Tunbridge Wells Borough Council

Recreation Open Space Supplementary Planning Document

October 2006

(Appendix 3 and 4 costs updated for Financial Year 2026/2027)

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1.0 Introduction

1.1 This document is a Supplementary Planning Document (SPD), which supplements Policies R2, R3 and R4 contained in the adopted Local Plan (2006). The SPD is intended as a guide to developers of residential schemes and to Town and Parish Councils. It will also ensure the consistent application of policies by the Local Planning Authority. It explains how the policies will be implemented and offers advice on the design and siting of recreation open space. In that it supplements Policies R2, R3 and R4 only, the SPD does not address issues relating to provision or use of other types of open space which fall outside the scope of those Policies. Such issues will be considered during production of the Local Development Framework (LDF). By publishing this guidance the Local Planning Authority wishes to establish a set of procedures which will assist developers in making applications and thus help to minimise planning delays. A systematic approach to the development of play opportunities and the introduction of regular monitoring will ensure efficient use of resources and a rational distribution of recreation open space throughout the Borough.

1.2 Recreation open space provision is required for new housing development in recognition that the incoming residents will generate demand for facilities. This demand places a burden on existing provision in the Borough, which is deficient in many areas. The provision of conveniently located, accessible, safe and attractive communal facilities integrated into, or in close proximity to, residential areas can substantially improve the quality of life of residents and has social and health benefits. Planning Policy Guidance (PPG 17), published in July 2002, states that sport and recreation have a valuable social and economic role and a commitment is made to promote such activities in the adopted Local Plan 2006.

1.3 It is particularly important that children's playspace is provided within easy walking distance of residential areas. Play is an essential factor in children's development and the majority of children prefer to play outdoors. Without proper provision children may be at risk, particularly from traffic, and can cause disturbance to other residents. Local provision of well-designed play facilities ensures that all children, including those with disabilities, have access to play in a safe and stimulating environment and minimises conflict between children and other residents. The Government and local authorities are working to improve access to sport and play for children and young people as part of the “Every Child Matters” initiative.

Definition of Recreation Open Space

1.4 This SPD refers to recreation open space only, not open space in general. For this purpose, recreation open space is defined according to the National Playing Fields Association's (NPFA) definition of outdoor playing space. That is:

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

1.5 This definition includes:

- facilities such as pitches, greens, courts, athletics tracks and miscellaneous sites such as croquet lawns and training areas in the ownership of local government;
- facilities as described above within the educational sector which are, as a matter of practice or policy, available for public use;
- facilities as described above within the voluntary, private, industrial and commercial sectors which serve the leisure time needs for outdoor sport of their members or the public;
- outdoor equipped playgrounds for children of whatever age;
- play facilities for children which offer specific opportunities for outdoor play, such as adventure playgrounds.

Definition of Children's Playspace

1.6 The National Playing Fields Association makes a distinction between equipped and informal playspace. Equipped playspace is an area of land specifically dedicated for children to use for play, which will usually include play equipment. Informal or casual playspace is open space of a useful size and safe location providing opportunities for informal play activities. Since access to informal open space, as assessed in relation to the adopted Local Plan (2006), is generally adequate in the Borough, the Council has not adopted a standard for the provision of informal playspace at this stage. The adopted Local Plan 2006 Policies R2 and R4 refer to equipped playspace only.

1.7 Two categories of equipped playspace are sought in the adopted Local Plan 2006. The first, the local equipped area for play or LEAP, is intended for children of early school age and should be located close to people's homes. It has a minimum area of 400 square metres and contains at least 5 pieces of play equipment with safety surfaces and preferably buffer zones or landscape screening around the activity area.

1.8 The second, the neighbourhood equipped area for play or NEAP, is larger and equipped for both young and older children. It has a minimum area of 1,000 square metres and contains at least 8 pieces of play equipment with safety surfaces, a kickabout area and wheeled play area, with buffer zones or landscape screening around the activity area.

Policy application

1.9 The relevant policies are set out in Appendix 1. The adopted Local Plan 2006 makes it clear that the need for recreation open space will be considered in all proposals for residential development made in towns or parishes which have an identified quantitative or qualitative deficiency in provision or where the new development would lead to such a deficiency. Additional provision will normally be required for developments providing 10 bedspaces or more. The requirement for playspace will also apply to smaller developments that are perceived as consecutive and cumulative, but which together generate a total of at least 10 bedspaces.

