

WOLVERHAMPTON CITY COUNCIL
Supplementary Planning Document:
Open Space, Sport and Recreation

Adopted
October 2014

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1. Introduction

- 1.1 Open space, sport and recreation are vitally important to the City. Open space plays a number of important roles - it helps to give local neighbourhoods distinctiveness, improves the quality of the local environment, provides space for recreation, encourages social cohesion and improves the quality of life for those that live and work in and visit the City. Open space can also improve the image of the area and help attract inward investment and regeneration.
- 1.2 It is therefore crucial that new developments protect and, where appropriate, contribute towards open space, sport and recreation provision in line with local standards and the current Open Space Strategy and Action Plan for the City.

2. Why is a Supplementary Planning Document (SPD) required?

- 2.1 Supplementary Planning Documents provide further detail on policies and proposals within the Local Plan and should be consistent with national policies. The Local Plan for Wolverhampton consists of the saved policies of the Wolverhampton Unitary Development Plan (2006) and the Black Country Core Strategy (2011).
- 2.2 Since adoption of the UDP (2006), an Open Space Audit and Needs Assessment has been completed (2008) from which local standards for open space have been set and applied to develop an Open Space Strategy and Action Plan for the City (2014). The Black Country Core Strategy requires each local authority to adopt local standards and to set these out in an SPD, as they are an important consideration when determining planning applications relating to open space.
- 2.3 The introduction of the Community Infrastructure Levy (CIL) Regulations in 2010 has also placed limits on the use of section 106 agreements to secure developer contributions. Although the Council is not currently intending to introduce a Community infrastructure Levy, clarification is required on the operation of UDP Policy H8: Open Space, Sport and Recreation Requirements for New Housing Developments.

3. Objectives

- 3.1 Therefore, the objectives of this SPD are to:
 - Set out local open space standards and explain the status of these standards and of the Open Space Strategy and Action Plan for planning purposes;

- Explain how local plan policies for the protection of open space and provision of open space to serve new developments will be applied in the context of the new open space standards and the CIL Regulations;
- Set out current costs for open space and play provision and maintenance in order to inform negotiations on developer contributions.

3.2 It is strongly recommended that developers contact the planning team at the earliest opportunity to discuss requirements for open space.

4. Policy Background

National Planning Policy Framework

4.1 The National Planning Policy Framework (NPPF) stresses the importance of providing access to high quality open space. Opportunities for sport and recreation can make an important contribution to the health and well-being of communities. The NPPF states that policies should be based on up-to-date assessments of the need for open space, sport and recreation facilities. These assessments should be used to identify what open space is required.

Wolverhampton Unitary Development Plan

4.2 The Wolverhampton Unitary Development Plan (UDP) 2006 contains a number of saved policies in relation to open space, sport and recreation. This SPD provides additional guidance for the implementation of those policies (see Appendix 1 for a list of saved policies). The UDP set interim open space standards, to be superseded by robust standards based on a local assessment of need in due course. An Open Space Audit and Needs Assessment was then completed in 2008, from which local standards for open space have been set and applied to develop an Open Space Strategy and Action Plan for the City.

Black Country Core Strategy

4.3 The Black Country Core Strategy (BCCS) Policy ENV6 Open Space, Sport and Recreation, sets out a commitment for each local authority to set out their local approach to open space in a local development document (LDD). This SPD fulfils the policy objective.

5. Wolverhampton Local Open Space Standards

5.1 The Wolverhampton Open Space Audit and Needs Assessment (OSANA) was carried out in 2008 in accordance with Government guidance and provides detailed evidence on different types of open space across the City. Based on a comprehensive community consultation exercise, the OSANA

recommends local quantity, quality and accessibility standards for different types of recreational open space provision in Wolverhampton. As part of the preparation of an Open Space Strategy and Action Plan (OSSAP), the open space audit information was updated and the standards were reviewed, and subject to minor amendments. The final standards are set out in Appendix 2.

- 5.2 Both the OSANA and the OSSAP divide the City into five Analysis Areas as shown on Plan 1. The current performance of each Analysis Area against quantity standards for each type of open space is set out in Table 1. However, application of the access and quality standards is also required to get the full picture and to inform planning and investment decisions. It is also important to take into account future need for open space in the light of an increasing population.
- 5.3 The OSSAP applies the recommended quantity, quality and access standards, by typology, to each Analysis Area to determine the deficiencies that exist in different geographical areas and to identify some of the main priority areas for development and enhancement of recreational open space and facilities across the City.
- 5.4 There are separate local standards for sports pitch provision, which were established in the 2012 Playing Pitch Strategy and Action Plan (PPSAP). Of the 1.35 ha of outdoor sports space across the City (per 1,000 residents), 0.65 ha is playing pitch area. The PPSAP sets a standard of 0.74 ha per 1,000 residents, based on meeting latent demand from teams for additional pitches. The application of these standards for each Analysis Area is shown in Table 2. This demonstrates that there are currently not sufficient sports pitches to meet existing and latent demand, and that this deficiency will increase by 2026.
- 5.5 These standards will be used as the evidence base for determining planning applications affecting open space and for deciding both the most appropriate form of mitigation for loss of open space and the most appropriate form of provision to serve new development.
- 5.6 The priority projects set out in the Action Plan part of the OSSAP provide clear guidance on the Council's priorities for open space improvement by Analysis Area, which will form the focus for allocation of developer contributions. The Action Plan will be reviewed on a regular basis to reflect up-to-date information.

