dwellings

Open Space Typology	Quantity Standards for On-Site and Off-Site Provision (Ha. per 1,000 of the population)	On Site Provision Required?
Public Open Space *1	1.5	Yes for sites of 50 units or more
Outdoor Sports	1.1	No
Allotments	0.4	No

*1 This includes parks and gardens, natural/semi-natural greenspace, amenity greenspace and children's play space.

As well as setting new quantity standards, new open space provision will also be expected to meet the Council's 'Good quality' standards.

SECTION 1: INTRODUCTION

- 1.1 The study aims to provide evidence for the Council's latest local open space standards in terms of quantity, quality and accessibility.
- 1.2 This study has reviewed the current provision of open space and recreation facilities as identified by the 2014 Open Space Monitoring Report (GBC 2014). This work supports the emerging Gosport Borough Local Plan 2011-2029 which will include policies to determine planning applications. In time, when the new Local Plan is adopted these standards will replace those included in the Gosport Borough Local Plan Review (2006). The new open space standards will be used for a number of purposes:
 - to calculate the on-site open space requirement for new developments where appropriate thresholds are met;
 - to assist in calculating the open space requirements to inform the Community Infrastructure Levy (CIL) Charging Schedule;
 - to calculate an off-site contribution for an identified open space scheme to be provided where required (secured by Section 106 Agreement) and not included as part of the CIL;
 - to form a benchmark for assessing and monitoring the quantity, quality and accessibility of open space provision in the Borough and thereby informing planning policy decisions to:
 - protect existing open spaces;
 - improve the quality and value of open spaces;
 - consider alternative open space uses for sites;
 - consider whether certain types of open spaces could be used for other purposes; and
 - consider the need to allocate new open spaces to reflect quantity, quality and accessible deficiencies.
- 1.3 The study primarily draws on the Council's Open Space Monitoring Report which was last updated in 2014. This includes a site by site assessment of open space relating to size, quality and value. The accessibility of certain types of open space is also considered. The 2014 Report also pulls together a number of other evidence studies relating to the needs for various types of open space including:
 - Playing Pitch and Sports Facility Assessment (Strategic Leisure 2014)
 - Gosport Play Strategy 2007- 2012 (Gosport Borough Council June 2007)
 - Accessible Natural Greenspace Report included in Appendix 5 of the 2014 Open Space Monitoring Report.

What's included in this document?

- 1.4 This study sets out new standards for various types of open space which include the following:
 - Parks and gardens
 - Natural/semi-natural greenspaces
 - Amenity greenspaces
 - Provision for children and young people
 - Allotments
 - Civic space
 - Sports pitches and other outdoor Sports

- 1.5 In order to start considering how local standards can be devised for each of these typologies, it has been necessary to consider existing national, sub-regional and local policies, best practise guidance and various established standards for different types of open spaces. This is outlined in Section 2.
- 1.6 A summary of existing provision within the Borough has been undertaken in Section 3. This takes account of work that has been published within the Council's Open Space Monitoring Reports with a particular focus upon the quantity, quality and accessibility of the Borough's existing open spaces.
- 1.7 The findings of the previous sections are then brought together in Section 4 with a range of quality, quantity and accessibility standards being set for a number of open space typologies. The quantity standards are shown through provision in hectares per 1,000 people with the accessibility standards applying catchment distances for each of the typologies that have been included. The quality standards have been based on work previously used by the Borough Council to assess the quality of sites as part of the Open Space Audits and have been informed by national quality standards and best practice. This assessment method is set out in Annex A. A draft note to developers outlines how the proposed standards would work and is set out in Annex B.
- 1.8 Finally, Section 5 sets out considerations which will need to be taken into account when determining developer contributions.

SECTION 2: EXISTING POLICIES AND GUIDANCE RELATING TO OPEN SPACE STANDARDS

National Policy

National Planning Policy Framework

- 2.1 It is stated in the National Planning Policy Framework that planning policies should be based on robust and up-to-date assessments of the needs for open space and opportunities for new provision. It also states that the assessments should identify specific needs and quantitative and qualitative deficits or surpluses of open space in the local area and that information gained from the assessments should be used to determine what open space provision is required.

Sub-Regional Policy

South Hampshire Strategy (2012)

- 2.2 No standards are proposed at a sub-regional level. The PUSH authorities which includes Gosport Borough Council recognise the importance of open spaces as part of the sub-regional network of green infrastructure and that the authorities will continue to work together to implement key projects as outlined in the PUSH Green Infrastructure Strategy. Policy 13 recognises that Local Plans will need to protect the value of existing green infrastructure and that they will provide for enhancements to the quality, connectivity and multi-functionality of green infrastructure.

Local Policy

Saved Gosport Local Plan Review

- 2.3 Policy R/OS8 in the Saved Local Plan Review deals with recreational space in new developments. It includes the current standards of provision that would be expected for a number of open space typologies as included in Table 2 below.

Table 2: Open Space Requirement (hectares per 1,000 of the population)

Type of Open Space	Standards Dwelling	Elderly/Retirement Dwelling
Sports Pitches	1.2 Ha	-
Other Sports Facilities	0.4 Ha	0.2 Ha
Children's Play Space	0.8 Ha	-
Informal Play Space	0.4 Ha	0.4 Ha
Total Requirement	2.8 Hectares	0.6 Hectares

- 2.4 It is stated that new residential developments must meet or exceed the standards set out in Policy R/OS8 and Appendix O of the Saved Local Plan Review in order to provide adequate open space provision for new residents.

Advice on setting standards

National Planning Practice Guidance (March 2014)

- 2.5 The NPPG makes it clear that open space includes all open space of public value including formal sports pitches to open areas within a development, linear corridors and country parks. It can provide health and recreation benefits to people living and working nearby; have an ecological value and contribute to green infrastructure as well as being an important part of the landscape and setting of built development and an important component in the achievement of sustainable development.

2.6 It states that it is for local planning authorities to assess the need for open space and opportunities for new provision in their areas. The NPPG refers to Sport England's guidance¹ on how to assess the need for sports and recreation facilities.

Setting Standards- Good Practice

2.7 CABE (2009) provides detailed advice on setting open space standards. It is acknowledged that open space standards provide an easy-to use transparent foundation for the negotiation of planning agreements, providing planning authorities with a robust method for assessing the type, amount, location and quality of provision needed in an area. Quantity, quality and accessibility standards need to be set for each typology of open space to be applied throughout a local authority area.

2.8 Urban residents should be able to walk to most forms of provision. Open space standards should cater for local circumstances such as differing demographic profiles and the extent of existing built development in an area.

2.9 The following is referred to in the CABE guidance as the best way to set standards:

- **Quantity standards:** area of open space per thousand population
- **Quality standards:** a description of the required design and management standards
- **Accessibility standards:** a distance threshold (for example 400 metres) that takes into account any physical barriers to movement and the location of entrances to open space.

Quantity

CABE Open Space Strategies-Best Practice Guidance

2.10 It is stated that the best way to develop quantity standards is to calculate the quantity of provision by population, by typology and for different local areas. Wards can be used to define local areas but it may be more appropriate to use areas defined by existing barriers to access such as railways, main roads and waterways.

2.11 The quantity of open space should be expressed as the area per 1,000 of the population for the local authority as a whole and for individual areas. This helps make comparisons with other similar local authority areas. The use of local level data can also enable comparisons of provision within a local authority area.

2.12 It is suggested that the quantity of provision should be compared with the results of the demand assessment, checking whether people feel there is enough open space in their local area, and the accessibility assessment. A suitable quantity standard can be set, based on this analysis but it will also require a professional judgement based on local conditions alongside the evidence.

2.13 Quantity standards should be seen as minimum and not absolutes. If the provision standard is set lower than the quantity of provision in some areas, this does not automatically imply there is a surplus of open space. For example, the open space may provide green infrastructure functions, or form part of a key link.

2.14 The strategy should also consider whether there is increasing demand for allotments. This should be related to supply and a standard then devised from this.

¹ <http://www.sportengland.org/facilities-planning/>

The Six Acre Standard

- 2.15 The Fields in Trust (FIT) (formerly the National Playing Fields Association (NPFA)) Six Acre Standard recommends a minimum standard for outdoor play space of 2.4 hectares (6 acres) per 1,000 of the population. Outdoor playing space is not the same as public open space. It is space that is safely accessible and available to the general public, and of a suitable size and nature, for sport, active recreation or children's play. The standard is broken down into 1.6 hectares (4 acres) of outdoor sport space and 0.8 hectares (2 acres) of playing space.
- 2.16 In 2008, FIT published Planning and Design for Outdoor Sport and Play (PAD), the document updates and supersedes the Six Acre Standard. PAD continues to uphold the original FIT recommendation that 6 acres (2.4 ha) of recreational space is required for every 1000 people, and also provides a detailed framework relating to quantity, quality and accessibility of outdoor facilities for sport and play and the importance of local assessments and standards.

National Society of Allotments and Leisure Gardeners

- 2.17 The National Society of Allotment and Leisure Gardeners suggest a national standard of 20 allotments per 1,000 households (i.e. 20 allotments per 2,200 people (2.2 persons per dwelling) or 1 allotment per 200 people. This has been calculated as 0.125 ha per 1,000 of the population based on an average plot size of 250 square metres. Preceding this, the 1969 Thorpe Report suggested 0.2 ha of allotments per 1,000 of the population.

Quality

CABE Open Space Strategies-Best Practice Guidance

- 2.18 It is stated that quality standards should set out design and management standards for different types of open space. They should be an aspiration for existing spaces where improvements are needed and a requirement for new ones, provided by developers.
- 2.19 The quality standards should relate to the criteria used in the quality audit carried out on-site. The audit scores can be used to provide a local benchmark of quality, based on the score of a site deemed to be of good-quality such as a Green Flag Award winner.
- 2.20 It is also stated that the Green Flag Award criteria provides the basis for a quality standard for green spaces and can be adapted to suit other open spaces.
- 2.21 It is also recognised that Sport England provides quality standards for sports facilities, including access for disabled people, and that Play England has information on what makes a quality play space.

Green Flag Award

- 2.22 The Green Flag Award is the benchmark national standard for parks and green spaces. It gives a nationally recognised approach for providing parks and green spaces to a high level of quality and rewards green spaces in England and Wales that meet the required high standards. A total of eight categories are used to assess the overall assessment of the quality of a green space. These are:

- A Welcoming Place
- Healthy, Safe, and Secure
- Clean and Well Maintained
- Sustainability
- Conservation and Heritage
- Community Involvement

- Marketing
- Management

Sport England – Towards a Level Playing Field

2.23 The 'Towards a Level Playing Field – A Guide to the Production of Playing Pitch Strategies' publication provides a summary of the following factors that may influence the quality (and therefore capacity) of pitches and ancillary facilities:

Factors Determining Quality of Pitches

- Slope
- Exposure (openness to elements)
- Soil type
- Drainage
- Grass cover or surface type

Factors Determining Quality of Ancillary Facilities

- Type and quality of changing (if available)
 - Showers
 - Cleanliness
 - Security
- Floodlighting
- Car parking
- Spectator and social facilities
- Practice areas
- Security of tenure
- Management

2.24 Assessing the quality of pitches is considered to be important in helping towards the following:

- Helping to identify pitches that are being over-used.
- Helping to explain why some pitches are being under-used.
- Helping to prioritise for investment when developing an action plan.

Play Strategy - Quality in Play (Play England 2008)

2.25 Quality in Play is a quality assurance system developed by playwork practitioners for school-age play and childcare provision, robustly tested through a pilot programme to ensure it was fit for purpose across a range of play providers. Growing numbers of play providers across the country have used it to raise standards and demonstrate quality play provision. It is now being rolled out nationally by Play England, in support of the Play Strategy's aims.

2.26 The Strategy sets out five overarching areas of action to improve play opportunities for all children. Each of these can help towards achieving an improved overall quality of children's play facilities:

- **More places to play:** responding to children's demands for high-quality play spaces in every area;
- **Supporting play throughout childhood:** improving provision through a range of settings for children of all ages;
- **Playing safely:** providing safe, accessible and stimulating places for children to play;

- **Child-friendly communities:** engaging communities and involving children in decisions; and
- **Embedding play in local priorities:** ensuring leadership and effective delivery in every local area.

Accessibility

CABE Open Space Strategies-Best Practice Guidance

- 2.27 It is stated that accessibility standards will help to identify areas with open space deficiencies. Standards should be set for the provision of public open space and for access to specific typologies of public open space.
- 2.28 Walking and cycling distances can be used for smaller open spaces with public transport or driving distances used for larger open spaces. The recommended approach is to adopt five, 10m 15 or 20-minute travel times and to convert them into distances using typical walking, cycling, public transport or driving speeds.
- 2.29 It is recommended that any assessment should identify significant barriers that could reduce the effective accessibility of a public open space.

Natural England: Accessible Natural Greenspace Standard (ANGSt)

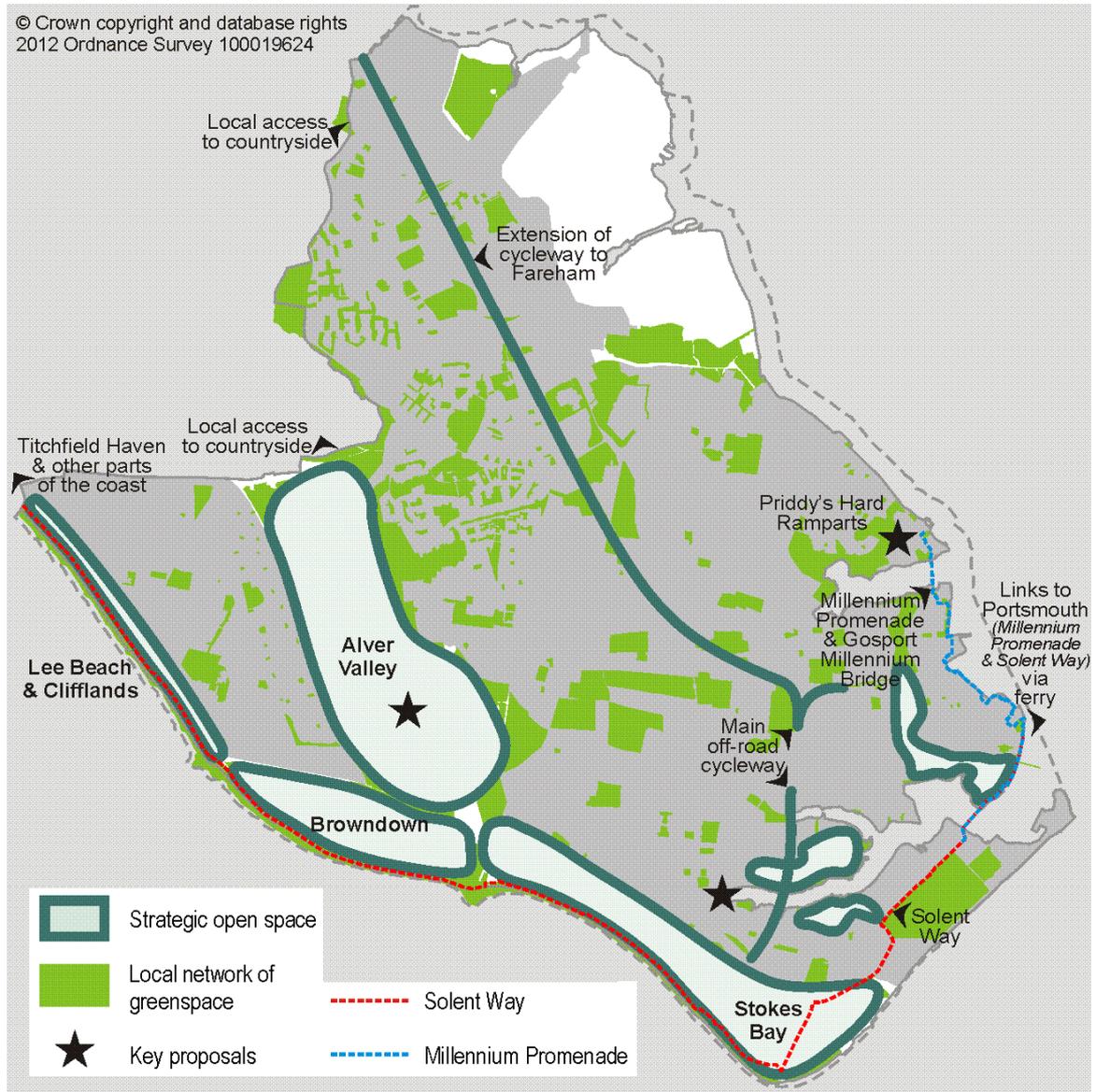
- 2.30 It is acknowledged that access to the natural environment through local green spaces varies across the country, and even within a single local authority area. ANGSt aims to address this by setting a range of accessibility standards for natural sites and areas within easy reach of people's homes. A broad view is adopted on what constitutes 'natural'. This does not necessarily mean that it has to be rare or notable enough to be designated. Users will find nature in wildlife, wild flowers, open landscapes, seasonal changes and places of tranquillity.
- 2.31 ANGSt recommends that everyone, wherever they live, should have an accessible natural greenspace:
- Of at least two hectares within 300 metres walking distance (five minutes walk) from their home;
 - At least 20 hectares within two kilometres;
 - At least 100 hectares within five kilometres;
 - At least 500 hectares within ten kilometres;
 - One hectare of Local Nature Reserve per 1,000 of the population.