1.10 There are, however, circumstances in which developers will not need to make provision for recreation open space. This is the case if the development is unlikely to generate a need for recreation open space because of the type of occupancy (see paragraph 1.12 below), or if

existing provision in the town or parish is adequate to meet any increased need created by the development. Finally, in Royal Tunbridge Wells and Southborough, if it is not appropriate to provide children's playspace on-site, development contributions are only sought for off-site provision if there is a suitable site for new or upgraded facilities in close proximity to the development. The procedures for determining whether provision is required are set out in more detail in sections 2 and 3 of this guidance.

How is the number of bedspaces calculated?

1.11 Where planning application specifies bedrooms rather than bedspaces, the following rate of equivalence is used.

Bedrooms per Property	Bedspaces per Property
1	2*
2	3
3	4
4	5
5	6
6	7

*One bedroom properties are assumed not to generate the need for children's playspace and bedspaces arising from 1 bed dwellings will only be applicable when calculating Youth & Adult provision.

Exceptions to the Policy

1.12 Normally the following further exceptions mean that the policy does not apply:

Exception	Does exception normally apply to Children's Playspace?	Does exception normally apply to Youth and Adult?
Developments, which generate 1 – 9 bedspaces	Yes	Yes
Replacement dwellings where there is no net gain	Yes	Yes
Housing schemes for the elderly, where the occupancy is controlled so that the housing will never accommodate children	Yes	Yes
Sheltered housing schemes that make an appropriate level of provision for communal amenity space within the development	Yes	Yes
Very sheltered housing where the housing will never accommodate children	Yes	Yes
Certain types of hostel accommodation where the occupancy is controlled so that the housing will never accommodate children	Yes	No

Planning Obligations

1.13 Government advice in PPG17 states that local authorities will be justified in seeking planning obligations where the quantity or quality of open space provision is inadequate or under threat, or where new development increases local needs.

2.0 Children's Playspace

Provision of Children's Playspace

2.1 Residential developments will normally be required to meet the need for children's play generated by the development. This may be through provision of an equipped play area within the development itself, or through payment of a development contribution which will be used to install or upgrade play facilities in the vicinity.

2.2 The Council will use the procedure set out in Figure 1 in determining whether no provision, on-site provision or a development contribution is appropriate in each case. This procedure is explained in more detail below.

How much children's playspace should be provided for residential developments?

2.3 Policy R2 requires that children's playspace be provided for residential developments at a minimum rate of 0.3 ha per thousand population. This is equivalent to 3 square metres per bed space.

Can existing children's playspace in the town or parish meet this need?

2.4 Appendix 2 sets out information on existing playspace in Royal Tunbridge Wells and each parish in the Borough.

2.5 Developers need not provide or contribute towards children's playspace if all of the following apply:

- The area of equipped playspace in the town or parish would remain above 0.3 hectares per thousand population after the development;
- The quality of existing play areas in the town or parish is satisfactory; and
- The existing play areas are reasonably accessible to the new development

2.6 Otherwise, the developer will be expected to provide or contribute towards playspace to meet the needs of the development.

When should provision be made on-site?

2.7 On residential developments of 150 bedspaces or more, equipped children's playspace, calculated at a rate of 3 square metres per bed space, should be provided within or abutting the site, as an integral part of the design.

2.8 However, there may be situations when it is not possible to provide play areas on site. This may be due to the shape, size or topography of the site itself, or the impact on the urban form of an area or the character of a conservation area or the risk of conflict with existing neighbouring residential properties or the future occupiers of the site. In such cases, a development contribution may be sought in lieu of on-site provision.

When should developers contribute to off-site provision?