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Table 1: Surpluses and deficiencies against Open Space Quantity Standards (2010)

| Analysis area | Current population (2010) | Parks | | Natural | | Provision for children | | Provision for young people | | Amenity | | Allotments | | Civic space | | Outdoor sports (w/o golf) | |
|-----------------|---------------------------|-------------|-------|-------------|-------|------------------------|--------|----------------------------|--------|-------------|-------|---------------|--------|--------------|-------|---------------------------|-------|
| | | 0.99 | 0.00 | 1.33 | 1.56 | 0.028 | 0.002 | 0.028 | 0.010 | 0.56 | 0.10 | 0.15 | -0.135 | - | - | 1.03 | -0.35 |
| Bilston | 41,587 | 0.99 | 0.00 | 2.89 | 1.56 | 0.028 | 0.002 | 0.028 | 0.010 | 0.66 | 0.10 | 0.015 | -0.135 | - | - | 1.03 | -0.35 |
| Central & South | 63,845 | 0.88 | -0.11 | 1.19 | -0.14 | 0.028 | 0.002 | 0.012 | -0.006 | 0.42 | -0.14 | 0.159 | 0.009 | 0.016 | 0.011 | 1.10 | -0.25 |
| North | 37,278 | 1.40 | 0.41 | 1.29 | -0.04 | 0.029 | 0.003 | 0.016 | -0.002 | 0.72 | 0.16 | 0.135 | -0.015 | 0.006 | 0.001 | 1.85 | 0.50 |
| Tettenhall | 50,334 | 0.82 | -0.17 | 0.95 | -0.38 | 0.021 | -0.005 | 0.006 | -0.012 | 0.44 | -0.12 | 0.289 | 0.139 | - | - | 1.61 | 0.26 |
| Wednesfield | 46,310 | 0.94 | -0.05 | 0.60 | -0.73 | 0.024 | -0.002 | 0.033 | 0.015 | 0.67 | 0.11 | 0.108 | -0.042 | - | - | 1.29 | -0.06 |
| TOTAL | 239,354 | 0.08 | | 0.27 | | 0.00 | | 0.005 | | 0.11 | | -0.044 | | 0.012 | | 0.10 | |

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Table 2: Wolverhampton Outdoor Sports¹ Pitch Standards

| Analysis area | Current provision (ha) ² | Current population (Mid Year 2011 Estimates ONS) | Current provision (ha per 1,000 population) | Provision to meet latent demand (ha) | Provision to meet deficiencies | Total required to meet current demand (ha) | Standard based on current demand | Future population (2026) | Total new provision requirement by 2026 (ha) |
|----------------------|-------------------------------------|--|---|--------------------------------------|--------------------------------|--|----------------------------------|--------------------------|--|
| Bilston | 25.70 | 41,587 | 0.62 | 0.82 | 0.00 | 26.52 | 0.64 | 46,740 | 4.11 |
| Central & South | 22.19 | 63,845 | 0.35 | 0.00 | 1.73 | 23.92 | 0.37 | 63,545 | 1.62 |
| North | 27.21 | 37,278 | 0.73 | 1.23 | 6.19 | 34.63 | 0.93 | 43,474 | 13.18 |
| Tettenhall | 43.51 | 50,334 | 0.86 | 1.60 | 8.10 | 53.21 | 1.06 | 51,990 | 11.45 |
| Wednesfield | 36.98 | 46,310 | 0.80 | 0.00 | 0.82 | 37.80 | 0.82 | 47,908 | 2.12 |
| WOLVERHAMPTON | 155.60 | 239,354 | 0.65 | 3.65 | 16.84 | 176.09 | 0.74 | 253,656 | 31.01 |

¹ Includes all outdoor sports facilities (i.e. pitches, courts and greens are included).