SECTION 3: SUMMARY OF EXISTING OPEN SPACE PROVISION

Quantity

- 3.1 The 2014 Open Space Monitoring Report shows that the Borough has a varied range of open space for an urban authority both in terms of type and size. 236 open spaces have been identified in respect of each of the open space typologies that were assessed accounting for approximately 618 hectares of the Borough's land area. This equates to a total provision of 7.48 hectares per 1,000 of the population. The largest open spaces include the Alver Valley which has significant areas of natural/semi-natural greenspace most of which is part of the Country Park which is currently being established. Other strategic open spaces are the Solent coastal areas of Stokes Bay, Browndown and Lee Seafront and Clifflands. The smallest open spaces included in the survey are the numerous residential amenity areas located throughout the Borough.
- 3.2 Figure 1 shows a map of the Borough's existing open space provision with the larger open spaces as noted in paragraph 3.1 identified separately as strategic open spaces. It also shows key proposals for open space provision. This plan includes parks and gardens, natural/semi-natural greenspace, green corridors, children's play space, sports pitches, provision for other sports, allotments, civic space and cemeteries and churchyards.

Figure 1: Existing and Proposed Open Space within Gosport



3.3 Table 3 shows the provision of open space per 1,000 of the population for each of the assessed open space typologies. Natural/semi-natural greenspace is the dominant form of open space that serves the Borough with there being a total existing supply of over 341 hectares. This is due to the significant areas of existing natural/semi-natural greenspace such as the Alver Valley, Stokes Bay, Lee Clifflands and Browndown.

Table 3: Open Space Typologies – Existing Provision per 1,000 of the Population

Open Space Typology	Existing Provision (ha.)	Ha. Per 1,000 of the Population
Parks and Gardens	73.77	0.89
Natural/Semi-Natural Greenspace	340.68	4.12
Green Corridors	16.85	0.20
Amenity Greenspace	44.29	0.54
Cemeteries and Churchyards	18.77	0.23
Provision for Children and Young People	7.42	0.09
Sports Pitches	85.88	1.04
Other Sports	3.93	0.05
Civic Space	3.40	0.04
Allotments	22.50	0.27
Borough Total	617.49	7.47

- 3.4 Further to Table 3, further information on existing provision on sports pitches is provided within the Playing Pitch and Sport’s Facility Assessment (Strategic Leisure 2014) which provides an understanding for maintaining an adequate supply of sports pitches within the Borough and upon the current supply and demand from users with details set out below.
- 3.5 In terms of overall number of pitches that are available for local community teams to use on a secured or unsecured basis, there are 21 playing pitch sites and 81 playing pitches (football, cricket, rugby union, grass hockey, full size artificial turf pitch 5-a-side artificial turf) within the Borough boundary (Playing Pitch and Sports Facility Assessment 2014 - Strategic Leisure). The pitch supply is made up of the following;

Table 15: Playing Pitch Provision in the Gosport Borough

Pitch Provider	Number of Sites	Number of Pitches
Gosport Borough Council	11	50
Education sites *	5	17
Other sites **	5	14
TOTAL PROVISION IDENTIFIED	21	81

* Education sites only include formally marked pitch sites.

** Other sites including MOD sites.

- 3.6 The total of 81 pitches includes two training pitches but excludes two 5 v 5 pitches with planning permission at Gosport Leisure Centre. Gosport Borough Council is the main provider of pitches accounting for 61% of all community accessible pitches within the Borough. A further 21% of education sites and 18% of other sites (predominantly MoD pitches) are also important in contributing to the overall community provision. This along with the variability of community and local club access to pitches not owned by the Council highlights the importance in maintaining access to those pitches provided by other agencies (Strategic Leisure 2014). A short summary of the provision for the main types of sports pitches is outlined below with further details in the Playing Pitch and Sports Facility Assessment 2014.

Football pitches

- 3.7 Table 16 shows the number of football pitches which are currently used by local teams on a regular basis on a secured or an unsecured basis.

Table 16: Pitches available in the Gosport area (secured or unsecured community use)

Pitch Provider	Number of Pitches 2008	Number of Pitches 2013
Mini Soccer Pitch	10	15
Junior / Youth All Formats	4	13
Senior Football Pitch	40	34
TOTAL NUMBER OF PITCHES	54	62

- 3.8 Table 16 shows that there are 5 more mini soccer pitches in 2013 than there were in 2008 and 9 more junior pitches across all formats. This is mainly due to the changes in the Football Associations Youth Format from the 2013/14 season and Gosport Council supplying additional youth format pitches for the 2013/14 season to meet the new youth size of pitch rules e.g. 7 v 7 and 9 v 9 (Playing Pitch and Sports Facility Assessment 2014 – Strategic Leisure).
- 3.9 There are 6 less senior pitches. The loss of the senior pitches is because a number of MoD pitches that were available for community teams on a regular basis in 2008 are no longer available for community use and only provide for MoD competitive team use. In addition the closure of the Civil Service Sports Ground has resulted in the loss of one senior football pitch.
- 3.10 The two pitches lost due to the completion of Gosport Leisure Centre have been relocated elsewhere within the Borough (i.e. at Grange Lane and Stokes Bay).
- 3.11 It is also important to recognise that 12 of the pitches identified in Table 16 whilst available to be used by the community, are not available on a secured basis.
- 3.12 The Study concludes that at present there is a need to improve the quality of existing football pitches and associated facilities. Whilst there is not a need at present for additional football pitches there is certainly a need to retain all existing pitches (whether secured or unsecured community pitches or those that are currently not available for general community use). This is particularly the case in relation to good quality pitches or those that can be managed to a high quality. This is very important given the vulnerability of guaranteed secured supply as a high proportion of sites are not in local authority control and that there are a number of pitches that are of a lower quality and vulnerable to flooding.

Cricket pitches

- 3.13 There are currently 5 grass squares and 4 non-turf wickets in the Borough. The overall quality is generally good. The current demand is met by the available pitch supply as demand is split throughout the week which helps ensure pitch supply is adequate. Over the Plan period is considered to retain existing provision.

Rugby pitches

- 3.14 Table 17 shows the current supply of rugby pitches in the Borough. It is considered that current demand is adequately serviced by the current pitch supply if senior pitches are used to accommodate junior. There is a deficit of 2 junior pitches by 2021 but this could be met by the use of Bay House School Rugby Pitches. It is therefore important to

maintain the existing supply of pitches and encourage the dual use of pitches on school sites. The quality of pitches is good as are the changing facilities.

Table 17 Rugby pitch supply in Gosport Borough

Pitch type	Senior	Junior	Mini
Gosport Park	3	2	2
Bay House School	2	0	0
TOTAL NUMBER OF PITCHES	5	2	2

Hockey pitches

- 3.15 At present there is only one artificial grass pitch (AGP) used regularly by local community teams, which is located at St Vincent College. The Report indicates that the quality of this pitch will need to be resurfaced over the Plan period. It is likely over the Plan period (beyond 2021) that there will be demand for an additional facility (such as a sand-based facility). This demand could in part be accommodated by the use of existing school facilities such as the hockey pitch at Bay House School.

Quality

- 3.16 Quality relates to the key attributes of an open space as it currently exists. The quality of each identified open space has been assessed as part of the Borough Council's Open Space Monitoring Reports. These have established that the Borough has a good number of prestigious open spaces that have been assessed to be of high quality. These assessments are based on a scoring system to allow for a relatively consistent basis to compare each open space to each other². For the purposes of the assessment, sites have been assessed as high, medium or low quality. The proportion in each category is set out below:

Table 7: Quality of each type of open space

Type of Open Space (Primary Use)	Proportion of open spaces in each typology assessed as:		
	High Quality (2014)	Medium Quality (2014)	Low Quality (2014)
Cemeteries/ Churchyards	100%	0%	0%
Civic Spaces	83.3%	16.7%	0%
Parks and Gardens	75%	25%	0%
Outdoor Sports (Sports pitches and other sports)	65.8%	28.9%	5.3%
Natural/Semi-Natural Greenspace	48.3%	41.4%	10.3%
Provision for Children and Young People	47.4%	45.6%	7%
Allotments	46.2%	53.8%	0%
Amenity Greenspace	21.3%	74.5%	4.3%
Green Corridors	25%	68.8%	6.3%

* Percentages may not total 100% due to rounding

* This table takes account of each typology within each open space within the Borough. For example, one open space could include a provision of parks and gardens, sports pitches and provision for children and young people.

² This has been reproduced in Annex A

3.17 The latest Playing Pitch and Sports Facility Assessment (2014) identifies that the pitch quality is generally perceived to be “Good”. This is reflected in both the scores from the quality assessments and the ratings places on facilities by clubs. However, pitch quality across mini and junior pitches is markedly lower. Ancillary facilities on the whole are of an average standard and there is significant scope for improvement. However, a high percentage of pitches are served by some form of changing facilities.

Value

3.18 The value of each identified open space has also been assessed as part of the Borough Council’s Open Space Monitoring Report. Value is different to quality in that an open space may be low quality in terms of recreational facilities, but may be of high value because it has certain characteristics that if lost would be detrimental to the community. To assess value a simple grading system has been devised to determine whether it has a high, medium or low value. Each open space is valued in accordance with the highest category it obtains when carrying out the three ‘tests’ outlined below:

- **special attributes;**
- **level of use;** and
- **context** (proximity of a similar type of open space, accessibility).

3.19 There are numerous high value sites within the Borough (see Table 8).³

Table 8: Value of each type of open space

Type of Open Space (Primary Use)	Proportion of open spaces in each typology assessed as:		
	High Value (2014)	Medium Value (2014)	Low Value (2014)
Allotments	100%	0%	0%
Cemeteries/ Churchyards	100%	0%	0%
Civic Spaces	100%	0%	0%
Parks and Gardens	93.8%	6.3%	0%
Outdoor Sports (Sports pitches and other sports)	97.4%	2.6%	0%
Green Corridors	87.5%	6.3%	6.3%
Natural/Semi-Natural Greenspace	79.3%	17.2%	3.4%
Provision for Children and Young People	68.4%	15.8%	15.8%
Amenity Greenspace	25.5%	24.5%	50%

* Percentages may not total 100% due to rounding

* This table takes account of each typology within each open space within the Borough. For example, one open space could include a provision of parks and gardens, sports pitches and provision for children and young people.

Quality/Value Matrix

3.20 The Council’s overall objective is to increase the number and proportion of open spaces in all typologies that are of high quality and high value. The Government’s Assessing Needs and Opportunities Companion Guide⁴ has informed the quality/value matrix (Table 9) which sets out a potential policy response/management action for each category.

³ Further details are contained in the Open Space Monitoring Report Methodology document

⁴ Formerly the Companion Guide to PPG17: Planning for Open Space, Sport and Recreation which was cancelled due to the enactment of the NPPF. However, the Companion Guide remains valid as a guidance document.

Table 9: Combining Quality and Value

High Quality/ Low Value	High Quality/Medium Value	High Quality/ High Value
<ul style="list-style-type: none"> Wherever possible the preferred policy approach is to enhance its value in terms of its present purpose. If this is not possible, the next policy approach is to consider whether it might be of higher value if converted to some other form of open space. Only if this is not possible will it be acceptable to consider a change of use. 	<ul style="list-style-type: none"> The preferred approach is to enhance its value but in most circumstances there is less priority than the low value open spaces. 	<ul style="list-style-type: none"> Ideally all spaces should come into this category and the planning system should seek to protect them in perpetuity.
<ul style="list-style-type: none"> These open spaces are of a fair standard and therefore ways to improve their value should be explored. In many cases this is likely to include measures to encourage greater use and/or adding features of interest. 	<ul style="list-style-type: none"> The preferred approach is to enhance its value and quality but in most circumstances there is less priority than the low value and quality open spaces. 	<ul style="list-style-type: none"> In many cases a small number of measures can be taken to improve their quality to ensure that it becomes a high quality/ high value open space. It is important that these open spaces are protected.
<ul style="list-style-type: none"> Wherever possible, the policy approach for these spaces should be to enhance their quality, provided it is also possible to increase their value. If this is not possible, for whatever reason, the space or facility may in due course be considered surplus to requirements in terms of its present purpose. 	<ul style="list-style-type: none"> By improving quality it may be possible to increase its value by encouraging greater use. This may be a lower priority than low quality/low value open spaces. 	<ul style="list-style-type: none"> The policy approach to these spaces should always be to enhance their quality and therefore the planning system should seek to protect them.

*Arrows indicate the aspiration for all sites within the Borough to achieve a high quality/high value assessment

3.21 Table 10 identifies the current proportion of high quality and high value open spaces in the Borough. Further details on the quality and value of the Borough’s open spaces particularly in respect of each assessed typology are included in the 2014 Open Space Monitoring Report.

Table 10: Quality/Value Matrix: Number of Open Spaces⁵

High Quality/ Low Value 2 open spaces (0.8%)	High Quality/Medium Value 7 open spaces (3.0%)	High Quality/ High Value 90 open spaces (38.1%)
Medium Quality/ Low Value 55 open spaces (23.3%)	Medium Quality/ Medium Value 24 open spaces (10.2%)	Medium Quality/ High Value 46 open spaces (19.5%)
Low Quality/ Low Value 1 open space (0.4%)	Low Quality/ Medium Value 5 open spaces (2.1%)	Low Quality/ High Value 6 open spaces (2.5%)

Accessibility

3.22 The 2014 Open Space Monitoring Report includes an assessment of accessibility by identifying catchment areas for a range of open space facilities. These were based on 400 and/or 800m straight-line catchment areas from the open space which approximately represent 5 and 10 minute walking distances. The assessment identified areas where further provision could be prioritised to improve local access.

⁵ n=236 representing the number of assessed open spaces sites. Where a site has more than one primary function the assessments have been combined to provide a single rating for the whole site.

SECTION 4: SETTING NEW STANDARDS

Overview

- 4.1 The new set of local quantity standards will replace the national and local standards that were adopted as part of the Gosport Borough Local Plan Review (May 2006). They have been informed through an assessment of the current provision available (Section 3) and further detailed in the Open Space Monitoring Report (GBC 2012).
- 4.2 The overall aim of the quantity standards will be to determine a minimum expected level of open space provision that should be maintained for the relevant typology at a Borough wide level. The quantity standards will also be used for calculating the amount of future open space provision that will be required as part of new residential development (Class C3). A draft note to developers of how the standards would operate is contained in Annex B.

Setting Quantity Standards

- 4.3 There are a number of types of open spaces which are set out below which need to be considered when setting standards.

Type of Open Space	Primary Purpose (Summary)
Parks and Gardens	Accessible, high quality opportunities for informal recreation and community events.
Natural and Semi-Natural Greenspaces	Wildlife conservation, biodiversity and environmental education and awareness.
Green Corridors	Walking, cycling or horse riding, whether for leisure purposes or travel, and opportunities for wildlife migration.
Outdoor Sports Facilities	Participation in outdoor sports, such as pitch sports, tennis, bowls or athletics.
Amenity Greenspace	Opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas.
Provision for Children and Young People	Areas designed primarily for play and social interaction involving children, such as equipped play areas, ball courts, skateboard areas and teenage shelters.
Allotments, Community Garden, Urban Farm	Opportunities for those people to grow their own produce.
Cemeteries, Church Yards and similar space	Quiet contemplation and burial of the dead, often linked with the promotion of wildlife conservation.
Civic Space	Providing a setting for civic buildings and community events.

Source: Assessing Needs and Opportunities: A Companion Guide to the Former PPG17: Open Space

- 4.4 In order to produce an overall standard it is necessary to consider existing provision for most of the typologies. This is based on the premise that the Borough Council does not wish to reduce the current levels of provision per population in a dense urban area. Consequently understanding the current levels of provision per 1,000 people therefore is a useful starting position for setting quantity standards.
- 4.5 It is not proposed to produce quantity standards for green corridors and cemeteries and churchyards. In the case of cemeteries and churchyards such provision is related to a capacity issue and is not appropriate for a standard. This provision is also covered by other policy criteria in the Local Plan. It is also considered that it may be difficult to achieve set standards for green corridors since they relate to specific limited opportunities (e.g. disused railway lines). It has also been observed that standards for green corridors

were generally not included as part of the quantity standards set by other local authorities. However, it is recognised that where opportunities do arise as part of developments that the provision of green corridors can count as part of the public open space standard providing important benefits to local residents and enhancing the green infrastructure network of the Borough.