2.9 On residential developments of fewer than 150 bedspaces, or larger developments that cannot provide sufficient play areas on site, development contributions will be sought to install or upgrade play areas in the vicinity of the development as follows:

- Within Royal Tunbridge Wells and Southborough, if the development lies within 400 metres walking distance of a site designated for a new LEAP or 1,000 metres walking distance of a site designated for a new NEAP under Policy R4, developers will be expected to contribute towards the cost of installing a new equipped playspace off-site;
- Alternatively, within Tunbridge Wells and Southborough, if the development lies within 400 metres of an existing playspace that could be upgraded to a LEAP or 1,000 metres walking distance of an existing playspace that could be upgraded to a NEAP, developers will be expected to contribute towards the cost of upgrading this existing playspace;
- In other towns and parishes there are no designations for new playspaces under Policy R4. Development contributions will be sought towards upgrading the nearest playspace to the development.

2.10 Contributions towards upgrading existing playspace may be used to provide replacement or additional equipment, increase the area or improve safety and accessibility, which may include the provision or upgrading of pedestrian and/or cycle routes

2.11 The location of allocated and existing equipped play areas throughout the Borough is set out in the Schedule of Recreation Open Space 2006.

How much are development contributions for children's playspace?

2.12 The size of the contribution will be directly related to the number of bedspaces in the development and standard costs for equipped playspace provision. See Appendix 3 for further details.

Design Guidance for Children's Playspace

2.13 Guidance on the siting and design of children's playspace is set out in the Council's leaflet "Guidance Notes for the provision of Unsupervised Children's Play Facilities" published in May 2004. Copies are available from Leisure Services. More detailed guidance on the design of LEAPs and NEAPs, including considerations of community safety and access for those with

disabilities may be found in the National Playing Field Association Document “The Six Acre Standard 2001”. Further relevant documents are listed in Section 7.

2.14 Consideration should be given to maximising the landscape, recreational, educational and ecological value of the recreation open space through careful design and management. New recreation open space should, where possible, link with and enhance existing open space networks. Particular consideration should be given to habitat creation on the boundaries of recreation open space, especially where those facilities border priority habitats or link existing facilities alongside them. Advice on the sustainable design and management of open spaces may be found in Kent Design Guide 2005 (adopted as SPD July 2006) and other references in Section 7.