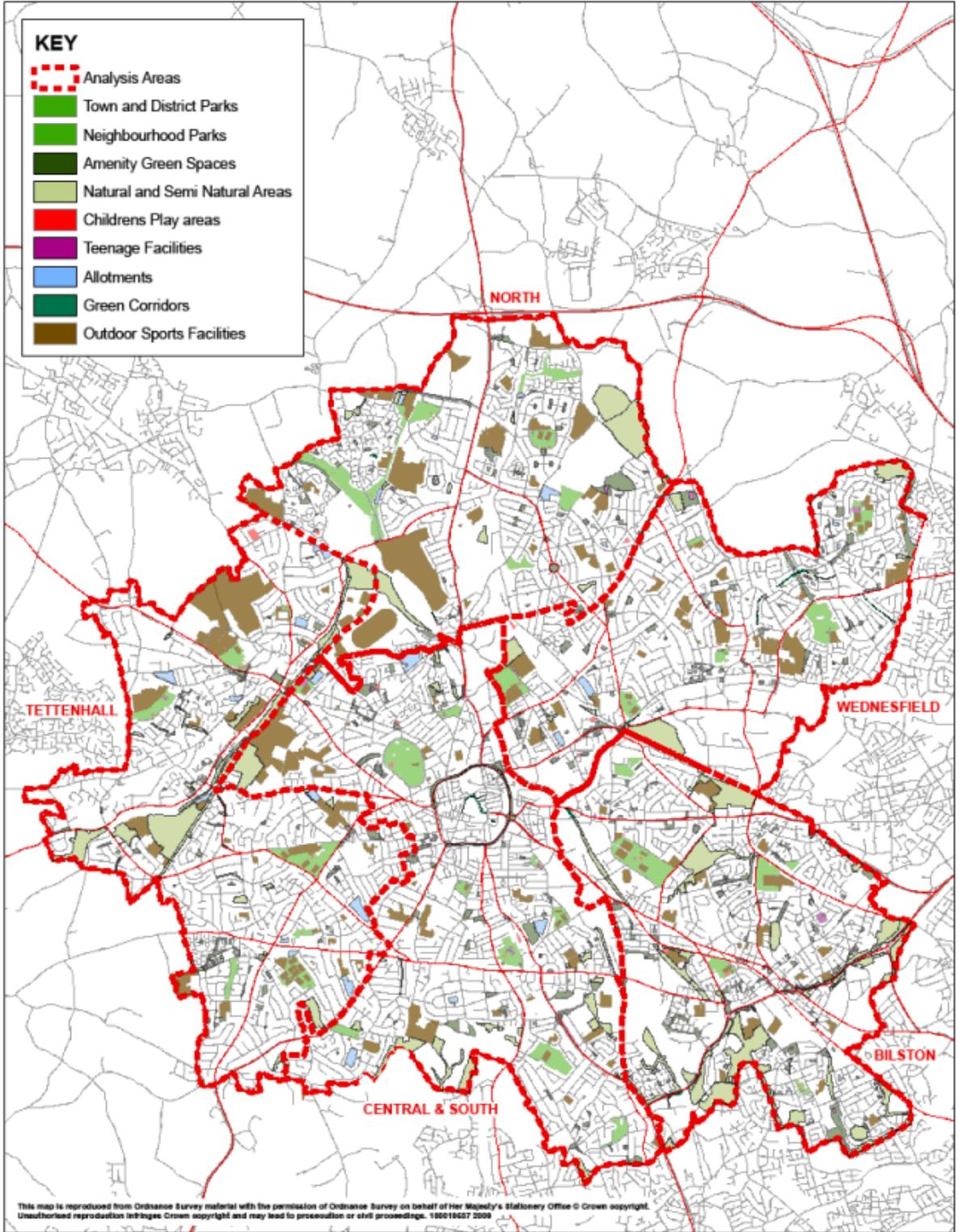
² Includes all outdoor sports facilities currently being used to accommodate regular competitive play.

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PLAN 1
LOCAL NEEDS ASSESSMENT SITES BY ANALYSIS AREA



6. Protection of Open Space, Sport and Recreation Facilities

- 6.1 Proposals to develop existing open space, sport and recreation facilities will be assessed against UDP Policy R3 and R5. The Open Space Strategy and Action Plan, together with any more up-to-date information on open space provision, will be used to determine whether a particular area of open space is surplus to requirements. The Wolverhampton Sport Development and Investment Strategy will inform planning decisions affecting sports facilities.
- 6.2 Where an open space or facility is not considered surplus to requirements but other material considerations result in the granting of planning permission, suitable compensatory provision will be sought. All contributions for loss of the open space or facility should be payable before any part of the open space or facility is removed from public use. In some cases the replacement provision may need to be set out, completed and in operational use before the existing facility is taken out of public use.
- 6.3 The amount and form of compensatory provision should meet the requirements set out in the second part of Policy R3, and directly relate to the amount and type of open space / facility to be lost. For example, if a financial contribution is required for loss of 1,000 sqm of natural greenspace, this should equate to the estimated cost of providing an equivalent area of similar habitat. However, the way that the contribution is spent will be guided by the OSSAP priorities for the local area, and therefore it may not be used to provide exactly 1,000 sqm of the same habitat type.
- 6.4 Current average costs for provision of general recreational open space and play facilities, and specifications for local and neighbourhood equipped areas for play are provided in Appendix 3.

7. Open Space, Sport and Recreation Requirements for New Housing Developments

- 7.1 To meet the needs of the residents of new housing developments, the Council will require open space, sport and recreation facilities to be provided in accordance with UDP Policy H8 / Appendix 2 and the guidance in this SPD.
- 7.2 As a starting point for determining the amount of contributions required, the Council will use the following standards as set out in Appendix 2 of the UDP:
- 26 m² recreational open space per resident (in the form of a single open space of 2,500 sqm minimum)
 - 1 Local Equipped Area for Play for every 1,000 residents (specification provided in Appendix 3)
 - 1 multi-ball games area for every 2,000 residents

- 7.3 Larger schemes (40+ homes) may be expected to provide, where appropriate:
- A Neighbourhood Equipped Area for Play (specification provided in Appendix 3)
 - Footpath / cycle route links between recreational open space on and off site
 - Natural green space which makes use of existing on-site or adjacent landscape features where possible e.g. wildlife corridor along existing stream
 - Landscape and design elements to provide a setting for architecture and features / public art and focal meeting places for residents
 - Playing fields
 - Other sports facilities
- 7.4 These standards are below the local standards set out in Appendix 2. This is because the Council recognises that requiring the full range and quantity of open space, sport and recreation facilities set out in the local standards would impact considerably on the viability and deliverability of housing developments.
- 7.5 It will be assumed that the number of residents that a development is expected to generate is equivalent to 75% of total bed spaces, except in the case of flatted development where a figure of 50% will be used. Schemes specifically designed to exclude children e.g. bungalows for the elderly, will not be expected to provide a contribution towards play facilities.
- 7.6 If the new open space / facilities are to be adopted by the Council, a commuted sum for 10 years maintenance of the new / improved open space or facilities will be required. Otherwise, there will be a requirement for a management company to be established to maintain new open space / facilities in perpetuity.
- 7.7 Current average costs for provision and 10 years maintenance of general recreational open space and play facilities are provided in Appendix 3. These costs, increased annually in line with the Building Cost Information Service (BCIS) Index, will form the basis for calculating contributions.