- 4.6 The quantity, quality and accessibility standards which have been set in this Section have taken account of numerous consultation exercises that have been undertaken over recent years.⁶
- 4.7 Quantity has been assessed on a provision in hectares per 1,000 of the population basis for each open space typology in order to be consistent with previous analysis undertaken as part of the Borough's Open Space Monitoring Reports. This method of calculating the supply of open space has also been carried out in order to comply with national guidance and to be consistent with the approach taken by other local authorities.
- 4.8 The quantity standards for each assessed open space typology in this study have been informed by the 2011 Census.
- 4.9 A stage by stage process has been used to determine the quantity standards which are set out below.

Stage 1: What is the Total Current Level of Open Space Provision per 1,000 of the Population?

- 4.10 Table 14 shows the current provision at a Borough wide level. This ranges from larger more strategic open spaces such as the Alver Valley down to small residential amenity areas which are no larger than 0.04 hectares in size. The expected minimum provision for each of the typologies is considered to be a realistic minimum level of provision that should be retained on a Borough wide level.

Table 14: Current Level of Open Space Provision Per 1,000 of the Population

Open Space Typology	Current Level of Open Space Provision (Ha. per 1,000 of the population)
Parks and Gardens	0.89
Natural/ Semi-natural greenspace	4.12
Amenity Greenspace	0.54
Civic Space	0.04
Provision for Children and Young People	0.09
Outdoor pitches/Other outdoor sports	1.09
Allotments	0.27

- 4.11 The figures provide a useful benchmark on how much open space should be provided across the Borough. However, as it includes the larger strategic open spaces (i.e. much of the Alver Valley, Stokes Bay, Browndown and Lee Seafront) it is considered not to provide a suitable basis to determine the provision for new development proposals.

Stage 2: What is the Total Current Level of Open Space Provision per 1,000 of the Population Excluding the Larger Strategic Open Spaces?

- 4.12 Table 15 shows the levels of provision excluding the largest strategic open spaces (i.e. much of the Alver Valley, Stokes Bay, Browndown and Lee Seafront). Taking account of

⁶ See Open Space Monitoring Report for further details

the Borough's open spaces in this way is considered to be a more realistic basis for setting new standards for new development.

Table 15: Current Level of Open Space Provision Per 1,000 of the Population ((Excluding the Large Strategic Sites i.e. the Alver Valley, Stokes Bay, the Beach, Browdown and Lee Seafront)

Open Space Typology	Current Provision (Ha. per 1,000 of the population)
Parks and Gardens	0.66
Natural/ Semi-natural greenspace	0.23
Amenity Greenspace	0.54
Civic Space	0.04
Provision for Children and Young People	0.08
Outdoor pitches and playing fields ⁷	1.10
Allotments	0.27

Stage 3: Determining what types of open space are best suited to be provided on-site and off-site.

- 4.13 On-site provision is open space that can be reasonably provided as part of new development schemes which serve the local needs of the new development. This can include informal space such as parks and gardens, natural/semi-natural greenspace and amenity greenspace. Children's play space can also be expected to form part of on-site open space provision. These types of open space tend to require more immediate accessibility for users and are focused towards specific neighbourhoods. Therefore as part of the standard it is proposed to group the types of open spaces that can normally be provided on sites of a suitable size. These elements are collectively termed as a 'Public Open Space' and comprise the elements set out in Table 16⁸.

Table 16: Elements that Make Up Proposed On-Site Public Open Spaces

Open Space Typology	Current Provision (Ha. per 1,000 of the population) ⁹
Parks and Gardens	0.66
Natural/ Semi-natural greenspace	0.23
Amenity Greenspace	0.54
Provision for Children and Young People	0.08
Total	1.51

- 4.14 It is proposed that the 1.5 ha¹⁰ per 1,000 people would be an appropriate standard to require for new development as it reflects current provision excluding the major strategic areas of open space. The balance of elements that would be provided for within a public open space will be dependent upon the current provision within the area, the age profile of the proposed development and the character of the site being developed. A residential scheme that would serve more elderly sections of the population could be more suited to the provision of a park or garden or amenity greenspace whilst a development serving younger sections of the population (e.g. in Grange where there is a younger age profile)

⁷ Includes football, rugby, cricket and hockey pitches, tennis courts and bowling greens

⁸ The requirement for civic space has not been incorporated within this standard as it would not be relevant for most forms of residential development. However this form of open space may be appropriate for certain types of development such as at the Gosport Waterfront and therefore could be provided instead of other forms of open space as part of the 1.7ha per 1,000 population standard.

⁹ Excluding strategic areas

¹⁰ rounded

could provide more appropriately for children’s play space or other informal features children can use.

- 4.15 Off-site provision is open space that normally cannot be practically provided on-site as part of new development schemes since they tend to serve larger catchment areas and may require larger areas of land. This can include allotments, sports pitches and provision for other sports (i.e. bowling greens and tennis courts). These larger catchment areas often tend to be Borough-wide and therefore it is not usually appropriate to be provided on-site as part of new development schemes. It will however be necessary for new development to make a contribution to the Borough-wide provision of allotments and sports facilities as these will potentially be used by residents of the new development. The off-site elements are set out in Table 17. Stage 6 below considers how the current provision outlined in Table 17 is converted into a proposed standard.

Table 17: Elements to be provided off-site

Open Space Typology	Current Provision (Ha. per 1,000 of the population)
Outdoor pitches and playing fields ¹¹	1.09
Allotments	0.27

Stage 4: Setting a Threshold for On-Site Open Space

- 4.16 The Borough Council has been operating open space standards for a number of years and has been able to reflect on its positive outcomes as well as elements that have not worked as well. One of the key areas of success has been the use of developer contributions for off-site provision for a whole range of new and improved open spaces which continue to be well-used including BMX facilities, adventure playgrounds and sports facilities. There has also been successful on-site provision ranging from new neighbourhood parks and smaller play grounds. However the current Local Plan Review standards has encouraged the provision of a number of very small play areas within new residential developments which have not always been used effectively with many under-used and difficult to maintain. It is considered that if some of these spaces had been combined within the locality the space could have been used more successfully as a multi-functional open space with informal and formal play areas including the necessary dedicated play area for small children.
- 4.17 In order to create a large enough public open space that is useful and practical it is necessary to establish the minimum size of residential development that would require some form of on-site park. A number of sizes of development were considered in relation to the 1.5 ha per 1,000 residents standard proposed in Stage 3 above which resulted in various sizes of open space. Comparable existing open spaces were then assessed to evaluate what would be the minimum practical size of public open space that could be created in relation to a new development. From this work it was considered that a public open space between 0.16 to 0.19 hectares serving 50 dwellings would be reasonable in terms of size of park and threshold of development for on-site provision (see calculation below)

¹¹ Includes football, rugby, cricket and hockey pitches, tennis courts and bowling greens

The following calculations have been made in respect of a 50 dwelling development being required to provide informal open space in the form of a public open space;

- Average size of household = **2.19 residents**¹²
- Total number of residents living in **50 dwellings** based on average size of household = 110 residents
- Average provision per 1,000 residents = **1.5 hectares (15 m² per resident)**
- Average provision for 50 dwellings = **1,650 m²** (110x15)

Based on the above calculation the provision for other development scenarios would be:

1 dwelling	33 m ²	100 dwellings	3285 m ²
10 dwellings	329 m ²	200 dwellings	6570 m ²
25 dwellings	821 m ²		

4.18 The provision of 0.16 hectares is considered to be a reasonable minimum size for a public open space in most cases, although it is recognised that developments of small dwelling sizes would equate to a smaller area of open space which may be suited to the proposed residential development.

4.19 This methodology takes account of the limited opportunities that exist for the provision of additional open space within the Borough which is predominantly urban in nature. It is also considered to be a realistic level of provision for a residential development of this size (i.e. 50 dwellings). The standard would allow open spaces to be provided of a sufficient size and to be located close enough to people's homes to be effectively used. Open spaces of around 0.16ha would also allow for other benefits to be delivered such as improved biodiversity and other green infrastructure benefits.

4.20 It is important to note that the on-site calculation for each development will be based on the latest average household sizes for each dwelling size¹³. These are currently:

One-bed	1.39 persons per dwelling
Two-bed	1.87 persons per dwelling
Three-bed or more	2.67 persons per dwelling

4.21 On sites where it may be challenging to meet the recommended quantity standards of provision, it may be appropriate for a developer to come up with innovative and pragmatic design solutions in order to provide the identified amount of open space that would be required on site. For example it may not be possible to include the entire provision in a public open space format but it may be possible to include meaningful pockets of natural and amenity greenspace on other parts of the development which can be enjoyed as areas of recreation.

The proposed standard for a public open space is 1.5 hectares per 1,000 of the population to be provided on-site for development of 50 or more dwellings.

4.22 The new quantity standard for the provision of a public open space is seen to be practical and flexible in allowing for a range of open space to be developed which would be suited to a particular residential scheme.

¹² figure based on HCC's 2011 SAPF Forecasts for 2012)

¹³ HCC advice (2012)

Stage 5: Making Arrangements for Public Open Space Provision to be made Off-Site

- 4.23 In most cases development of 50 dwellings or more will be required to deliver public open space on-site. However in certain cases it may be necessary for the developer of a proposal of 50 or more dwellings to provide a financial contribution towards a specified off-site open space proposal. This could include a new facility or an enhancement to an existing one. This would be secured by a Section 106 Agreement and normally be specific with regard to the site it is intended to be allocated to. In such cases the obligation will need to meet the tests of Government legislation and only contributions of a maximum of five sites can be pooled to secure this specific open space.
- 4.24 Off-site provision may be necessary when considering particular characteristics of the site or that there is an open space facility in close proximity to the development (normally within 800 metres of the development) which would significantly benefit from improvements and help it achieve the Council's 'Good' Standard.
- 4.25 The Borough Council recognises that on small residential developments it is neither desirable nor practical to make provision for open space other than certain elements of green infrastructure. Consequently the Borough Council in most instances will take a financial contribution in the form of the Community Infrastructure Levy where a proportion of money can be spent on new or enhanced open space provision¹⁴

Stage 6: Determining Standards for Off-Site Provision

- 4.26 It is recognised that certain elements of open space provision can not be practically provided on-site with new residential schemes. These elements will be funded by the Borough Council's Community Infrastructure Levy (CIL) requirements. The standards set out for allotments, sports pitches and other outdoor sports will be used to inform the CIL Charging Schedule. The section below set out standards based on the current levels of provision included in Table 17 and then amended to take account of the latest demand information.

Allotments

- 4.27 The current provision of allotments is 0.27 hectares per 1,000 of the population. This is already above the national standard of 0.20 as recommended by the National Society of Allotment and Leisure Gardeners. In order to understand the requirement for additional allotments within the Borough, it is necessary to gain an understanding of the take up rates over recent years (Table 18).

Table 18: Gosport Borough Council Allotment Provision and Waiting List Information

Year	Total Number of Plots	Vacant Plots	Waiting List
April 2006	798	28	0
April 2007	798	0	361
April 2008	937	0	411
April 2009	937	0	464
October 2011	938	0	620
April 2014	1070	69	412

¹⁴ When calculating the total CIL costs for the 'Public Open Space' element the provision for sites of 50 or over was excluded leaving the calculation based on those under 50 dwellings only.

4.28 In addition there are 159 plots provided by the Diocese of Portsmouth which also have a waiting list. Consequently the Borough has a significant demand for allotments which is currently not being met.

4.29 The current demand for allotments combined with sustained high levels on the waiting list¹⁵ provides a justification for the standards to be set even higher than the 0.27 hectares that is currently provided per 1,000 of the population. The provision of new homes with smaller gardens/residential amenity space along with higher residential densities will also be likely to contribute towards increased numbers on the waiting list. The following shows the requirement for additional allotment land which has been based on a calculation relating to 2014 provision and waiting list figures¹⁶.

- Total number of allotment plots = 1,070
- Minus Vacant plots (69 plots)¹⁷ = 1001
- Total on waiting list = 412
- Therefore a 41%¹⁸ increase in allotment plots is required
- 41% of the current provision of 0.27 hectares per 1,000 of the population is 0.11 hectares totalling 0.38 ha per 1,000 people.

4.30 The proposed standard of 0.4ha¹⁹ per 1,000 people will be used as a basis for informing the CIL Charging Schedule. This level of allotment provision will be required to support the requirements of new development in the Borough.

The proposed standard for allotments is 0.4 hectares per 1,000 of the population. This will inform the CIL Charging Schedule.

Sports Pitches and other outdoor sports

4.31 New development will increase pressure on existing provision and consequently it is necessary to ensure new provision or improvements to quality is taken account of in association with new development. The current provision of sports pitches within the Borough is calculated to be 1.05 ha. per 1,000 people and 0.06 for tennis courts and bowling greens. It is now proposed to combine these elements as a joint standard in order to give greater flexibility on the type of outdoor sports that can be provided. Consequently the current combined outdoor sports pitch per 1,000 of the population is 1.11ha.

4.32 Table 20 below identifies the need for future provision for various sports pitches and other outdoor sports based on the latest evidence studies and includes demand from local clubs.

¹⁵ The waiting list has been reduced as the Borough Council has contacted those previously on the waiting list to confirm that each person still requires allotment and amended accordingly with non-respondents taken off the list. The waiting list therefore identifies those with a genuine demand. The list has also been reduced due to the increase in the number of plots which has been made possible by reducing the size of certain plots to meet modern demands.

¹⁶ The calculation excludes the Diocese of Portsmouth plots and waiting lists for the purposes of setting the standards as it is not possible to ascertain whether the people on the Diocese waiting list are the same as those on the Council's list and therefore double counted.

¹⁷ This level is often caused by churn as one person leaves a plot and has yet to be taken by a new tenant.

¹⁸ rounded

¹⁹ rounded

Table 20: Assessment of sports pitch and other outdoor sport requirements within Gosport Borough²⁰:

Type of pitch	Shortfall/Surplus ²¹	Standard size of pitches ²²	Total area of shortfall/surplus for the population of Gosport ²³
Mini football pitch	Theoretical surplus of 4.9 pitches	1,612 sq.m	+7,899 sq.m
Junior football pitch	There would be no surplus. Need to maintain current provision levels particular the higher quality pitches to enable more effective resting.	4,820 sq.m	0 sq.m
Senior football pitch	Theoretical surplus of 1.3 pitches	7,971 sq.m	+15,145 sq.m
Cricket pitches	Current and future demand is met by current provision provided that current demand is spread through the week. Need to maintain current provision levels.	10,080sq.m	0 sq.m
Rugby	Current and future demand is adequately serviced if senior pitches are used to accommodate some junior games. Need to maintain current provision levels. There is a deficit of 2 junior pitches by 2021 if community use on other available pitches is not secured.	11,902sq.m Junior (u11/u12's) 4,240 sq.m	0 sq.m -8,840sq.m
Hockey	Demand is current met through the available supply. Need to maintain current provision levels.	5,708 sq.m	0 sq.m ²⁴
Tennis	Demand is currently met through the available supply. Need to maintain current provision levels.	669 sq.m	0sq.m
Bowling	Demand is currently met through the available supply. Need to maintain current provision levels.	1,661 sq.m	0sq.m
Total	-	N/a	+14,204 sq.m

4.33 The current 1.09ha per 1,000 of the population is a good basis to maintain the current levels of provision on a pro-rata basis. in the light of the latest evidence in relation to it is considered reasonable to adjust the standard to take into account the theoretical surpluses of football pitches and shortfall of junior rugby pitches. It is very important to make clear that this does not in any way demonstrate that any pitches, particularly those that are of good quality or have the potential to be good quality can be lost for sport use. Indeed the Sport Pitch Assessment makes it clear that all such pitches should be retained given the Borough's reliance on pitches that are used by community and local teams on an unsecured basis and that this supply can, and often does become unavailable. The

²⁰ Sources: Playing pitch and Sports Facility Assessment (Strategic Leisure 2014)

²¹ Future demand relates to the period to 2021 taking into account 10% requirement for resting of pitches but does not take into account the potential increase of senior teams (and therefore pitch requirements) following league reorganisation

²² Comparative Sizes of Sports Pitches and Courts (Sport England Feb 2009) Calculated by taking the average of min and max sizes for each type of sports field

²³ Based on approximation of HCC Small Area Population Forecast for 2021

²⁴ The Playing Pitch and Sports Facility Assessment (Strategic Leisure) concludes that an additional facility may be required after 2021.

adjustment advocated here is solely for the purposes of identifying a standard for new residential development. This provision also includes informal pitches which can be used by the general public on an informal basis and does not necessarily form part of the provision used by local league teams. In effect the proposed new standard allows the residents of new development to take up this surplus whilst maintaining provision for other outdoor sports. The adjustment is set out below.