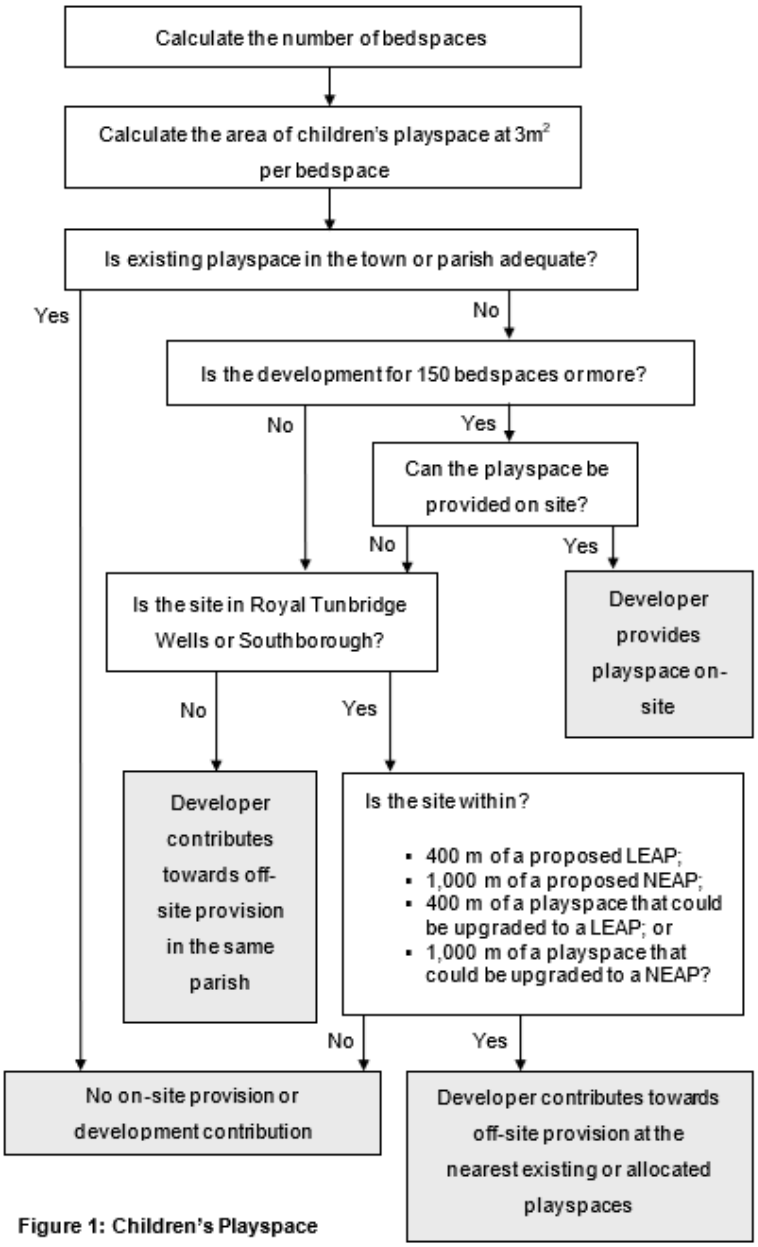


Figure 1: Procedure to calculate children's playspace contribution

3.0 Youth and Adult Recreation Open Space

Provision of Youth and Adult Recreation Open Space

3.1 Residential developments will normally be required to meet the need for youth and adult recreation open space generated by the development. This may be through the provision of facilities within the development itself, or through payment of a development contribution which will be used to install or upgrade youth and adult recreation open space in the vicinity.

3.2 The Council will use the procedure set out in Figure 2 in determining whether no provision, on-site provision or a development contribution is appropriate in each case. This procedure is explained in more detail below.

How much youth and adult recreation open space should be provided for residential developments?

3.3 Policy R2 requires that recreation open space for youth and adult use be provided at a minimum rate of 1.6 ha per thousand population. This is equivalent to 16 m2 per bed space.

Can existing youth and adult open space in the town or parish meet this need?

3.4 Developers need not provide or contribute towards youth and adult recreation open space if:

- The area of recreation open space for youth and adult use in the town or parish would remain above 1.6 hectares per thousand population after the development; and
- The quality of existing recreation open space in the town or parish is satisfactory.

3.5 If existing provision is inadequate to meet the increased demand, the developer will be requested to provide recreation open space on-site or to make a development contribution towards off-site provision.

When should youth and adult open space be provided on-site?

3.6 Recreation open space for youth and adult use should be provided within or abutting the site unless any of the following circumstances applies:

I. The development would generate a requirement for less than 0.2ha of recreation open space; or

II. The required open space cannot be provided in a satisfactory manner due to the shape, size, topography, important landscape or nature conservation features of the site, or would have an adverse impact on the urban form of an area or the character of a conservation area, or risk of conflict with existing neighbouring residential properties or the future occupiers of the site; or

III. Alternative land is allocated for new or upgraded provision in the same town or parish in Policy R3.

3.7 Land is allocated under Policy R3 in Royal Tunbridge Wells, Southborough, Goudhurst and Pembury.

When should developers contribute to off-site provision?

3.8 Developers will be required to make a payment in lieu of on-site provision when any of the above circumstances apply. Payments will be used to implement the appropriate Plan proposal in Policy R3 or to improve an existing recreation open space within the town or parish.

3.9 Contributions towards improving existing recreation open space may be used to provide upgraded or additional pitches or facilities, increase the area or improve safety and accessibility, which may include the provision or upgrading of pedestrian and/or cycle routes.

How much are development contributions for youth and adult recreation open space?

3.10 The size of the contribution will be directly related to the number of bedspaces in the development and a standard cost for recreation open space provision. See Appendix 4 for further details.

Design Guidance for Youth and Adult Recreation Open Space

3.11 Youth and Adult recreation open space provision should, where appropriate, meet Sport England's design guidelines (available from www.sportengland.org.uk). These guidelines cover issues such as topography, drainage, access for people with disabilities, security, planting and ecology Further relevant documents are listed in Section 7.

3.12 Consideration should be given to maximising the landscape, recreational, educational and ecological value of the recreation open space through careful design and management. New recreation open space should, where possible, link with and enhance existing open space networks. Particular consideration should be given to habitat creation on the boundaries of recreation open space, especially where those facilities border priority habitats or link existing facilities alongside them. Advice on the sustainable design and management of open spaces may be found in Kent Design Guide 2005 (adopted as an SPD July 2006) and other references in Section 7.