Site specific considerations

- 7.8 A summary of the basic open space and play requirements for housing developments (as set out in Appendix 2 of the UDP) is provided below:

| No of homes | Amenity open space ³ | Facilities for children and young people |
|-------------|--|--|
| 1-9 | Not normally required. However, most schemes will require some landscaping and the developer | Not required |

³ Amenity space does not include private garden space.

| | | |
|---------|--|---|
| | should consider how this could be used by future occupants. | |
| 10 – 39 | <p>Amenity open space may be required on up to 10% of the site.</p> <p>Additional provision in the form of an off-site contribution to be spent on local open space creation or improvements.</p> | Off-site contribution to be spent on local play facility creation or improvements |
| 40 + | <p>Amenity open space should be provided on-site in line with Council standards and should form the starting point for the design of the development and be incorporated into the overall scheme layout from the beginning.</p> <p>Where this is not practical or not in accordance with the OSSAP a contribution for off-site provision will be sought.</p> | <p>Play provision should be provided on-site in line with Council standards and within an appropriate area of open space</p> <p>Where this is not practical or not in accordance with the OSSAP a contribution for off-site provision will be sought.</p> |

7.9 In some cases the Council will seek provision of open space on sites below the threshold for such provision where, in the Council’s opinion, the site could legitimately be seen as part of a wider site that could be developed for sufficient dwellings to take it over the threshold.

7.10 The above standards represent the starting point for calculating the quantity of open space / facilities required to serve a housing development. However, the Council will also take into account local needs and priority actions, as set out in the OSSAP. Any new provision required will be related to the level of deficiency in the local area against standards for open space, sport and recreation provision and will be accessible to new residents. In determining the level of provision required the Council will take into account deficiencies against all types of open space, as set out in the local standards.

7.11 For example, where there is a lack of play areas in the local area, the development may be required to provide a new LEAP on site. However, if the only deficiency in the local area is a low overall quality of play facilities, an off-site contribution sufficient to upgrade a play area accessible from the development may be required, providing the cost of this is equal to or less than the cost of providing the standards set out in para 7.2. If, on the other hand, the only deficiency in the area is poor access to play facilities, a contribution may be required for the creation of an access point giving new residents quick and safe access to a nearby play area, again providing the cost of this is equal to or less than the cost of providing the standards set out in para 7.2.

- 7.12 Before the relevant planning application is determined the Council will specify what each financial contribution will be used for. A Section 106 agreement will be used to secure the contribution, setting out when the contribution will be paid, how the contribution will be spent and any time limits for the spend.
- 7.13 There may be occasions, such as with smaller developments, where it will be desirable to pool contributions from several developments to fund a specific project, whilst complying with the limits placed on pooling contributions set out in the CIL Regulations.

Specialist housing

- 7.14 When assessing an application for sheltered housing or other special needs accommodation, the need for recreational open space provision will be dependent upon the likely needs and mobility impairments of the residents. According to a Department of Health report 2003², 90% is an appropriate occupancy rate for such forms of accommodation. Where residents are unlikely to make use of open space off-site, shared private amenity space should be provided in line with the open space standard (i.e. 26 sqm per resident).
- 7.15 Wolverhampton has a number of student accommodation developments which are generally occupied by young people with specific open space, sport and recreation needs. According to a leading private company Brandeaux Ltd³, who specialise in the acquisition of student accommodation, occupancy rates are normally above 95% for 8 months of the year. Where student accommodation (falling within use class C3) is proposed close to a University Campus with on-site outdoor recreational facilities (e.g. sports pitches, multi-use games areas) which can accommodate additional demand, there may be no additional requirements. Where this is not the case, amenity space should be provided in line with the open space standard (i.e. 26 sqm per resident), to include some form of pitch or multi use games provision.

8. Biodiversity, Sustainable Drainage and Access

- 8.1 New open space should be carefully designed to contribute to the retention and enhancement of biodiversity in line with Core Strategy Policies ENV1 and ENV6, by creating habitats and preserving protected species, such as bats, badgers and great crested newts. Habitat creation also helps mitigate climate change by reducing temperatures at ground level, helps reduce carbon by locking it up within plants, improves air quality (Core Strategy Policy ENV8) and slows the flow of rainwater into the surface water drainage system (Core Strategy Policy ENV5). ENV5 also requires that where watercourses cross a development site their channel is improved or opened up where it was previously culverted. The watercourse should be surrounded by a natural green corridor to encourage marginal habitats and species.