The adjustment is made using the following equation:

- Theoretical surplus identified =14,204sq.m (1.42ha)
= 1.42 ha per 82,266 resident population
= 0.02ha per 1,000 people
- Take surplus pitches per ha. off current outdoor sports provision per ha
1.09 ha – 0.02 ha per 1,000 people
= 1.07ha per 1,000 people

4.34 It will be important to keep this standard in particular under review as there is a high dependency on pitches provided by private providers (including MOD) and the education sector to accommodate community needs. A number of these have been categorised as having “limited access” and the extent of community use varies from season to season and potentially could be withdrawn from public use at limited notice. Importantly some pitches have significant deficiencies in quality and therefore it is important to ensure the best pitches are retained as often this enable more intensive use which helps to meet current and future demand.

The proposed standard for outdoor sports pitches is 1.1 hectares²⁵ per 1,000 of the population. This will inform the CIL Charging Schedule.

4.35 The proposed ‘1.1ha per 1,000 residents’ level of provision will be required to support the requirements of new development in the Borough.

²⁵ Rounded

Comparison of new proposed open space standards with current Adopted Standards

4.36 Table 21 summarises the proposed standards with the current adopted standards.

Current Adopted Standards as contained in the Gosport Borough Local Plan Review (2006) (hectares per 1,000 people)		Proposed Standards to be included in the Gosport Borough Local Plan 2011-2029 (hectares per 1,000 people)	
Sports Pitches	1.2	Outdoor Sports Facilities	1.1 ha
Other Sports Facilities	0.4		
Outdoor sports facilities	1.6 ha		
Children's Play Space	0.8ha	Public open space includes children's play and other informal elements	1.5 ha
Informal Open Space	0.4ha		
Public open space	1.2 ha		
Sub total	2.8 ha	Sub -total	2.6 ha
Allotments	n/a	Allotments	0.4 ha
Total	2.8 ha	Total	3.0 ha

4.37 The standards used in the current adopted Plan are remarkably close to the equivalent elements of the new proposed standards i.e. 2.8 ha and 2.6 ha per 1,000 people respectively. However overall the new standards are slightly higher as they include 0.4 ha for allotment provision.

4.38 The new standards have a much greater emphasis on the elements that make-up the public open space than the previous standards. This reflects the greater emphasis in the latest plan of providing multi-functional green spaces which offer a range of green infrastructure benefits. The new standards have a lower level for formal sports provision reflecting recent surveys which highlight a continuing need to improve the quality of existing provision and maintain a similar level of provision but at a slightly reduced rate.

4.39 The other significant difference is how developers will be expected to provide for this provision. It is likely that the direct contribution towards open space in the form of developer contributions will be lower. Currently developer contributions for off-site provision are made on almost all residential developments for sports pitches and other sports and for children's play space for smaller developments. Under the proposed standards the outdoor sports element and allotments for all development as well as the public open space elements for development under 50 dwellings will be subsumed in the overall Community Infrastructure Levy (CIL). These parts of the standard will be used to identify a funding gap along with all other infrastructure needs and then the CIL rate will be calculated based on viability considerations reflecting the local property market.

4.40 For developments of 50 dwellings or more a greater on-site provision will be required unless it can be demonstrated that it is not practical or viable. In these cases a developer contribution normally secured by a Section 106 Agreement will be required for a specific scheme in the locality in accordance with the Government's latest guidance on the use of planning obligations.

Setting Quality Standards

- 4.40 Quality relates to the key attributes of an open space as it currently exists. Quality standards should set out design and management standards for different types of open space. They should be an aspiration for existing spaces where improvements are needed and a requirement for new ones, provided by developers (CABE 2009).
- 4.41 The proposed quality standards have taken account of the quality assessments that were used to inform the previous Open Space Monitoring Report publications (reproduced in Annex A). Therefore there has been little or no change to the criteria that has been set as a quality standard. Previous research and best practice information was used as a basis for the assessment criteria for the quality standards. Evidence includes following;
- The Council's Corporate objectives (March 2009)
 - Wider research published by the University of Sheffield for the Urban Green Spaces Taskforce relating to an ideal park (2002)
 - Criteria for the Civic Trust's Green Flag Award
 - Elements of the scoring system in Appendix B of the Government's Assessing Needs and Opportunities PPG17 Companion Guide (September 2001)²⁶
- 4.42 The set quality standards have been refined where necessary through liaison with the Council's Streetscene, Community and Customer Services Section.
- 4.43 Some of the key factors that the Council will consider in assessing the quality of its open spaces are listed below. The detailed scorecards which will inform future assessments relating to the quality of the Borough's open spaces are included in the Open Space Monitoring Report Methodology.

The scorecards (used for the Open Space Monitoring Report) to be used as the basis for the Council's Quality Standards.

Key Factors Considered for Assessing the Quality of the Borough's Open Spaces

All Open Spaces

All open spaces should have take account of the following considerations:

Multi Functionality

- A variety of functions should be included which will assist in attracting a range of age groups and sectors of the community.

Access and safety

- An inviting and welcoming entrance;
- Open spaces should have good accessible and safe links with the surrounding area;
- Good accessibility within the open space including appropriately surfaced paths;
- Equal access for all members of the community - wheelchair and pushchair users should have easy and safe access to and within the site;
- Safety and security measures including opportunities for natural surveillance from near-by properties and roads;

²⁶ Whilst the Companion Guide has now been superseded by the National Planning Practice Guidance (NPPG) it is still considered useful in providing a methodology for undertaking an open space audit and does not conflict with the provisions of the NPPG

- Presence of defined routes, clear entrances and landmarks.

Buildings, structures and facilities

- Buildings structures and facilities should be clean and well-maintained
- The condition of historic buildings and structural features should be preserved and enhanced;
- Green roofs and other forms of green infrastructure should be incorporated where appropriate.

Park Furniture

- Benches, litter bins and dog bins should be provided as well as other features such as picnic tables where appropriate.

Other Features

- Good quality boundary treatment needs to be considered;
- Where appropriate interesting eye catching features should be incorporated within the site to give the site its own identity;
- Good quality and maintenance of features (eye catching and well designed features)
- Good quality and maintenance of signage;
- Provision of well-maintained toilet facilities, drinking water, first aid, public telephones, emergency equipment where relevant (e.g. life belts by water).

Appearance of greenery

- Appropriate hard and soft landscaping;
- Incorporation of appropriate natural habitats. Areas should be designed around existing features including trees and hedgerows and areas created to enhance biodiversity;
- Appropriate relationship with existing buildings and structures;
- Formal gardens, trees and shrubs should be well maintained.

Management and Maintenance

- Management and maintenance measures to deter and remove litter, dog fouling and fly tipping as well as appropriate measures to deter vandalism and dealing with the consequences of vandalism.
- Measures taken to deter activities not appropriate for a particular site.

Children's Playground and Facilities

All children's play spaces should take into account the following factors:

- the route between the dwellings and the play space is as safe as possible;
- near-by roads are as safe as possible;
- the play space has natural surveillance from near-by dwellings and/or road;
- the site is in an open and welcoming location;
- the site should be on land suited for the type of play opportunity intended;
- the site should be sufficiently far from dwellings and include buffer zones to reduce the likelihood of noise and disturbance;
- the site should be integrated as far as possible with other open spaces and amenity areas;
- the site should include seats for parents and carers;
- the site should include play equipment of high quality and must meet current British safety standards;
- the site should include impact absorbing surfaces beneath and around play equipment;

- the site requires appropriate boundary treatment; and
- the site should include interesting eye-catching features.

BMX/Skateboard Facilities

All BMX and skateboard facilities should take into account the following factors:

- Such facilities should be finished to an industry quality standard and be easily maintained.

Sports Pitches and Provision of Other Sports

All outdoor sports facilities should take into account the following factors:

Sports Pitches, outdoor bowling greens and courts (tennis, basketball, multi-use etc)

- The surfacing of sports pitches and other outdoor sports facilities should be in good condition and be constructed in order that a good surface can be maintained taking into account issues such as drainage, the evenness of the surface, and the quality of grass or all-weather surface;
- The use of floodlighting where appropriate and other measures to intensify usage should not detract from the amenities of local residents or the quality of the local environment;

Team and player facilities

- Toilet and player facilities should have attractive features suiting their surroundings and be well maintained, secure and clean.

Allotments

All allotments should take into account the following factors:

Sites should:

- be well-maintained and secure;
- include appropriate facilities such as water supply and toilets.

Setting Accessibility Standards

- 4.44 Accessibility standards in terms of distance from the proposed development will help identify areas with open space deficiencies for each of the typologies that have been assessed. These are set out in Table 23 below. They have been influenced by national guidance, previous work on accessibility to open space undertaken by the Borough Council through the publication of its Open Space Monitoring Reports. The ANGSt work which is shown in Appendix 5 of the 2014 Open Space Monitoring Report has also helped to inform standards for larger areas of natural greenspace.
- 4.45 No accessibility standard has been set for green corridors since their function is to join places rather than to provide a destination in their own right. No accessibility standard has been set for cemeteries and churchyards, outdoor sports or allotments as they are considered to be Borough-wide facilities. As the Borough is small it is seen appropriate that certain facilities can serve the whole Borough.

Table 23: Accessibility Standards

Type of Open Space	Identified Catchment Area (Straight Line Distance)	Time Taken (Walking)	Comments
Parks and Gardens	400 and 800 metres	5 and 10 minutes	Set catchment distances depend on the scale and nature of the park and garden. The larger strategic open spaces are considered to have Borough wide catchments.
Natural and Semi-Natural Greenspaces	400 metres	5 minutes	These spaces have been included within the Accessible Natural Greenspace Standards Assessment.
Amenity Space	400 metres	5 minutes	Considered to serve particular neighbourhoods and localities within the Borough.
Provision for Children and Young People	400 and 800 metres	5 and 10 minutes	Catchment distances depend on the scale and nature of children's play facilities to be provided. There are also a small number of Borough-wide facilities.
Other Outdoor Sports Facilities	400 metres	5 minutes	Considered to have Borough wide catchments. However, bowling greens and tennis courts are also considered to serve particular neighbourhoods and localities within the Borough.
Allotments	No standard set	10 minutes	Considered to have Borough wide catchments. However, allotment sites are also considered to serve particular neighbourhoods and localities within the Borough.
Civic Space	No standard set	Not applicable	Can serve both local neighbourhoods and residents across the whole Borough depending on the scale and location of the development.
Sports Pitches	No standard set	Not applicable	Considered to have Borough-wide accessibility therefore no standard set.
Green Corridors	No standard set	Not applicable	Function is to join places rather than to provide a destination in their own right. Therefore no standard set.
Cemeteries, Church Yards and similar space	Not standard set	Not applicable	These are Borough-wide facilities.

SECTION 5: CONSIDERATIONS FOR SETTING DEVELOPER CONTRIBUTIONS

Introduction

5.1 In order to use the standards it will be necessary to set some standardised costs for the following types of provision:

- a park (including informal and formal recreational areas);
- outdoor sports pitch: and
- allotments

5.2 These costs will be used for two main purposes:

- to calculate the cost of providing open space which is eligible for the Community Infrastructure Levy and demonstrate whether or not there is a funding gap;
- to calculate the cost of providing or improving an off-site park for developments over 50 where this cannot be provided on-site (to be secured by a Section 106 Agreement)

Developer Contributions

5.3 The majority of off-site provision will be potentially funded by the Community Infrastructure Levy whereby each development will contribute an overall tariff to a Borough-wide fund. The funding will then be used for schemes identified on the Council's '123 List of Schemes'²⁷ which will include open space schemes.

5.4 The Council will require on-site open space provision from developers of residential schemes of 50 dwellings or more. Where this isn't practically possible, a contribution will be required through a Section 106 agreement so that appropriate open space provision can be made off-site. The amount of monies required in connection with a Section 106 Agreement will increase year on year with inflation and will be published on the Borough Council's website. Where provision is made on-site the developer will be required to make sure suitable arrangements are in place for the long-term management, maintenance and public access to the site.

5.5 No monies will be required from developers of commercial schemes towards open space other than the general CIL charge where appropriate. However, it will be important for developers of commercial development to ensure appropriate landscaping is provided and that opportunities are taken to enhance biodiversity on site where necessary. Providing green spaces as part of commercial development is recognised to be of benefit to workers and visitors to these areas.

5.6 Once the principles set out in this document are established it will be necessary to determine the costs associated with securing the three types of open space outlined in paragraph 5.1. It is likely that the methodology for setting the costs for sports pitches will be similar to the method currently used in association with the policies of the Gosport Borough Local Plan Review (2006) and a similar approach could be used for allotments and parks. Further work will be required on this element.

²⁷ This is a list of infrastructure proposals that the Borough Council intends to fund from contributions raised through CIL (under Regulation 123 of the Community Infrastructure Levy 2010)

SECTION 6: CONCLUSIONS

- 6.1 As a result of the work associated with this document it is proposed to introduce a new open space standard in the emerging Gosport Borough Local Plan 2011-2029 which is largely based on maintaining a similar level of provision associated with new development as the Borough average (excluding areas of strategic open spaces such as the Alver Valley and Browdown). It is also proposed to set out details for quality and accessibility standards.
- 6.2 For most residential developments the contribution will not be a separate payment towards open space and instead form part of an overall tariff in the form of the proposed Community infrastructure Levy which is due to be subject to a separate public consultation.
- 6.3 However for residential development of 50 or more dwellings developers will normally be required to provide on-site open space provision that can be used and valued by the residents of that development. It is intended that the majority of this open space would be in the form of a single multi-functional park but there will be circumstances where other patterns of provision may be more appropriate. This document details the proposed open space provision required based on a standard of 1.5 hectares per 1,000 residents (excluding sports pitches and allotments). For these larger residential developments the provision for sports pitches and allotments will also form part of the Community Infrastructure Levy.
- 6.4 This document, including the draft note to developers in Annex B, sets out the details of how the standard would operate and attempts to set out a number of considerations that developers will need to address in terms of the quantity of open spaces, its quality and accessibility. The standards aim to provide sufficient flexibility to provide meaningful on-site open spaces and/or the potential for necessary improvements for off-site provision within the vicinity of the development.

Annex A: Determining ‘Good Quality’ for open spaces

This annex includes an extract from the Borough Council’s Open Space Audit Methodology which has been used for successive Open Space Monitoring Reports to determine the quality of open spaces in the Borough. It is considered that this same approach provides a consistent method for determining the quality of new open spaces in association with new developments and therefore a developer should consider the criteria for each element and aim to provide it to a good standard or at least ensure that the overall average meets the good standard as detailed below.

The considerations are set out below followed by the scorecards for each type of open space

STEPS 1-For each open space define its primary purpose-some sites will have more than one primary purpose as well as a number of secondary purposes.

The primary purposes are defined the Companion Guide to PPG17²⁸ and set out in Table 1 below:

Table 1: Typology of Open Space

Type of Open Space	Primary Purpose
Parks and Gardens	Accessible, high quality opportunities for informal recreation and community events.
Natural and Semi-Natural Greenspaces	Wildlife conservation, biodiversity and environmental education and awareness.
Green Corridors	Walking, cycling or horse riding, whether for leisure purposes or travel, and opportunities for wildlife migration.
Outdoor Sports Facilities	Participation in outdoor sports, such as pitch sports, tennis, bowls or athletics.
Amenity Space	Opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas.
Provision for Children and Young People	Areas designed primarily for play and social interaction involving children, such as equipped play areas, ball courts, skateboard areas and teenage shelters.
Allotments, Community Garden, Urban Farm	Opportunities for people to grow their own produce.
Cemeteries, Church Yards and similar space	Quiet contemplation and burial of the dead, often linked with the promotion of wildlife conservation.
Civic Space	Providing a setting for civic buildings and community events.

STEP 2- Determine the quality of each open space. If a site has more than one component score each part separately and then determine its overall average score.

Quality relates to the key attributes of an open site as it currently exists. The Audit assesses how good or poor a site is based on a number of elements including accessibility, provision of facilities, built and natural features and overall management.

A detailed scoring system to assess quality has been developed in order to provide a consistent approach to compare the quality of each type of open space in the Borough. The

²⁸ Whilst the Companion Guide has been superseded by the National Planning practice Guidance this typology is still considered to be relevant.

scoring system reflects important characteristics for each type of open space (see Quality Scorecards 1-9).

The criteria for quality have been developed from local community research, Gosport Leisure Strategy and the service objectives of the Borough Council's leisure unit. It also draws on wider research such as University of Sheffield research for the Urban Green Spaces Taskforce relating to an ideal park, criteria for the Civic Trust's Green Flag Award and the Urban Parks Forum questionnaire. Elements of the scoring system in Appendix B of the Companion Guide to PPG17 have also been used to determine the criteria for assessing the quality of certain attributes (e.g. entrance, paths, park furniture, and information).

The quality scorecard for each type of open space varies in order to take into account key required features for each particular function. These key features have been chosen for a number of reasons:

The attribute is necessary within the site in order for the function to be carried out- i.e. play areas will require play equipment;

In other cases a characteristic will be important for the enjoyment of an area, for example tranquil areas will be more important in a public garden;

In certain instances a particular standard may be acceptable for one type of function but not for another type of open space. For example an uneven informal path may be acceptable on natural greenspace but not in a park.