² "The residential care and nursing home sector for older people; An analysis of past trends, current and future demand" Department of Health (2003)

³ "Student Accommodation Market Overview in the UK 2005-2006" Brandeaux Ltd (2006)

8.2 Habitat creation on new open space can be achieved in a number of ways:

- The use of native plants, clones of native plants and non-native plants that have berries and fruits in landscaping. This type of planting provides a home for invertebrates and foraging opportunities for larger animals and native planting contributes most effectively to enhancing biodiversity.
- The planting of trees and small woodlands, which provide foraging, roosting and nesting opportunities.
- The planting of hedges, which provide foraging, roosting and nesting opportunities and allow wildlife to move between areas.
- The provision of ponds and wetlands which have high biodiversity value.
- The deculverting and renaturalisation of rivers and streams that previously had little ecological value.
- The provision of hibernacula for amphibians and invertebrates.
- The provision of artificial roost sites for birds and bats.
- Designing open spaces that are dark at night for nocturnal animals such as bats.
- Planting and managing some areas of grassland as meadow which has a higher biodiversity value than short mown grass.
- Planting parts of the site with permanent 'prairie style' perennial planting which has a higher biodiversity value than short mown grass.
- The use and design of new areas of open space to link and enhance existing wildlife corridors.

8.3 Most larger housing developments providing new areas of open space will also be required to provide a Sustainable Drainage Scheme (SuDS) to meet the requirements of Core Strategy Policy ENV5, which may include open water storage areas. These storage areas are generally retention and/or infiltration basins which are normally dry, but in heavy rain are used to store water for a short time. Developers generally expect the Council to adopt these features as part of wider open space areas.

8.4 Surface provision for basins and other SuDS features such as ponds, wetlands, swales, rills and canals should be aesthetically pleasing, effectively manage water and its quality, accommodate and enhance biodiversity and provide safe amenity space for residents. Such systems should also not increase flood or pollution risk on adjoining land. Basins should not be deep or steep-sided and should be designed so that special machinery or hand tools are not required to undertake routine maintenance. Control structures

within SuDS basins and other SuDS features should be designed as attractive landscape features rather than as basic structures conforming to engineering requirements only. Currently, developers are required to provide sufficient contributions to cover 10 years maintenance costs for any SuDS features to be adopted by the Council. Schedule 3 of the Flood and Water Management Act calls for the establishment of SuDS Approving Bodies (SAB). This provision of the Act has not been implemented. Once implemented SuDS that comply to national standards will be adopted by the SAB which will have different financial arrangements for the maintenance of any SuDS features.

- 8.5 Where open basins are located within new open space, they should be designed to enhance the amenity value of the open space. It is not acceptable for new open spaces to be significantly reduced in amenity value by SuDS basins and other drainage features which are incompatible with the wider landscape design and take up significant areas of open space. Where this would be unavoidable e.g. because of levels across the site, developers will instead be expected to firstly consider alternative features which may take up less space and be more easily incorporated into the overall layout, such as those detailed above. Only where this is not possible should below-ground techniques be considered, and these should be limited to crate-based systems and other storage systems that also provide wider water quality benefits and infiltration into the ground where possible.
- 8.6 Open spaces are particularly valuable when they are linked by access routes to form a network of green infrastructure, including networks extending beyond the Wolverhampton City boundary, and where they are designed to provide pleasant and safe routes through areas for pedestrians and cyclists. Therefore pedestrian and cycling routes should be incorporated in parks and other appropriate open spaces as suitable opportunities arise, through the design of new open spaces and improvement schemes.
- 8.7 Provision of open spaces and/or access routes close to railway lines should be avoided. Where this is not possible, a minimum 1.8 m high trespass proof fence should be provided along the railway boundary and suitable netting around ball games areas. Any necessary landscaping alongside railway lines should not include trees and be composed of evergreen shrubs, at a distance from the boundary that is at least equal to their mature height.

9. Monitoring and Review

- 9.1 The Council will monitor the effectiveness of this SPD, alongside relevant Local Plan indicators, and review it as appropriate in the light of performance and future changes in planning policy and legal requirements.

Appendix 1

Wolverhampton Unitary Development Plan (2006) saved policies relating to open space, sport and recreation

- Policy R3 Protection of Open Space, Sport and recreation facilities
- Policy R4 Development Adjacent to Open Space
- Policy R5: Sports Grounds
- Policy R6 The Greenway Network
- Policy R7 Open Space Requirements for New Development
- Policy R8 Dual-Use of Open Space, Sport and Recreation Facilities
- Policy R9 New Open Space, Sport and Recreation Facilities
- Policy R10 Floodlighting and Synthetic Turf Pitches
- Policy B5 Design standards for employment sites
- Policy H8 Open Space, Sport and Recreation Requirements for New Housing Developments

Appendix 2

Wolverhampton Local Open Space Standards

QUANTITY STANDARDS

| Typology | Quantity standard (ha per 1,000 population) |
|-------------------------------------|---|
| Parks | 0.99 |
| Natural and semi-natural open space | 1.33 |
| Provision for children | 0.026 |
| Provision for young people | 0.018 |
| Amenity green space | 0.56 |
| Allotments | 0.15 |
| Civic spaces | 0.005 |
| Outdoor sports facilities | 1.35 0.74 of which should be pitches available for community use |
| Total | 4.43 |

ACCESS STANDARDS

| Typology | Access standard |
|-------------------------------------|--|
| Parks | District - 20 minute walk Neighbourhood - 10 minute walk Pocket – 10 minute walk |
| Natural and semi-natural open space | 15 minute walk |
| Provision for children | 10 minute walk |

| Typology | Access standard |
|----------------------------|-----------------|
| Provision for young people | 20 minute walk |
| Amenity green space | 10 minute walk |
| Allotments | 15 minute walk |
| Outdoor sports facilities | 15 minute walk |

QUALITY / VALUE CRITERIA

Quality criteria for open space sites

- Welcoming place e.g. safe, secure entrances that open onto busy areas with good natural surveillance.
- Information/signage e.g., visible, well located and maintained notice boards and directional sign posts.
- Provision of ancillary facilities e.g., sufficient presence of provision such as seats, benches, bins and toilets.
- Quality of ancillary facilities e.g., level of condition of ancillary provision.
- Conservation and biodiversity e.g., level of opportunities for wildlife habitats i.e. woodland areas, ponds and streams etc.
- Paths e.g., condition of pathways.
- Access for all e.g., level of access throughout the site for individuals with a disability.
- Overall maintenance and cleanliness e.g., general condition of site and features.

Quality criteria for play provision sites

- Range of play equipment e.g., is there a wide variety of equipment which caters for different age groups.
- Quality of play equipment e.g., level of condition of the equipment found onsite.

Quality criteria for allotment sites

- Water supply e.g., is there a source of water supply on site for plot holders to utilise.
- Toilet provision e.g., is toilets available onsite or off site.
- Parking availability e.g., is specific parking available for users of sites

Value criteria for open space sites

- Indices of Multiple Deprivation (IMD) Rank - sites in an area ranked as being more deprived receive a higher value mark than those sites of a lower ranking.
- Proximity of other greenspace - sites close to other sites of the same typology will score lower than sites which are the only one of their kind in the area.
- Access - site is within two minutes walk time (96m) of an identified bus stop.
- Sites with a designation - located within or adjacent to a SINC or SLINC.

- Sites within a conservation area - located within or adjacent to an identified conservation area.
- Historic interest - site is identified as containing or being adjacent to a listed building or monument.
- Level of use - whether the site is popular and well used.
- Green Flag Award - site has achieved Green Flag Award status.
- Community interest - site has a formal group associated to it or it has a known strong community interest/ownership.
- Multi-functional benefit - site contains other open space features such as a play area or sports facility.
- Unique benefit - site offers or provides features or a role which is unique in the City such as hosting city wide events.

Appendix 3

Current Open Space and Play Facility Costs and Play Area Specifications (October 2014)

General recreational open space (per sqm)

Provision - £49.83

Maintenance (for 10 years) - £9.18

Local Equipped Area for Play (1 no.)

Provision - £84,560

Maintenance (for 10 years) - £71,924

Multi-Use Games Area (1 no.)

Provision - £91,081

Maintenance (for 10 years) - £48,158

Neighbourhood Equipped Area for Play (1 no.)

Provision - £154,170

Maintenance (for 10 years) - £115,078

Notes:

The provision sums are averages based on recent projects and are reviewed annually. They include design and implementation costs but not land costs. The recreational open space provision figure consists of landscape design & works costs + 10% project management costs.

Maintenance sums are calculated using average figures from maintenance contracts, and revised when contracts are renegotiated / in line with inflation where appropriate.

All figures will be annually updated in line with the General Building Cost Information Service (BCIS) index (excluding Mechanical and Electrical) at the January rate for each year. Any figures agreed after 1st January but before the annual percentage increase for the previous year is known (usually 6 months later) will be subject to a

backdated increase. For information, the Jan 2013 - Jan 2014 annual percentage increase from the BCIS Index was 0.6%.

Local Equipped Area for Play (LEAP) Specification

Play Equipment / Furniture

To include at least 5 types of play equipment suitable for children aged between 4 and 12, adult seating and litterbins. A typical LEAP would include a toddler's swing (cradle seat), a double child's swing (flat seats), a springer seesaw, one or more springers and a multi-unit. Black or coloured wet pour is the preferred safety surfacing.

Safety

Play equipment and surfacing should comply with relevant British and European Standards. Adequate safety measures, such as pedestrian barriers, should be provided to minimise the risk of road-related accidents and potential dangers from nearby watercourses, electricity cables and railway lines. The activity zone (the area containing the play equipment) should be enclosed with a dog proof fence with self-closing gates or a dog grid. A suitable safety sign should be provided.

Site / Size

The site should be well drained with grass and/or hard surfaced playing space combined with the safety surfacing. Landscaped areas with trees and shrubs may also be included. The normal minimum size for the activity zone is 400sqm. There should also be a buffer around the activity zone sufficient to allow a minimum distance of 20m between the edge of the activity zone and the boundary of the nearest residential property, to minimise disturbance to residents. The site should be well over-looked to maximise safety.

Neighbourhood Equipped Area for Play Specification

Play Equipment / Furniture

To include at least 8 types of play equipment providing challenges and enjoyment appropriate to the target age group, wheeled play opportunities (e.g. for skateboards, roller skating or bicycles), a meeting place for teenagers, adult seating and litterbins. A basketball or kickabout area could also be included. Black or coloured wet pour is the preferred safety surfacing.