The attributes chosen relate well to the key objectives of parks and greenspaces set out in the Green Flag Award Scheme including:

- be welcoming;
- be healthy, safe and secure;
- be clean and well maintained;
- promote the conservation of wildlife and the built heritage; and
- reflect community needs and promote community involvement.

These criteria represent what people expect to find in a quality park or greenspace, whilst recognising the diversity and distinctive character of individual places.

In order to determine quality it has been necessary to undertake on-site assessments. The suggested criteria which help determine the scores have been tested by officers in order to ensure consistency when scoring each site and that relevant issues for each score have been properly considered. The attributes are suggestions and a site does not have to include all the attributes in each category.

Each primary use was scored as follows:

Each attribute: 2 points (Good);
1 point (Fair);
0 points (Neutral/Not applicable); or
-1 point (Poor).

Each management issue:

1 point (no litter, vandalism etc.);
0 points (insignificant) or;
-1 point (large amount/significant).

In order to improve consistency, statements of what represents good, fair or poor has been included on the scorecard and reflects research outlined above.

A Neutral (zero points) score is given where an attribute is desirable but the score of a public open space is not penalised with a negative score for not having the attribute. The points are included in the average score as it may be possible to include the feature in the future.

A Not Applicable (zero points) score is given where an attribute is not practical or desirable or not relevant to a particular site. The points are not included in the average score.

The scores for each characteristic and management issue are added together and an average calculated (excluding not applicable attributes). Each type of open space has been scored and then graded as being 'Good', 'Medium' or 'Low' Quality. An average of 0 or negative value is considered to be of low quality, an average of 0.1 to 0.9 is considered to be medium quality and an average score of 1 or over is considered to be high quality.

Where a site has a number of primary uses it has been possible to combine the relevant attributes in order to determine an overall score. Attributes which are duplicated such as accessibility are only included once for the site.

It is important to note that with all qualitative assessments there is an element of subjectivity. However, it is considered that the scoring system enables a broad and consistent assessment to facilitate the comparison of different open spaces.

Quality Scorecard 1- Parks and Gardens

Criterion	Good (2pts)	Fair (1pt)	Poor (-1pt)
Access			
Pedestrian access to the park/garden	Easy access from nearby residential areas. Pelican crossing points nearby. Good natural surveillance.	Reasonable access from nearby residential areas. Safe crossing points (central refuse). Possible to improve natural surveillance.	Difficult to access the site from residential areas. Difficult crossing points. Difficult to improve natural surveillance.
Welcome	Inviting and welcoming. Clean/Well maintained. Well-connected network. Easy to cross.	Entrance is obvious but not particularly inviting. Additional paths may be useful. Clean/Well maintained.	Access is not obvious. Overgrown. Not well maintained. Poor network of paths.
Ease of movement within the park	Suitable materials. Level for safe use. Good path.	Limited repair required-some unevenness. Paths in need of improvement.	Incorrect positioning of footpaths or no footpaths. Need for repair, uneven.
Safety and security in and around park and garden	Good lighting. Natural surveillance overlooked by properties. Locked at night. Park warden scheme. Appropriate CCTV covering park buildings.	Reasonable lighting. Natural surveillance ok but could be improved.	Overgrown plants severely restricting natural surveillance from overlooking properties. Feeling of neglect.
Wheelchair/pushchair access to and within site	Suitable material, level surface, no obstacles.	Some obvious improvements could be made.	Disabled access poor and very restricted.
Cycle access and facilities	Safe routes close by. Cycle use possible within the site. Cycle parking.	Safe routes close by. Possible to improve off-road access.	Only access along busy road-difficult to cross road. No cycle parking.
Parking facilities- Not applicable if it is undesirable to provide parking facilities on or near the site for various reasons, out of character with the area, the site is small and/or serves a limited locality.	Well maintained. Good surveillance. No conflict with other users. Sufficient parking to suit function of site.	Some minor improvements to maintenance of car park required. Natural surveillance could easily be improved. No conflict with other users. Sufficient parking.	Poorly maintained. Poor natural surveillance-overgrown or no over-looking properties. Conflict with other users. Insufficient parking presenting a highway hazard.
Multi functionality Neutral if the site is a garden and this is the only appropriate use.	Park has numerous functions which has the potential to attract a wide cross-section of people (e.g. field, play areas, nature conservation, gardens, other feature of interest)	Standard park two or three elements such a sports field and play area-	Dominated by very limited function-parts could be put to alternative use to improve appeal
Buildings/Structures/Facilities			
Condition of historic buildings/ structures. Not applicable if no historic buildings Score each historic building separately and then average the score for an overall attribute score.	Well maintained, attractive historic buildings	Some improvements to maintenance and condition required.	Buildings at Risk Register. Poor condition
Toilet facilities within or adjacent the site Not applicable if site is too small or not appropriate as it	Well maintained, clean.	Usable	No facilities and the park serves a wide catchment area. Existing toilets are unusable for a variety of

serves a very localised area.			reasons/permanently closed.
Refreshment facilities within or adjacent the site Not applicable if site is too small/ quiet for such a facility	Attractive feature suiting its surroundings. Well maintained.	Well maintained functional building	Poor condition detracting from appearance of the area. No facility in popular park
Shelters Not applicable if site is too small/ serving a localised neighbourhood/ positioning of shelter not desirable	Well maintained, clean Fits well into surroundings.	Well maintained and functional	Poor condition-detracting from appearance. Park in exposed position and could benefit from some form of shelter.
Park furniture			
Benches	Sufficient number to serve the site and good quality	Sufficient number to serve the site-average quality	No/insufficient number - unusable
Litter bins	Sufficient number to serve the site and good quality	Sufficient number to serve the site-average quality	No/insufficient number - unusable
Dog bins	Sufficient number to serve the site and good quality	Sufficient number to serve the site-average quality	No/insufficient number - unusable
Sports facilities –see Quality Scorecard 4 & 5			
Young person facilities & Children’s Play Facilities - see Quality Scorecard 7			
Other Features			
Non-natural boundary treatment e.g. condition of railings and gates, walls, fencing. Not applicable if there is satisfactory natural boundary treatment or no boundary treatment is required/suitable	Good design (heritage/innovative/ attractive) Well maintained/ Good condition	Standard design -Well maintained/ good condition Or Good design with better maintenance required	Poorly maintained/condition Detraction from appearance of site. Boundary treatment required
Public art and other features Neutral –zero points for non-premier parks without public art	Good design (heritage/innovative/ attractive) Well maintained/ Good condition	Good design with better maintenance required. Condition needs to be improved.	Poorly maintained/condition Detraction from appearance of site/gives a feeling of intimidation Premier park which would benefit from public art
Welcome/ Interpretation signs & Information	Presence of well-maintained welcome sign/information and /or interpretation board	Presence of sign-appearance and maintenance could be improved. Further information required	Existing signs neglected Or Signs needed
Presence of water. Neutral zero points if site is not adjacent water or does not have a water feature	Good relationship with lake, pond, sea or Harbour. Lake/pond well maintained/clean	Relationship with water could be improved through better maintenance or improved access. Or feature is small scale or very minor feature	Water detracts from site-significant rubbish, dumping Unsafe-represents a dangerous hazard
Quality of views and vistas Neutral – zero points for views which are not particular attractive nor unpleasant	Good views and vistas of natural and historic features of interest	Potential views and vistas could be improved (maintenance of vegetation/ access)	Unpleasant view or vista - which could realistically be improved (screened, maintenance, removal)
Presence of tranquil areas. Not applicable if the character of the park is not	Presence of seating in a quiet area. Other features could include fountain and similar water features.	Quiet area exists but could be improved by seating and other features to make more attractive.	The park is suited to a tranquil area-but no opportunities currently exist.

suited to the presence of a tranquil area e.g. sports pitch			
Greenery			
Overall appearance	Good relationship with buildings and structure. Attractively landscaped which enhances the setting of buildings and other features.	Some maintenance required	Significant overgrown-feeling of neglect
Formal Gardens Neutral -zero points if flowerbed could be included; otherwise not applicable .	Includes attractive flower beds	Some improvements required	Neglected flowerbeds. Site would clearly benefit from such a feature, particularly if it is a high profile site.
Trees and shrubs Neutral -zero points if trees/shrubs could be incorporated; otherwise not applicable .	Mature, well maintained	Some maintenance required	Significant overgrown-feeling of neglect
Nature conservation areas Neutral -zero points if no type of vegetation but could be incorporated otherwise not applicable .	Variety of habitats Established nature conservation Interpretation boards	Limited nature conservation value or potential nature conservation area not yet established	Poorly managed for mature conservation purposes
Management/Maintenance			
	None (1pt)	Limited Amount (0pts)	Large Amount (-1pt)
Graffiti			
Litter			
Dog fouling			
Fly dipping/Dumping			
Vandalism of features			

Quality Scorecard 2- Natural and Semi Natural Greenspaces

Criterion	Good (2pts)	Fair (1pt)	Poor (-1pt)
Access			
Pedestrian access to the natural/semi-natural greenspace	Easy access from nearby residential areas. Pelican crossing points nearby. Good natural surveillance.	Reasonable access from nearby residential areas. Safe crossing points (central refuse). Possible to improve natural surveillance	Difficult to access the site from residential areas- Difficult crossing points. Difficult to improve natural surveillance.
Welcome	Inviting and welcoming. Clean/Well maintained.	Entrance is obvious but not particularly inviting. Clean/Well maintained	Access is not obvious. Overgrown. Not well maintained.
Ease of movement within the natural/semi-natural greenspace	Opportunities for people of all ages to use an even well-maintained surface	Suitable surfacing for natural/semi-natural space Limited repair required-some unevenness.	Large potholes, becomes very muddy in wet condition, certain stretches difficult to pass.
Wheelchair/ pushchair access to and within the natural/semi natural greenspace	Opportunities for wheelchair users to access parts of the site	Limited opportunities but surfacing/gradient could be improved	Disabled access poor and very restricted
Cycle access and facilities	Safe routes close by Cycle use possible within the site. Cycle parking	Safe routes close by.	Only access along busy road- difficult to cross road No cycle parking
Parking facilities- maintenance, safety, conflicts with other users Not applicable if it is undesirable to provide parking facilities on or near the site for various reasons, out of character with the area, the site is small and/or serves a limited locality.	Well maintained Good surveillance No conflict with other users Sufficient parking to suit function of site	Some minor improvements to maintenance of car park required. Natural surveillance could easily be improved. No conflict with other users Sufficient parking.	Poorly maintained. Poor natural surveillance- overgrown or no over-looking properties. Conflict with other users. Insufficient parking presenting a highway hazard.
Buildings/Structures –			
Condition of historic buildings/ structures. Not applicable if no historic buildings Score each historic building separately and then average the score	Well maintained, attractive historic buildings	Some improvements to maintenance and condition required.	Buildings at Risk Register. Poor condition
May need to include toilet facilities, refreshment facilities and shelters if considered appropriate-see Quality Scorecard 1 Parks and Gardens			
Park furniture			
Benches	Sufficient number to serve the site and good quality	Sufficient number to serve the site-average quality	No/insufficient number -unusable
Litter bins	Sufficient number to serve the site and good quality	Sufficient number to serve the site-average quality	No/insufficient number -unusable
Dog bins	Sufficient number to serve the site and good quality	Sufficient number to serve the site-average quality	No/insufficient number -unusable

Sports facilities –see Quality Scorecard 4 & 5			
Young person facilities & Children’s Play Facilities- see Quality Scorecard 7			
Other Features may need to include others if applicable			
Non-natural boundary treatment e.g. condition railings and gates, walls, fencing. Not applicable if there is satisfactory natural boundary treatment or no boundary treatment is required/suitable	Good design (heritage/innovative/ attractive) Well maintained/ Good condition	Standard design -Well maintained/ good condition Or Good design with better maintenance required	Poorly maintained/condition Detraction from appearance of site. Boundary treatment required
Welcome/ Interpretation signs & Information	Presence of well-maintained welcome sign/information and /or interpretation board	Presence of sign-appearance and maintenance could be improved. Further information required	Existing signs neglected Or Signs needed
Presence of water. Neutral zero points if site is not adjacent water or does not have a water feature	Good relationship with lake, pond, sea or Harbour. Lake/pond well maintained/clean	Relationship with water could be improved through better maintenance or improved access. Or water feature is small scale/ancillary to the site e.g. small pond.	Water detracts from site-significant rubbish, dumping
Quality of views and vistas Neutral – zero points for views which are not particular attractive nor unpleasant	Good views and vistas of natural and historic features of interest	Potential views and vistas could be improved (maintenance of vegetation/ access)	Unpleasant view or vista - which could realistically be improved (screened, maintenance, removal)
Greenery			
Overall appearance	Good relationship with buildings and structure. Attractively landscaped which enhances the setting of buildings and other features.	More management required	Significant overgrown-feeling of neglect
Trees and shrubs	Mature, well maintained	Some maintenance required	Significant overgrown-feeling of neglect
Nature conservation value	Variety of habitats Wildlife designations Managed as wildlife site	Mature nature conservation areas Non-established areas with potential. More management required.	Little value at present
Nature conservation interpretation/education	Useful and well-designed interpretation boards. Educational events and information	Interpretation boards but needs to be maintained better. More information needs to be provided.	No interpretation/education facility
Management/Maintenance			
	None (1pt)	Limited Amount (0pts)	Large Amount (-1pt)
Graffiti (exclude skatepark)			
Litter			
Dog fouling			
Fly dipping/Dumping			
Vandalism of features			

Quality Scorecard 3- Green Corridors/Cycleways

Criterion	Good (2pts)	Fair (1pt)	Poor (-1pt)
Access			
Welcome	Easy access from nearby residential areas. Pelican crossing points nearby. Good natural surveillance.	Reasonable access from nearby residential areas Safe crossing points (central refuse). Possible to improve natural surveillance	Difficult to access the site from residential areas- Difficult crossing points- Difficult to improve natural surveillance
Ease of movement around the green corridor	Inviting and welcoming Clean/Well maintained	Entrance is obvious but not particularly inviting. Clean/Well maintained	Access is not obvious. Overgrown. Not well maintained
Condition of paths along green corridor	Opportunities for people of all ages to use. Good even relatively smooth surface	Limited repair required-some unevenness.	Large potholes, becomes very muddy in wet condition, certain stretches difficult to pass.
Safety and security in and around green corridor	Vegetation is cut back adjacent paths. Main strategic links are lit (i.e. cycle routes in Gosport Cycling Strategy)	Some minor improvement required to cut back vegetation.	Overgrown plants severely restricting natural surveillance from overlooking properties. Feeling of neglect. No lighting on strategic links
Wheelchair/ pushchair access to and within green corridor	Opportunities for wheelchair users to access parts of the site	Limited opportunities but surfacing/gradient could be improved	Disabled access poor and very restricted
Cycle access and facilities	Good standard cycle route-even surface, cycle signs Links with other routes	Usable for cycles although not hard surfaced Safe links close by.	Unusable for cycling Poor links with cycle network
Buildings/Structures – don't think applicable but may be if during the survey it is considered and issue (appearance of bridges?)			
Park furniture			
Benches	Sufficient number to serve the site and good quality	Sufficient number to serve the site-average quality	No/insufficient number -unusable
Litter bins	Sufficient number to serve the site and good quality	Sufficient number to serve the site-average quality	No/insufficient number -unusable
Dog bins	Sufficient number to serve the site and good quality	Sufficient number to serve the site-average quality	No/insufficient number -unusable
Other Features - may need to include others if applicable			
Interpretation/ Welcome/ Directional signs or maps	Presence of well-maintained welcome sign/information and /or interpretation board	Presence of sign-appearance and maintenance could be improved. Further information required	Existing signs neglected Or Signs needed
Public art e.g. Sustran signs Neutral (0pts) if no public art	Good design (heritage/innovative/ attractive) Well maintained/ Good condition	Good design with better maintenance required. Condition needs to be improved.	Poorly maintained/condition Detraction from appearance of site/gives a feeling of intimidation
Quality of views and vistas Neutral – zero points for views which are not particular attractive nor unpleasant	Good views and vistas of natural and historic features of interest on route including bridges across creeks	Potential views and vistas could be improved (maintenance of vegetation/ access)	Unpleasant view or vista - which could realistically be improved (screened, maintenance, removal)
Greenery			
Overall appearance	Good relationship with buildings and structure. Attractively landscaped which enhances the setting of	Some maintenance required or additional greenery is needed.	Significant overgrown-feeling of neglect. Barren

	buildings and other features.		
Trees and shrubs	Mature, well maintained	Some maintenance required.	Significant overgrown-feeling of neglect
Nature conservation value	Variety of habitats Wildlife designations Managed as wildlife site	Mature nature conservation areas Non-established areas with potential Interpretation may be useful.	Little value at present
Management/Maintenance			
	None (1pt)	Limited Amount (0pts)	Large Amount (-1pt)
Graffiti			
Litter			
Dog fouling			
Fly dipping/Dumping			
Vandalism of features			

Quality Scorecard 4a- Sports Pitches

Criterion	Good (2pts)	Fair (1pt)	Poor (-1pt)
Access			
Pedestrian access to the sports pitch/site	Easy access from nearby residential areas. Pelican crossing points nearby. Good natural surveillance.	Reasonable access from nearby residential areas Safe crossing points (central refuse). Possible to improve natural surveillance	Difficult to access the site from residential areas- Difficult crossing points- Difficult to improve natural surveillance
Welcome	Inviting and welcoming Clean/Well maintained	Entrance is obvious but not particularly inviting. Clean/Well maintained	Access is not obvious. Overgrown. Not well maintained
Ease of movement	Suitable materials. Level for safe use.	Limited repair required-some unevenness.	Incorrect positioning of footpaths. Need for repair, uneven
Safety and security in and around the site	Good lighting Natural surveillance overlooked by properties- Locked at night. Park warden scheme.	Reasonable lighting. Natural surveillance ok but could be improved.	Overgrown plants severely restricting natural surveillance from overlooking properties. Feeling of neglect.
Wheelchair/pushchair access to and within the site	Suitable material, level surface, no obstacles.	Some obvious improvements could be made.	Disabled access poor and very restricted.
Cycle access and facilities	Safe routes close by Cycle use possible within the site. Cycle parking	Safe routes close by.	Only access along busy road- difficult to cross road No cycle parking
Parking facilities- maintenance, safety, conflicts with other users Not applicable if it is undesirable to provide parking facilities on or near the site for various reasons, out of character with the area, the site is small and/or serves a limited locality.	Well maintained Good surveillance No conflict with other users Sufficient parking to suit function of site	Some minor improvements to maintenance of car park required. Natural surveillance could easily be improved. No conflict with other users Sufficient parking.	Poorly maintained. Poor natural surveillance- overgrown or no over-looking properties. Conflict with other users. Insufficient parking presenting a highway hazard.
Buildings/Structures –			
Condition of historic buildings/ structures. Not applicable if no historic buildings Score each historic building separately and then average the score	Well maintained, attractive historic buildings	Some improvements to maintenance and condition required.	Buildings at Risk Register. Poor condition
Public facilities- spectators etc. (Refreshments/ Toilets) Not applicable if site is too small/ quiet for such a facility	Attractive feature suiting its surroundings. Well maintained, secure, clean Good facilities	Well maintained functional building, secure, clean	Poor condition detracting from appearance of the area. No facility, but required at intensively used ground
Shelter	Well maintained, clean Fits well into surroundings.	Well maintained and functional/ or place for	Poor condition-detracting from appearance.

Not applicable if site is too small/ serving a localised neighbourhood/ positioning of shelter not desirable		spectators to seek shelter from rain and wind	Exposed position that could benefit from some form of shelter.
Park furniture			
Benches	Sufficient number to serve the site and good quality	Sufficient number to serve the site-average quality	No/insufficient number -unusable
Litter bins/dog bins	Sufficient number to serve the site and good quality	Sufficient number to serve the site-average quality	No/insufficient number -unusable
Sports facilities (for new development a good is mandatory for all the facilities present on the site)			
Pitch Quality and characteristics	Excellent/good – even surface, flat-no slope, good grass coverage, well drained with no or very limited problems (postponements) in spells of wet weather. Evidence they are used for training purposes/evidence of use for more than two types of sport.	Average – some unevenness, flat pitch-no slope, some improvement required to grass coverage, some improvements could be made to drainage conditions, some problems (postponements) in spells of wet weather. Evidence of use for more than one type of sport.	Below average/poor – uneven-sloped pitch, poor grass coverage with bare patches, liable to flood, unusable for significant periods of time, significant problems (postponements) in spells of wet weather. Potential hazard arising from significant litter. Used for one sport only.
All-weather pitches Not applicable if grass pitch	Well-maintained, good surface, markings. Good boundary netting Floodlighting, where appropriate	Some improvements could be made	Neglected Poor surfacing
Team facilities - changing rooms, pavilions, toilets, store room, other ancillary facilities. Not applicable if site is too small/ quiet for such a facility	Attractive feature suiting its surroundings. Well maintained, secure, clean. Good facilities. Includes two or more of the following; showers, toilet facilities, segregated changing facilities.	Well maintained functional building, secure, clean. Includes at least one of the following; showers, toilet facilities, segregated changing facilities.	Poor condition detracting from appearance of the area. No facility, but required at intensively used ground. Evidence of vandalism and poor security.
Other Features			
Boundary treatment-walls, railings, gates, hedges	Well maintained/ Good condition. Good design Good for preventing balls being kicked into roads and on to adjacent property	Better maintenance required Adequate for preventing balls being kicked into roads and on to adjacent property	Poorly maintained/condition Detraction from appearance of site. Boundary treatment required Inadequate for preventing balls being kicked into roads and on to adjacent property
Welcome/ Interpretation signs & Information	Presence of well-maintained welcome sign/information and /or interpretation board	Presence of sign-appearance and maintenance could be improved. Further information required	Existing signs neglected Or Signs needed
Greenery			
Trees, shrubs and other vegetation other than that of the sports pitch	Mature, well maintained	Some maintenance required	Significant overgrown-feeling of neglect
Management/Maintenance			
	None (1pt)	Limited Amount (0pts)	Large Amount (-1pt)
Graffiti			
Litter			
Dog fouling			
Fly dipping/Dumping			
Vandalism of features			

Quality Scorecard 4b- Outdoor Sports Facilities

Criterion	Good (2pts)	Fair (1pt)	Poor (-1pt)
Access			
Pedestrian access to the sports facility/site	Easy access from nearby residential areas. Pelican crossing points nearby. Good natural surveillance.	Reasonable access from nearby residential areas Safe crossing points (central refuse). Possible to improve natural surveillance	Difficult to access the site from residential areas- Difficult crossing points- Difficult to improve natural surveillance
Welcome	Inviting and welcoming Clean/Well maintained	Entrance is obvious but not particularly inviting. Clean/Well maintained	Access is not obvious. Overgrown. Not well maintained
Ease of movement	Suitable materials. Level for safe use.	Limited repair required-some unevenness.	Incorrect positioning of footpaths. Need for repair, uneven
Safety and security in and around the site	Good lighting Natural surveillance overlooked by properties- Locked at night. Appropriate CCTV.	Reasonable lighting. Natural surveillance ok but could be improved.	Overgrown plants severely restricting natural surveillance from overlooking properties. Feeling of neglect.
Wheelchair/pushchair access to and within site	Suitable material, level surface, no obstacles.	Some obvious improvements could be made.	Disabled access poor and very restricted.
Cycle access and facilities	Safe routes close by Cycle use possible within the site. Cycle parking	Safe routes close by.	Only access along busy road- difficult to cross road No cycle parking
Parking facilities- maintenance, safety, conflicts with other users	Parking facilities- Not applicable if it is undesirable to provide parking facilities on or near the site for various reasons, out of character with the area, the site is small and/or serves a limited locality.	Well maintained Good surveillance No conflict with other users Sufficient parking to suit function of site	Some minor improvements to maintenance of park required. Natural surveillance could easily be improved. No conflict with other users Sufficient parking.
Buildings/Structures –			
Condition of historic buildings/ structures	Well maintained, attractive historic buildings	Some improvements to maintenance and condition required.	Buildings at Risk Register. Poor condition
Public facilities- spectators etc. (Refreshments/ Toilets) Not applicable if site is too small/ quiet for such a facility/particular sport does not generally attract spectators on this site e.g. tennis courts	Attractive feature suiting its surroundings. Well maintained, secure, clean Good facilities	Well maintained functional building, secure, clean	Poor condition detracting from appearance of the area. No facility, but required at intensively used ground/toilets permanently closed
Shelter Not applicable if site is too small/ serving a localised neighbourhood/ positioning of shelter not desirable	Well maintained, clean Fits well into surroundings.	Well maintained and functional/ or place for spectators to seek shelter from rain and wind	Poor condition-detracting from appearance. Exposed position that could benefit from some form of shelter.
Park furniture			
Benches- Not applicable for certain sports facilities e.g. tennis courts	Sufficient number to serve the site and good quality	Sufficient number to serve the site-average quality	No/insufficient number -unusable

Bins/dog bins Not applicable for certain sports facilities e.g. tennis courts	Sufficient number to serve the site and good quality	Sufficient number to serve the site-average quality	No/insufficient number -unusable
<u>Sports Facilities (for new development a good is mandatory for all the facilities present on the site)</u>			
Bowling Green	Excellent/good condition - well maintained good condition surface. Facility is staffed and there are arrangements for public use are publicised (e.g. opening times and prices). Suitable ancillary facilities such as seating and pavilion present.	Average condition. Facility may be staffed and there are arrangements for public use publicised (e.g. opening times and prices). Ancillary facilities such as seating and pavilion may not be in a fair rather than good condition.	Poor/very poor condition - signs of neglect. Facility does not appear to be staffed and there are no arrangements for public use publicised (e.g. opening times and prices). No ancillary facilities such as seating and pavilion.
Tennis Courts	Excellent/good condition - well maintained good condition surface-good condition perimeter fencing. Nets and posts also in good condition. Floodlighting present.	Average condition - suitable for playing Fencing in need of repair. Nets and posts in a fair condition and may be in need of some repair.	Poor/very poor condition - in need of significant repair. Nets and posts in a poor dilapidating condition and require replacement. No floodlighting.
Other sports-add if applicable			
Team /player facilities -changing rooms, pavilions, toilets, store room, other ancillary facilities. Not applicable if site is too small/ quiet for such a facility	Attractive feature suiting its surroundings. Well maintained , secure, clean Good facilities. Includes two or more of the following; showers, toilet facilities, segregated changing facilities.	Well maintained functional building, secure, clean. Includes at least one of the following; showers, toilet facilities, segregated changing facilities.	Poor condition detracting from appearance of the area. No facility, but required at intensively used ground. Evidence of vandalism and poor security.
<u>Other Features</u>			
Boundary treatment- railings and gates,	Well maintained/ Good condition. Good for preventing balls being played into roads and on to adjacent property	Better maintenance required Adequate for preventing balls being played into roads and on to adjacent property	Poorly maintained/condition Detraction from appearance of site. Boundary treatment required Inadequate for preventing balls being played into roads and on to adjacent property
Welcome/ signs & Information	Presence of well-maintained welcome sign/information and /or interpretation board	Presence of sign-appearance and maintenance could be improved. Further information required	Existing signs neglected Or Signs needed
<u>Greenery</u>			
Trees, shrubs and other vegetation other than the sport surface	Mature, well maintained	Some maintenance required	Significant overgrown-feeling of neglect
<u>Management/Maintenance</u>			
	None (1pt)	Limited Amount (0pts)	Large Amount (-1pt)
Graffiti			
Litter			
Dog fouling			
Fly dipping/Dumping			
Vandalism of features			

Quality Scorecard 5- Amenity Greenspaces

Criterion	Good (2pts)	Fair (1pt)	Poor (-1pt)
<u>Access</u>			
Pedestrian access to the amenity greenspace	Easy access from nearby residential areas. Pelican crossing points nearby. Good natural surveillance.	Reasonable access from nearby residential areas Safe crossing points (central refuse). Possible to improve natural surveillance	Difficult to access the site from residential areas- Difficult crossing points- Difficult to improve natural surveillance
Welcome	Inviting and welcoming Clean/Well maintained	Entrance is obvious but not particularly inviting. Clean/Well maintained	Access is not obvious. Overgrown. Not well maintained
Ease of movement	Opportunities for people of all ages to use an even well-maintained surface. Easy to cross. Well defined natural pathway.	Suitable surfacing for type of space. Limited repair required- some unevenness. Natural pathway less well defined.	Large potholes, becomes very muddy in wet condition, certain stretches difficult to pass.
Safety and security in and around the amenity greenspace	Vegetation is cut back adjacent paths. Main path through the site is lit (ok for minor paths within site to be unlit)	Some minor improvement required to cut back vegetation	Overgrown plants severely restricting natural surveillance from overlooking properties, Feeling of neglect. No lighting on main throughway path
Wheelchair/pushchair access to and within the amenity greenspace	Opportunities for wheelchair users to access parts of the site	Limited opportunities but surfacing/gradient could be improved	Disabled access poor and very restricted
Cycle access/Parking – Not applicable if these areas serve very local area			
Buildings/Structures – not applicable			
<u>Park furniture</u>			
Benches	Sufficient number to serve the site and good quality	Sufficient number to serve the site-average quality	No/insufficient number -unusable
Litter bins	Sufficient number to serve the site and good quality	Sufficient number to serve the site-average quality	No/insufficient number -unusable
Dog bins	Sufficient number to serve the site and good quality	Sufficient number to serve the site-average quality	No/insufficient number -unusable
Sports, young persons & play opportunities –see also Quality Scorecard 4, 5 & 6			
Opportunities for appropriate informal activities Not applicable if site is clearly not designed for other purposes	Possibilities for kick-about and informal sports without having undue impact on residential amenities. Opportunities for children to run-around-adventurous play.	Limited opportunities for activities such as young children play.	Such activity would have a negative impact on neighbours.
<u>Other Features</u>			
Non-natural boundary treatment Condition railings and gates, walls, fencing. Not applicable if there is satisfactory natural boundary treatment or no boundary treatment is required/suitable	Good design (heritage/innovative/ attractive) Well maintained/ Good condition	Standard design -Well maintained/ good condition Or Good design with better maintenance required	Poorly maintained/condition Detraction from appearance of site. Boundary treatment required
Public art/other special feature.	Good design (heritage/innovative/	Good design with better maintenance required.	Poorly maintained/condition Detraction from appearance of site/

Neutral – without public art	attractive) Well maintained/ Good condition	Condition needs to be improved.	gives a feeling of intimidation
Welcome/ Interpretation signs & Information	Presence of well-maintained welcome sign/information and /or interpretation board	Presence of sign-appearance and maintenance could be improved. Further information required	Existing signs neglected Or Signs needed
Presence of water. Neutral zero points if site is not adjacent water or does not have a water feature	Good relationship with lake, pond, sea or Harbour. Lake/pond well maintained/clean	Relationship with water could be improved through better maintenance or improved access. Or feature is small scale or very minor feature	Water detracts from site-significant rubbish, dumping Unsafe-represents a dangerous hazard
Quality of views and vistas Neutral – zero points for views which are not particular attractive nor unpleasant	Good views and vistas of natural and historic features of interest	Potential views and vistas could be improved (maintenance of vegetation/ access)	Unpleasant view or vista - which could realistically be improved (screened, maintenance, removal)
Presence of tranquil areas. Not applicable if the character of the park is not suited to the presence of a tranquil area	Presence of seating in a quiet area. Other features could include fountain and similar water features.	Quiet area exists but could be improved by seating and other features to make more attractive.	The park is suited to a tranquil area-but no opportunities currently exist.
Greenery			
Overall appearance	Good relationship with buildings and structure. Attractively landscaped which enhances the setting of buildings and other features.	Some maintenance required	Significant overgrown-feeling of neglect
Formal Gardens-not applicable if not suitable for this type of space.	Incl. Attractive flower beds	Some improvements required	Neglected flower beds Prominent site would be greatly enhanced by the provision of formal gardens.
Trees and shrubs	Mature, well maintained	Some maintenance required	Significant overgrown-feeling of neglect
Nature conservation areas Not applicable if not suitable for this type of space.	Variety of habitats Established nature conservation Interpretation boards	Limited nature conservation value	Significant overgrown-feeling of neglect
Management/Maintenance			
	None (1pt)	Limited Amount (0pts)	Large Amount (-1pt)
Graffiti			
Litter			
Dog fouling			
Fly dipping/Dumping			
Vandalism of features			

Quality Scorecard 6- Provision for Children (playgrounds) and Young People (teenage shelters, skateboards areas, ball courts)