Safety

Play equipment and surfacing should comply with relevant British and European Standards. Adequate safety measures, such as pedestrian barriers, should be provided to minimise the risk of road-related accidents and potential dangers from

nearby watercourses, electricity cables and railway lines. The activity zone (the area containing the play equipment) should be enclosed with a dog proof fence with self-closing gates or a dog grid. A suitable safety sign should be provided.

Site / Size

The site should be well drained with grass and/or hard surfaced playing space combined with the safety surfacing. The site needs to be well landscaped to provide variety for play, visual effect and appropriate screening for nearby housing, but should also be well overlooked to maximise safety. Landscaped areas with trees and shrubs may also be included. The normal minimum size for the activity zone is 1000sqm. There should also be a buffer around the activity zone sufficient to allow a minimum distance of 30m between the edge of the activity zone and the boundary of the nearest residential property, to minimise disturbance to residents.

Appendix 4

Sustainability Appraisal

1. Background and Methodology

- 1.1 Under the Planning and Compulsory Purchase Act 2004, a Sustainability Appraisal must be undertaken for each Local Development Document, including Supplementary Planning Documents (SPDs). The purpose of the SA is to promote sustainable development by examining how the policies and proposals of the SPD / LDD contribute to the aim of sustainable development. By identifying any issues at an early stage it is possible to amend the guidance to ensure that it is as sustainable as possible.
- 1.2 The sustainability appraisal methodology currently used by Wolverhampton City Council accords with advice contained in the National Planning Policy Framework. The procedure is based on the approach taken to Sustainability Appraisal of the adopted UDP. The three defined strategic criteria or “assets” are:
- Environment
 - People and Society
 - Economic Well Being
- 1.3 Within the UDP sustainability appraisal there are a total of 22 objectives: 12 under the environmental heading; 6 under the people and society heading; and 4 under the economic wellbeing heading. These have been supplemented by revised objectives identified through sustainability appraisal of the Black Country Core Strategy. The objectives have been used to create a matrix for purposes of the appraisal (see Table A below).

2 Options

- 2.1 This appraisal tests two options against the set of sustainability objectives, to determine whether the SPD will contribute positively to delivering sustainable communities within the City.

Option 1: The Local Plan Policies and national guidance provides the main basis for decisions on delivering sustainable communities in Wolverhampton

Option 2: An SPD on Open Space, Sport and Recreation is adopted to add value to the existing policies at local and national level.

3 Results

Option 1

- 3.1 Option 1 relates to the UDP Policies and supporting text. These policies were subject to a sustainability appraisal through the UDP adoption process. Table 1 is a sustainability appraisal matrix for the combined effect of all policies as set out in the UDP.
- 3.2 The benefits of policies on developing sustainable communities are social economic, and environmental. The principal benefits are likely to be in terms of clarifying UDP policy in the light of the recently produced open space standards emerging from the Open Space Audit and Needs Assessment, clarifying standards for on site open space provision and in formalising the methodology for off site open space and play contributions.
- 3.3 The open space sport and recreation policies promote the creation of a sustainable green and healthy City and this will help to protect all recreational open space, improve deficient and/or deprived priority areas and will help to give children, the elderly and people on low incomes local access to open space, sport and recreational provision throughout the City. It will also help to improve the quality of lives living in more socially deprived areas of Wolverhampton. Local provision helps to reduce the amount of travelling undertaken and thus create a more sustainable environment for all communities.

Option 2

- 3.4 The detailed proposals set out in this SPD have also been considered against each of the criteria listed in the matrix.
- 3.5 The overall effects are the same as for Option 1. However, because of the added clarity and evidential support provided by the SPD, it should be more possible to secure the improved open space, sport and recreation facilities within the City than would otherwise have been the case, and of a more appropriate location, design, quality, accessibility /quantity and type of open space etc. tailored to each local neighbourhood.

4 Conclusions

- 4.1 The Open Space Sport and Recreation SPD will create no change in the overall effects on criteria produced by the UDP policies relating to sustainability. The effects of these policies were positive in all respects.

Table 1

**Sustainability Appraisal Matrix for Draft Open Space, Sport and Recreation
Supplementary Planning Document**

| Sustainable Development Aim | Impact of SPD | | | | | | Comments | Indicator used |
|--|---------------|---|---|--|---|---|---|---|
| | -- | - | 0 | | + | + | | |
| 1. ENVIRONMENT | | | | | | | | |
| Make optimum use of land | | | | | | ✓ | <p>Focuses on the improvement and creation of well-designed large open spaces capable of multi-functional recreational uses</p> <p>Open Space Standards ensure recreational needs of new residents are met in a manner which compliments / benefits the local area.</p> | <p>Monitoring of on site public open space</p> <p>Quality, Quantity and Accessibility of open space, particularly in deficient areas is improved.</p> |
| Reduce traffic congestion and promote sustainable modes of transport into and throughout the City. | | | | | | ✓ | <p>Providing local open space through new development along with enhancement of provision of the citywide distribution of neighbourhood parks discourages the need to travel by car.</p> | <p>Reduction of traffic flows.</p> |
| Protect and enhance the quality of the built environment | | | | | | ✓ | <p>Requirement for high standards of urban design, good connectivity, strong feeling of local distinctiveness, and provision of good quality open spaces.</p> | <p>Various indicators within design and access statements.</p> |
| Protect and enhance the historic environment | | | | | | ✓ | <p>The protection and enhancement of historic landscapes on open spaces within the City is a priority to protect and safeguard for future generations. Targeting of open</p> | <p>Best practice is to protect and retain existing historic landscape/features, and enhance.</p> |