Criterion	Good (2pts)	Fair (1pt)	Poor (-1pt)
Access			
Pedestrian access to the playground or play facility	Easy access from nearby residential areas. Pelican crossing points nearby. Good natural surveillance.	Reasonable access from nearby residential areas Safe crossing points (central refuse). Possible to improve natural surveillance	Difficult to access the site from residential areas- Difficult crossing points- Difficult to improve natural surveillance
Welcome	Inviting and welcoming Clean/Well maintained	Entrance is obvious but not particularly inviting. Clean/Well maintained	Access is not obvious. Overgrown. Not well maintained
Ease of movement	Suitable materials. Level for safe use.	Limited repair required- some unevenness.	Incorrect positioning of footpaths. Need for repair, uneven
Safety and security in and around playground or play facility	CCTV, Good lighting	Reasonable lighting	Overgrown plants severely restricting natural surveillance from overlooking properties, Feeling of neglect
Wheelchair/pushchair access to and within playground or play facility	Suitable material, level surface, no obstacles		
Cycle access and facilities Not applicable if serving a very localised area.	Safe routes close by Cycle use possible within the site. Cycle parking	Safe routes close by.	Only access along busy road-difficult to cross road No cycle parking
Parking facilities- Not applicable if it is undesirable to provide parking facilities on or near the site for various reasons, out of character with the area, the site is small and/or serves a limited locality.	Well maintained Good surveillance No conflict with other users Sufficient parking to suit function of site	Some minor improvements to maintenance of park required. Natural surveillance could easily be improved. No conflict with other users Sufficient parking.	Poorly maintained. Poor natural surveillance-overgrown or no over-looking properties. Conflict with other users. Insufficient parking presenting a highway hazard.
Buildings not considered applicable (add criterion if during survey work these categories appear applicable for children's open space)			
Young person facilities (for new development a good is mandatory for all the facilities present on the site)			
Basketball/hard surface courts Not applicable if site is too small or the site is inappropriate e.g. very close to dwellings.	Required facilities are in good condition	Some maintenance improvements required	Neglected or no facility even though the site could accommodate such a facility
BMX/Skateboard facilities. Not applicable if site is too small or the site is inappropriate e.g. very close to dwellings.	Required facilities are in good condition	Some maintenance improvements required	Poor quality surfacing-neglected. No facility even though the site could accommodate such a facility
Youth Shelters Not applicable if site is too small or the site is inappropriate e.g. very close to dwellings.	Required facilities are in good condition	Some maintenance improvements required	Damaged, neglected. No facility even though the site could accommodate such a facility
Others Not-applicable Not applicable if site is too small or the site is inappropriate e.g. very	Required facilities are in good condition	Some maintenance improvements required	Damaged, neglected.

close to dwellings.			
Children's Play Ground			
Overall impression	Clean well maintained, good facility with plenty of features-eye catching	Clean well maintained, standard facility	Poor condition, feeling of neglect
Cleanliness/ Condition of playground. This is such an important issue that it is also covered in the management section	Clean- no litter, safe	Limited litter	Broken glass, significant amounts of litter.
Benches	Sufficient number to serve the site and good quality	Sufficient number to serve the site-average quality	No/insufficient number -unusable
Playground furniture –bins	Sufficient number to serve the site and good quality	Sufficient number to serve the site-average quality	No/insufficient number -unusable
Surfacing of playground	Safe tidy. Appropriate surfacing	Safe, some improvements may be required.	Poor condition-uneven damaged etc. Alternative surfacing required.
Number of play equipment	6+ (LAPs 2)	3-5 (LAPs 1)	Less than 3 (LAP 0)
Provision for different types of play e.g. sand pits (sensory), swings (kinetic), wendy house/den/trees that can be climbed (role play – i.e. where children are given opportunities to act as someone else),	Provision for 3+ types of play	Provision for 2 types of play	Provision for 1 type of play only
Play provision for different age groups e.g. skate park for teens or cradle swings for toddlers	Play provision for 3+ age groups	Play provision for 2 age groups	Play provision for 1 age group only
Provision of play equipment suitable for disabled children	2+ pieces of play equipment suitable for disabled children	1 piece of play equipment suitable for disabled children	No suitable equipment for disabled children
Opportunities for more adventurous play e.g. zip wire (if applicable)	1+ opportunity for more adventurous play	1 opportunity for more adventurous play	No opportunities for adventurous play
Quality of play equipment	Good condition, variety	Good condition, little variety	Poor condition
Condition of other features including railings, gates, public art,	Interesting feature good quality-good condition	Functional good condition	Poor condition
Welcome/ Interpretation signs & Information	Presence of well-maintained welcome sign/information and /or interpretation board. Presence of interesting signs with colour and interest.	Presence of sign-appearance and maintenance could be improved. Further information required. More colourful/interesting signs would enhance site.	Existing signs neglected Or Signs needed
Overall appearance of greenery	Pleasant presence of greenery.	Some maintenance required.	Significant overgrown-feeling of neglect.

	Attractively landscaped which enhances the setting of buildings and other features.	Site would benefit from some additional planting	Site is barren/sterile/ boggy Site would benefit from significant planting.
Management/Maintenance			
	None (1pt)	Limited Amount (0pts)	Large Amount (-1pt)
Graffiti (may be acceptable in skatepark-except offensive-)			
Litter			
Dog fouling			
Fly dipping/Dumping			
Vandalism of features			

Quality Scorecard 7- Allotments, Community Gardens and Urban Farms

Quality Scorecard 7 contains key issues used to determine the quality of each of the allotments. These attributes relate include access, security, greenery and management as well as allotment facilities. The criteria for scoring each aspect of the allotments have been determined from general guidance (PPG17 Companion Guide) relating to public open spaces as well as issues highlighted by the Gosport Borough Allotment Questionnaire as part of the Best Value Review. The results relating to how allotment holders rated various aspects of the allotments is contained on p23 of Appendix 10 of the Parks and Open Space Best Value Review. A satisfaction score greater than 3 is considered to be poor in the scoring system outlined below, a score of 2-2.9 represents fair and a score below 2 is considered to be good. These results have been used in conjunction with the latest site observations, particularly where there have been improvements carried out since the allotment questionnaire as a result of the Best Value Action and Improvement Plan.

Criterion	Good (2pts)	Fair (1pt)	Poor (-1pt)
Access			
Pedestrian access to the allotment	Easy access from nearby residential areas. Pelican crossing points nearby. Good natural surveillance. Respondent to Allotment Survey were overall very satisfied or satisfied.	Reasonable access from nearby residential areas Safe crossing points (central refuse). Possible to improve natural surveillance. Respondent to Allotment Survey were overall neither satisfied nor dissatisfied.	Difficult to access the site from residential areas- Difficult crossing points- Difficult to improve natural surveillance Respondents to Allotment Survey were overall fairly dissatisfied or very dissatisfied-
Welcome	Inviting and welcoming Clean/Well maintained	Entrance is obvious but not particularly inviting. Clean/Well maintained	Access is not obvious. Overgrown. Not well maintained
Condition of paths within allotments	Suitable materials. Level for safe use.	Limited repair required-some unevenness.	Incorrect positioning of footpaths. Need for repair, uneven
Safety and security in and around allotment	Good lighting Natural surveillance overlooked by properties- Locked at night. Respondent to Allotment Survey were overall very satisfied or satisfied.	Reasonable lighting. Natural surveillance ok but could be improved. Respondent to Allotment Survey were overall neither satisfied nor dissatisfied.	Overgrown plants severely restricting natural surveillance from overlooking properties. Feeling of neglect. Respondents to Allotment Survey were overall fairly dissatisfied or very dissatisfied.
Wheelchair/pushchair access to and within allotment	Suitable material, level surface, no obstacles.	Some obvious improvements could be made.	Disabled access poor and very restricted.
Cycle access and facilities	Safe routes close by Cycle use possible within the site. Cycle parking	Safe routes close by.	Only access along busy road- difficult to cross road No cycle parking
Parking facilities- Not applicable if it is undesirable to provide parking facilities on or near the site for various reasons, out of character with the area, the site is small and/or serves a limited locality.	Well maintained Good surveillance No conflict with other users Sufficient parking to suit function of site Respondent to Allotment Survey were overall very satisfied or satisfied.	Some minor improvements to maintenance of park required. Natural surveillance could easily be improved. No conflict with other users Sufficient parking. Respondent to Allotment Survey were overall neither satisfied nor dissatisfied.	Poorly maintained. Poor natural surveillance- overgrown or no over-looking properties. Conflict with other users. Insufficient parking presenting a highway hazard. Respondents to Allotment Survey were overall fairly dissatisfied or very dissatisfied.
Buildings/Structures –			
Appearance of buildings associated with use (sheds etc.)	Well maintained	Fair condition	Dilapidated structures

<u>Allotment Facilities and Maintenance</u>			
Toilet facilities Not applicable if site is too small	Well maintained, clean. Respondent to Allotment Survey were overall very satisfied or satisfied.	Usable Respondent to Allotment Survey were overall neither satisfied nor dissatisfied.	None or unusable for a variety of reasons Respondents to Allotment Survey were overall fairly dissatisfied or very dissatisfied/permanently closed
Availability of skips	Good skip service Respondent to Allotment Survey were overall very satisfied or satisfied.	Respondent to Allotment Survey were overall neither satisfied nor dissatisfied.	No skip service Respondents to Allotment Survey were overall fairly dissatisfied or very dissatisfied.
Water availability	Good water supply-sufficient no. of water standpipes Respondent to Allotment Survey were overall very satisfied or satisfied.	Respondent to Allotment Survey were overall neither satisfied nor dissatisfied-	No or little water available Respondents to Allotment Survey were overall fairly dissatisfied or very dissatisfied.
Maintenance-of unused plots, paths	Maintenance of unused plots Respondent to Allotment Survey were overall very satisfied or satisfied.	Limited maintenance of unused plots Respondent to Allotment Survey were overall neither satisfied nor dissatisfied.	Not very limited maintenance of unused plots. Respondents to Allotment Survey were overall fairly dissatisfied or very dissatisfied.
<u>Other Features</u>			
Condition railings and gates, boundary treatment	Well designed, tidy, well maintained. Secure fencing.	Functional, tidy, well maintained. Small repairs may be required	Significant repair required. Fencing does not secure allotment.
Information/notice boards	Presence of well-maintained information , up-to-date information Respondent to Allotment Survey were overall very satisfied or satisfied.	Presence of sign-appearance and maintenance could be improved. Further information required Respondent to Allotment Survey were overall neither satisfied nor dissatisfied.	Existing signs neglected Or Signs needed Respondents to Allotment Survey were overall fairly dissatisfied or very dissatisfied.
<u>Greenery</u>			
Overall appearance	Allotment Plots well-used, little evidence of neglect	Some evidence of un-used plot-but mostly in use	Large proportion of plots overall, feeling of neglect
Trees and shrubs	Mature, well maintained	Some maintenance required	Significant overgrown-feeling of neglect
Nature conservation value	Variety of habitats Wildlife designations Managed as wildlife site	Mature nature conservation areas Non-established areas with potential. More management required.	Little value at present
<u>Management/Maintenance</u>			
	None (1pt)	Limited Amount (0pts)	Large Amount (-1pt)
Graffiti			
Litter			
Dog fouling			
Fly dipping/Dumping			
Vandalism of features			

Quality Scorecard 8- Cemeteries, Disused Churchyards and Other Burial Grounds

Criterion	Good (2pts)	Fair (1pt)	Poor (-1pt)
<u>Access</u>			
Pedestrian access to the cemetery/disused churchyard/other burial ground	Easy access from nearby residential areas. Pelican crossing points nearby. Good natural surveillance.	Reasonable access from nearby residential areas Safe crossing points (central refuse). Possible to improve natural surveillance	Difficult to access the site from residential areas- Difficult crossing points- Difficult to improve natural surveillance
Welcome	Inviting and welcoming Clean/Well maintained	Entrance is obvious but not particularly inviting. Clean/Well maintained	Access is not obvious. Overgrown. Not well maintained
Condition of paths within cemetery/disused churchyard/other burial ground	Suitable materials. Level for safe use.	Limited repair required-some unevenness.	Incorrect positioning of footpaths. Need for repair, uneven
Safety and security in and around cemetery/disused churchyard/other burial ground	Good lighting Natural surveillance overlooked by properties- Locked at night.	Reasonable lighting. Natural surveillance ok but could be improved.	Overgrown plants severely restricting natural surveillance from overlooking properties. Feeling of neglect.
Wheelchair/pushchair access to and within cemetery/disused churchyard/other burial ground	Suitable material, level surface, no obstacles.	Some obvious improvements could be made.	Disabled access poor and very restricted.
Cycle access and facilities	Safe routes close by Cycle use possible within the site. Cycle parking	Safe routes close by.	Only access along busy road-difficult to cross road No cycle parking
Parking facilities- Not applicable if it is undesirable to provide parking facilities on or near the site for various reasons, out of character with the area, the site is small and/or serves a limited locality.	Well maintained Good surveillance No conflict with other users Sufficient parking to suit function of site	Some minor improvements to maintenance of park required. Natural surveillance could easily be improved. No conflict with other users Sufficient parking.	Poorly maintained. Poor natural surveillance-overgrown or no over-looking properties. Conflict with other users. Insufficient parking presenting a highway hazard.
Buildings/Structures –			
Condition of historic buildings/ structures. Not applicable if no historic buildings Score each historic building/structure separately and then average the score	Well maintained, attractive historic buildings/structure	Some improvements to maintenance and condition required.	Buildings at Risk Register. Poor condition
Shelters Not applicable if site is too small/ serving a localised neighbourhood/ positioning of shelter not desirable	Well maintained, clean Fits well into surroundings.	Well maintained and functional	Poor condition-detracting from appearance. Exposed position that could benefit from some form of shelter.
<u>Park furniture</u>			
Benches	Sufficient number to serve the site and good quality	Sufficient number to serve the site-average quality	No/insufficient number - unusable
Litter bins	Sufficient number to serve the	Sufficient number to serve the	No/insufficient number -

	site and good quality	site-average quality	unusable
Dog bins	Sufficient number to serve the site and good quality	Sufficient number to serve the site-average quality	No/insufficient number - unusable
Other Features			
Non-natural boundary treatment Condition railings and gates, walls, fencing. Not applicable if there is satisfactory natural boundary treatment or no boundary treatment is required/suitable	Good design (heritage/innovative/ attractive) Well maintained/ Good condition	Standard design -Well maintained/ good condition Or Good design with better maintenance required	Poorly maintained/condition Detraction from appearance of site. Boundary treatment required
Welcome/ Interpretation signs & Information	Presence of well-maintained welcome sign/information and /or interpretation board	Presence of sign-appearance and maintenance could be improved. Further information required	Existing signs neglected Or Signs needed
Quality of views and vistas Neutral – zero points for views which are not particular attractive nor unpleasant	Good views and vistas of natural and historic features of interest.	Potential views and vistas could be improved (maintenance of vegetation/ access)	Unpleasant view or vista - which could realistically be improved (screened, maintenance, removal)
Presence of tranquil areas.	Presence of seating in a quiet area. Other features could include fountain and similar water features.	Quiet area exists but could be improved by seating and other features to make more attractive.	The park is suited to a tranquil area-but no opportunities currently exist.
Condition of graves and headstones	Well maintained gravestones and headstones. Surrounding areas also well maintained.	Appear to be fairly well maintained but with some possible improvements required (could just be older gravestones and headstones meaning they are in a fair rather than a good condition)	Overgrown areas around graves. Mainly broken/toppled gravestones and headstones. Poor condition and neglect with significant improvements required.
Greenery			
Overall appearance	Good relationship with buildings and structure. Attractively landscaped which enhances the setting of buildings and other features.	Some maintenance required	Significant overgrown-feeling of neglect
Trees and shrubs	Mature, well maintained	Some maintenance required	Significant overgrown-feeling of neglect
Management/Maintenance			
	None (1pt)	Limited Amount (0pts)	Large Amount (-1pt)
Graffiti			
Litter			
Dog fouling			
Fly dipping/Dumping			
Vandalism of features			

Quality Scorecard 9- Civic Spaces

Criterion	Good (2pts)	Fair (1pt)	Poor (-1pt)
Access			
Pedestrian access to the civic space	Easy access from nearby residential areas. Pelican crossing points nearby. Good natural surveillance.	Reasonable access from nearby residential areas Safe crossing points (central refuse). Possible to improve natural surveillance	Difficult to access the site from residential areas- Difficult crossing points- Difficult to improve natural surveillance
Welcome	Inviting and welcoming Clean/Well maintained Well-connected network Easy to cross	Entrance is obvious but not particularly inviting. Additional paths may be useful. Clean/Well maintained	Access is not obvious. Overgrown. Not well maintained. Poor network of paths.
Ease of movement	Suitable materials. Level for safe use.	Limited repair required-some unevenness.	Incorrect positioning of footpaths. Need for repair, uneven
Safety and security in and around civic space	Good lighting Natural surveillance overlooked by properties- Locked at night.	Reasonable lighting. Natural surveillance ok but could be improved.	Overgrown plants severely restricting natural surveillance from overlooking properties. Feeling of neglect.
Wheelchair/pushchair access to and within civic space	Suitable material, level surface, no obstacles.	Some obvious improvements could be made.	Disabled access poor and very restricted.
Cycle access and facilities	Safe routes close by Cycle use possible within the site. Cycle parking	Safe routes close by. Possible to improve off-road access.	Only access along busy road-difficult to cross road No cycle parking
Parking facilities- Not applicable if it is undesirable to provide parking facilities on or near the site for various reasons, out of character with the area, the site is small and/or serves a limited locality.	Well maintained Good surveillance No conflict with other users Sufficient parking to suit function of site	Some minor improvements to maintenance of park required. Natural surveillance could easily be improved. No conflict with other users Sufficient parking.	Poorly maintained. Poor natural surveillance-overgrown or no overlooking properties. Conflict with other users. Insufficient parking presenting a highway hazard.
Buildings/Structures –			
Condition of historic buildings/structures. Not applicable if no historic buildings Score each historic building separately and then average the score	Well maintained, attractive historic buildings	Some improvements to maintenance and condition required.	Buildings at Risk Register. Poor condition
Toilet facilities within or adjacent the civic space Not applicable if site is too small or not appropriate as it serves a much localised area.	Well maintained, clean.	Usable	No facilities in close proximity and the civic space serves a wide catchment area. Existing toilets are unusable for a variety of reasons/permanently closed
Refreshment facilities Not applicable if site is too small/ quiet for such a facility	Attractive feature suiting its surroundings. Well maintained.	Well maintained functional building	Poor condition detracting from appearance of the area. No facility in close proximity.
Shelters	Well maintained, clean	Well maintained and	Poor condition-detracting