| | | | | | | | |
|--|--|--|---|--|---|--|---|
| | | | | | | space contributions within such neighbourhoods where appropriate can help to sustain and enrich local distinctiveness and character within neighbourhoods. | |
| Minimise air, water, soil light and noise pollution levels and create good quality air, water and soils. | | | | | ✓ | Well-designed open spaces create and enhance zones which improve quantity and quality of air and light and buffer zones to protect from excessive noise within local neighbourhoods. | Monitoring of air, light, noise. |
| Protect and enhance water quality and encourage water conservation | | | | | ✓ | Open space provides large areas of sustainable drainage and helps prevent urban heat island effects | Monitoring of water courses by environment agency |
| Protect flood plains and water courses | | | | | ✓ | Open spaces provide areas of natural drainage within built up areas and therefore protection and provision of new open spaces throughout the City will generally reduce flood risk. Deculverting / renaturalisation of watercourses will also protect flood plains and water courses. | Standards of open space provision especially in deficient areas and areas more liable to flooding. |
| Value, maintain, restore and re-create biodiversity. | | | | | ✓ | Requirement throughout planning system for conserving and enhancing ecological value and maintaining biodiversity. Natural and semi natural open space has specific standards of provision, which will help protect them and result in greater biodiversity within the City as a result of protection and targeted improvements to these areas. | Compliance with National Planning Policy Framework. Encouragement of links to wildlife corridors and widespread use of native trees Monitoring of quality, quantity and accessibility standards of provision for natural and semi natural areas. |
| Maximise the efficient use of minerals | | | ✓ | | | No direct effect | Not applicable. |
| Reduce waste and maximise opportunities | | | ✓ | | | No direct effect | Not applicable |

| | | | | | | | | |
|---|--|--|--|--|--|---|---|--|
| for recycling and waste management. | | | | | | | | |
| Plan for the anticipated levels of climate change. (Adapting to expected climatic effects) | | | | | | ✓ | Open spaces reduce the heat island effect and their natural drainage and effect of trees and plants absorbing water generally lessens flood risk. Well-designed planting/biodiversity schemes will help the City adapt better to anticipated climatic effects | Consideration of factors within design/access statement. |
| Minimise the City's contribution to climate change. (Mitigating against expected climatic effects) | | | | | | ✓ | Appropriate planting and sustainable design of open spaces Creating an even distribution of open spaces will minimise the need for residents to travel, thereby minimising CO2 emissions. | Proof within design/access statement of "sustainable design" philosophy. Eventual measurement of CO2 levels. |
| 2. PEOPLE AND SOCIETY | | | | | | | | |
| To safeguard and improve community health, safety and well being | | | | | | ✓ | Improvement and creation of open space to serve new developments will help to create a multi-functional open space network suitable for the encouragement of outdoor active recreation pursuits freely available to improve the health of all residents, irrespective of age and abilities. | Monitoring of improvements to health conditions within neighbourhood in new residential areas where no open space has been provided, and/or nearby existing open spaces upgraded/improved. |
| Enhance education opportunities for all | | | | | | ✓ | Provision of playing fields provide areas to encourage healthy living practices from a very young age. Equipped and informal play area provision help to provide vitally important areas for children to learn to develop essential physical and social skills | Meeting quality, quantity and accessibility playing field standard of provision to serve local need Meeting of standards for play area provision within local areas/thresholds. |

| | | | | | | | |
|---|--|--|---|--|---|---|--|
| Encourage the provision of environmentally sound, affordable housing for all. | | | ✓ | | | No effect | Not applicable |
| Ensure easy and equitable access to services, facilities and opportunities. | | | | | ✓ | Provision of a city wide balanced network of different types of open space to meet standards adopted within this SPD as set out in the Wolverhampton Open Space Strategy and Action Plan. | Identification and targeting of deficient areas of open space related services and facilities. |
| Maintain and improve safety, perception of safety and community well-being. | | | | | ✓ | Provision of well-designed open spaces appropriate to their intended use, particularly with play facilities which are well overlooked from adjoining houses and the road. | Targeting provision of well-designed open space improvements to encourage greater community safety and well-being. |
| ECONOMIC WELLBEING | | | | | | | |
| Supporting and growing local economy by fostering an advanced manufacturing sector with a competitive services sector | | | ✓ | | | No effect. | Not applicable |
| Support a stable and growing regional economy and regeneration initiatives | | | | | ✓ | Upgrading open space sites on strategic main corridors into and out of Wolverhampton improves the image of the City to potential investors. | Increase in GVA (Gross Value Added) per capita. |
| Encourage sustainable industries | | | ✓ | | | No effect | Not applicable |
| Enhance social inclusion and develop a more equitable balance of prosperity across the city | | | | | ✓ | A more evenly balanced distribution of open space across the City will have a positive effect on the development of social inclusion. | No indicator |
| To reduce poverty, crime and social deprivation, and secure economic inclusion. (Equality) | | | | | ✓ | No direct effect although provision of good quality open space can improve/enrich the quality of lives. | No indicator |