Not applicable if site is too small/ serving a localised neighbourhood/ positioning of shelter not desirable	Fits well into surroundings.	functional	from appearance. Exposed position that could benefit from some form of shelter.
Park furniture			
Benches	Sufficient number to serve the site and good quality	Sufficient number to serve the site-average quality	No/insufficient number - unusable
Litter bins	Sufficient number to serve the site and good quality	Sufficient number to serve the site-average quality	No/insufficient number - unusable
Dog bins	Sufficient number to serve the site and good quality	Sufficient number to serve the site-average quality	No/insufficient number - unusable
Informal activities			
Opportunities for appropriate informal activities Not applicable if site is clearly not designed for other purposes	Possibilities for informal recreational activities without having undue impact on amenities of adjacent dwellings/business or other users. Relevant signs of what activities are prohibited	Limited opportunities for informal recreational activities without having undue impact on amenities of adjacent dwellings/business or other users. If certain activities are inappropriate there should be appropriate signs e.g. 'No Ball Games'	Not appropriate for informal activities. Such activity would have a negative impact on neighbours. Such activity would be dangerous-e.g. close to busy road etc.
Other Features			
Non-natural boundary treatment Condition railings and gates, walls, fencing. Not applicable if there is satisfactory natural boundary treatment or no boundary treatment is required/suitable	Good design (heritage/innovative/ attractive) Well maintained/ Good condition	Standard design -Well maintained/ good condition Or Good design with better maintenance required	Poorly maintained/condition Detraction from appearance of site. Boundary treatment required
Public art/other features Neutral –zero points for minor civic spaces without public art	Good design (heritage/innovative/ attractive) Well maintained/ Good condition	Good design with better maintenance required. Condition needs to be improved.	Poorly maintained/condition Detraction from appearance of site/gives a feeling of intimidation. Major civic spaces/Premier park which would benefit from public art
Welcome/ Interpretation signs & Information	Presence of well-maintained welcome sign/information and /or interpretation board	Presence of sign-appearance and maintenance could be improved. Further information required	Existing signs neglected Or Signs needed
Presence of water. Neutral zero points if site is not adjacent water or does not have a water feature	Good relationship with lake, pond, sea or Harbour. Lake/pond well maintained/clean	Relationship with water could be improved through better maintenance or improved access. Or feature is small scale or very minor feature	Water detracts from site-significant rubbish, dumping Unsafe-represents a dangerous hazard
Quality of views and vistas Neutral – zero points for views which are not particular attractive nor unpleasant	Good views and vistas of natural and historic features of interest	Potential views and vistas could be improved (maintenance of vegetation/ access)	Unpleasant view or vista - which could realistically be improved (screened, maintenance, removal)
Presence of tranquil areas. Not applicable if the character of the park is not	Presence of seating in a quiet area. Other features could include fountain and similar	Quiet area exists but could be improved by seating and other features to make more	The park is suited to a tranquil area-but no opportunities currently

suited to the presence of a tranquil area e.g. sports pitch	water features.	attractive.	exist.
Overall appearance – hard landscaping/ landscape design	Interesting features-lighting, paving street furniture Well maintained	Standard, well-maintained	Poorly maintained, poor condition, lack of interesting features or includes features which detract from the appearance of the area.

Greenery

Overall appearance	Good relationship with buildings and structure. Attractively landscaped which enhances the setting of buildings and other features.	Some maintenance required	Significant overgrown-feeling of neglect
Formal Gardens Neutral -zero points if no type of vegetation but could be incorporated otherwise not applicable.	Includes attractive flower beds	Some improvements required	Neglected flowerbeds. Site would clearly benefit from such a feature, particularly if it is a high profile site.
Trees and shrubs Neutral -zero points if no type of vegetation but could be incorporated otherwise not applicable.	Mature, well maintained	Some maintenance required	Significant overgrown-feeling of neglect
Nature conservation Areas Neutral -zero points if no type of vegetation but could be incorporated otherwise not applicable.	Variety of habitats Established nature conservation Interpretation boards	Limited nature conservation value or potential nature conservation area not yet established	Significant overgrown-feeling of neglect

Management/Maintenance

	None (1pt)	Limited Amount (0pts)	Large Amount (-1pt)
Graffiti			
Litter			
Dog fouling			
Fly dipping/Dumping			
Vandalism of features			

ANNEX B: DRAFT NOTE TO DEVELOPERS

OPEN SPACE REQUIREMENTS FOR NEW RESIDENTIAL DEVELOPMENT OF 50 OR MORE DWELLINGS

1.0 Introduction

- 1.1 This note outlines the Council's open space requirements for new residential development (Class C3) over 50 dwellings in accordance with Policy LP34 of the Gosport Borough Local Plan 2011-2029.
- 1.2 New development places additional demands on the existing inadequate supply and quality of open spaces. It is important that new residential development meet or exceed the standards set out in the Policy LP34 in order to provide adequate open space provision for new residents. If these standards are not achieved the existing deficiencies in quantity, quality and accessibility will be exacerbated.
- 1.3 This note sets out the specific open space requirements for different dwelling sizes and identifies those circumstances where a developer contribution will normally be required in lieu of on-site provision. The Borough Council requires developers to comply with this guidance.
- 1.4 Applicants should recognise that the Borough Council's Open Space requirement is regarded as a minimum standard and developers are encouraged to take opportunities for making additional provision where circumstances allow.

2.0 Open Space Standard

- 2.1 The Borough Council's open space requirements are divided into the following categories as set out in Table 1:

Table 1: Open Space Standards

Type of open space	Standard
Public open space ²⁹	1.5ha per 1,000 people
To be provided on-site for developments of 50 dwellings or more. For smaller developments this element is covered by the Community Infrastructure Levy	
Outdoor sports provision	1.1ha per 1,000 people
Not normally provided within a development site and to be normally funded by the Community Infrastructure Levy	
Allotments	0.4ha per 1,000 people
Not normally provided within a development site and to be normally funded by the Community Infrastructure Levy	

- 2.2 As identified above the only on-site open space requirement is for sites above 50 dwellings. Alternative arrangements as part of the Community Infrastructure Levy (CIL) are applicable for the equivalent types of open space provision on sites below 50

²⁹ includes the following elements: children's play space, formal and informal recreation areas, and natural/semi natural greenspace.

dwellings. Similarly outdoor sport and allotment provision for all residential development has been incorporated into the CIL charging schedule.

3.0 Calculating the Open Space Requirement for development of over 50 dwellings

- 3.1 The Borough Council will require for developments of 50 or more, a total of 1.5 hectares per 1,000 residents or 15m² per person and that this provision should normally be made on-site.
- 3.2 In order to calculate the amount of on-site open space required for each development over 50 units it is necessary to calculate the average number of occupants per dwellings size (see Table 2)

Table 2: Average Number of Persons per Dwelling

Size of dwelling	Average number of persons per dwelling
1 Bed Dwelling	1.13
2 Bed Dwelling	1.62
3+Bed Dwelling	2.48

Source: HCC advice

- 3.3 Table 3 indicates the on-site open space requirement for each size of dwelling house. The total open space requirement for a development is calculated by multiplying the number of dwellings on the site by the standard. Where a development includes a mix of dwelling sizes, then the totals for each dwelling type should be added together to give the total requirement.

Table 3: Open Space Provision Standards and Requirements

Category of Playing Space	Open Space Requirement (in sq.m) (per dwelling)		
	1 bedroom dwelling	2 Bedroom dwelling	3+bedroom dwelling
Public Open Space	17.0	24.3	37.2

4.0 Location, layout and design of on-site open space in development of over 50 dwellings

- 4.1 A large proportion of the on-site public open space requirement should be provided in the form of a single multi-functional local park. Other provision within the development site may be appropriate depending on the characteristics of the site.
- 4.2 **Main area of open space known as ‘local park’:** All dwellings should generally be within 400 metres of the local park provision. The local park should be in a high profile location and it should contain most of the overall requirement with any remaining provision being located elsewhere in the development. Normally the main area of open space should be at least approximately 0.2 hectares in size³⁰.

³⁰ A minimum size of 0.16ha will be acceptable for those sites of just over 50 dwellings.

4.3 For illustrative purposes a local park could contain:

- equipped children's play areas for both younger and older children and be enclosed accordingly;
- features that encourage active play;
- a grassed area for informal recreation;
- a small formal garden area for sitting and quiet time;
- an area of nature conservation with or without public access depending on the characteristics of the area;
- elements that reflect the local character of the area.

4.4 Schemes could include local greens, urban squares, community orchards/woodlands, or nature conservation areas. It may also be necessary to incorporate relevant green infrastructure features to provide a number of environmental benefits (such as drainage, shade, shelter, amelioration of noise and air pollution). In some circumstances depending on the scale of the development it may be appropriate to include outdoor sports facilities or allotment type facilities as part of the on-site public open space standard.

4.5 The balance of the various open space elements will depend on a number of considerations including:

- the size of the development and therefore the size of the park- ideally the park should be within 400 metres of all dwellings. If the development is very large it may be necessary to include a secondary park or other smaller areas of open spaces within the development;
- the nature of dwelling sizes and types within the development and expected age profile;
 - for example a development with significant proportion of family housing should reflect the needs of children and young people whereas a development for elderly people may require different elements.
- the site qualities of the site. The open space should make the best use of these features such as topography, setting of a historic building or conservation area; waterfront location, on-site water features, natural features including mature vegetation. In certain cases it may be necessary to have more than one area of open space within the development to reflect these qualities;
- a consideration of what other provision is currently available in the vicinity and for the new open space to complement the existing areas; and
- be designed and implemented to meet the Council's 'Good Quality Standards'

4.6 In order to meet the Council's Good Quality Standard it will be necessary to assess it against the criteria set out in the relevant open space scorecard contained with the Open Space Audit Methodology. In some cases it will be necessary to use more than one scorecard to assess the quality of the on-site open space depending on the number of functions on the open space.

4.7 A number of elements should be considered within open spaces including:

- an inviting and welcoming entrance;
- safety and security measures including opportunities for natural surveillance from near-by properties and roads;
- open spaces should have good accessible and safe links with the surrounding area;
- good accessibility within the open space including appropriately surfaced paths;
- wheelchair and pushchair users should have easy and safe access to and within the site;

- a variety of functions should be included which will assist in attracting a range of age groups;
- good quality boundary treatment needs to be considered;
- appropriate park furniture such as seating or picnic benches and bins should be provided;
- interesting eye catching features to give the site its own identity should be included;
- appropriate hard and soft landscaping;
- incorporation of appropriate natural habitats. Areas should be designed around existing features including trees and hedgerows.
- inclusion of measures to deter activities that are not appropriate for a particular site.
- the on-site play facility will be required to include well-design enclosed areas for younger and older children (see Box below)

Quality considerations for Children's Play Areas

- the route between the dwellings and the play space is as safe as possible;
- near-by roads are as safe as possible;
- the play space has natural surveillance from near-by dwellings and/or road;
- the site is in an open and welcoming location;
- the site should be on land suited for the type of play opportunity intended;
- the site should be sufficiently far from dwellings and include buffer zones to reduce the likelihood of noise and disturbance;
- the site should be integrated as far as possible with other open spaces and amenity areas;
- the site should include seats for parents and carers;
- the site should include play equipment of high quality and must meet current British safety standards;
- the site should include impact absorbing surfaces beneath and around play equipment;
- the site requires appropriate boundary treatment; and
- the site should include interesting eye-catching features.

- 4.8 **Other recreation open space outside the main local park(s):** The remaining provision outside of the main local park or parks will need to have sufficient recreational value to meet the Council's 'Good' Standard and could include smaller equipped play areas, a formal garden, or a retained or enhanced area for biodiversity. It can also include elements of green infrastructure such as sustainable drainage areas. Measures to be included as part of the overall open space quantity requirement will need to be made available for residents to enjoy (this could include paths, benches, interpretation boards). The key quality considerations are similar to those outlined above.
- 4.9 For the purposes of these standards communal garden space as part of flatted development or elderly dwellings will be considered as part of the 'public provision' even though they are not normally available for general public use.
- 4.10 **Open space excluded from the on-site open space requirement:** Features such as highway verges and private gardens are not included as part of the requirement. Incidental landscaping which cannot be used for recreational purposes does not form part of this provision.

5.0 Off-site provision in connection with development of 50 or more dwellings

- 5.1 In certain instances it may be necessary for the developer of a proposal of 50 or more dwellings to provide a financial contribution towards a specified off-site open space proposal. These circumstances may relate to particular characteristics of the site.
- 5.2 Developers may agree to fund improvements to enhance the quality of open space such as parks and recreation grounds within the local vicinity instead of providing the full on-site public open space local park requirement. Normally the contribution will be used within 800 metres of the site but in some circumstances this may be further if a particular open space is potentially of sufficient quality and recreational value to attract residents from the new development. The developer contribution would be secured by a Section 106 Agreement³¹ and normally be specific with regard to the site it is intended to be allocated to. In such cases the obligation will need to meet the tests of Government legislation and only contributions of a maximum of five sites can be pooled to secure this specific open space.
- 5.3 The developer contribution is based on the on-site requirement (see Section 3) multiplied by the cost of providing a square metre of local park. The provision for open space can also be split between on-site and off-site and in such cases the on-site provision is subtracted from the overall requirement and the remainder multiplied by the standardised cost per square metre.
- 5.4 The standardised costs per square metre in lieu of the on-site provision are based on an annual assessment by Gosport Borough Council. This takes into account a typical area of park including a proportion of children's play facilities, informal grassed area, a managed area of nature conservation and formal garden area. It will be updated each year by the Borough Council and published accordingly.
- 5.5 The developer contribution for off-site provision includes the capital costs and the commuted establishment sums. It does not include general maintenance for off-site provision (see Paragraph 6.2 regarding commuted sums for the maintenance of on-site open spaces). Payment can either be made on completion of the legal agreement or can be payable on commencement of the development. In such cases the sum will be calculated in accordance with the latest published open space contribution sum and interest will be payable on late payments. On larger developments, which are likely to be phased over a period of time, the legal agreement may specify that payments be made at specified trigger dates.
- 5.6 The Borough Council considers that it is necessary to spend the developer contributions within a reasonable time period to ensure that the facilities are provided in relation to the new development. Consequently the Borough Council will return unspent contributions with interest to the developer if the money has not been used for off-site open space facilities within a reasonable period (normally five years) from the date they were paid. However in certain circumstances the developer may agree that the funds should be retained by the Borough Council in order that a more complicated or larger scale facility is constructed. Such facilities (sports pavilions, Country Park) require other sources of funding and it may be difficult to spend the developer contribution within a five year period.

³¹ The provision of off-site open space in-lieu of on-site provision for developments of 50 dwellings or more has not been included as part of the CIL Charging Schedule.

6.0 Planning Application Procedures

- 6.1 Planning applications of 50 or more dwellings should include sufficient information to enable the local park requirement to be calculated, i.e. the number and type of dwellings. Where outline planning applications do not include such information, any consent granted will normally be subject to a suitable condition or legal agreement, so that the requirement can be calculated when a detailed planning application is submitted. Amendments made to a planning application that alter the number and/or type of dwellings proposed once consent has been granted will require an appropriate amendment to be made to the outdoor playing space requirement.
- 6.2 **On-site provision:** a condition will be imposed on the planning permission to ensure the on-site provision is provided. If the facility is to be adopted by the Borough Council, it will be necessary for the developer to make a commuted sum to the Council for the maintenance of the on-site facilities for a period of 25 years.
- 6.3 **Off-site provision:** If the developer demonstrates that it is more appropriate to make open space provision in another appropriate location, it will be necessary for the developer to enter into a legal agreement with the Borough Council.
- 6.4 **Appeals:** In the event of an appeal following refusal of a planning application to which Policy LP34 of the Local Plan would apply, the Borough Council will seek the imposition of a condition or a legal agreement to ensure that the necessary provision is made if the appeal is allowed. Consequently development allowed on appeal will still be subject to the same requirements as other residential development in the Local Plan area.