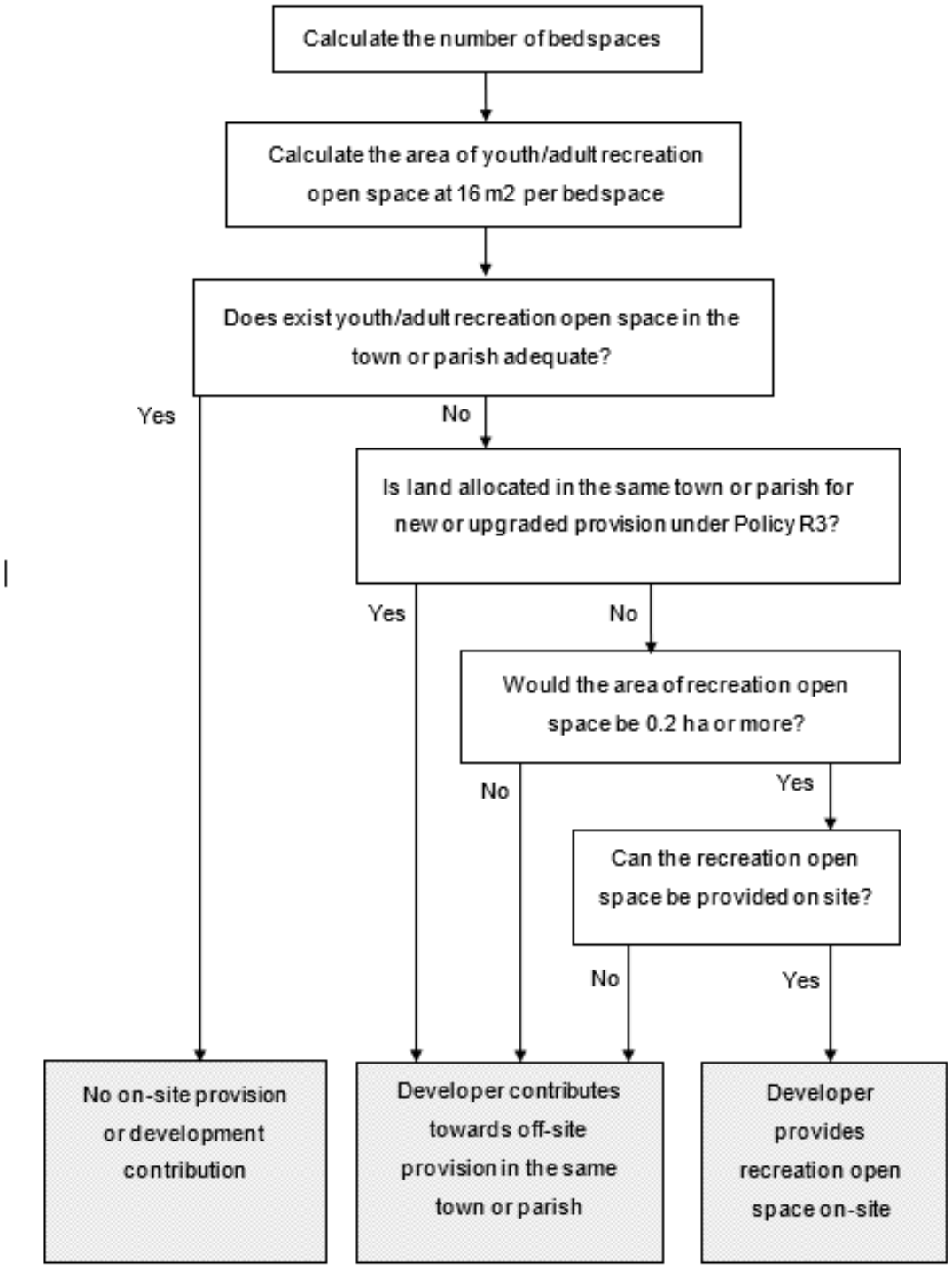


Figure 2: Procedure to calculate youth and adult recreation open space contribution

4.0 Procedures

4.1 The following procedures apply for both children's playspace and youth and adult recreation open space.

Application

4.2 The developer should submit plans of children's play areas at a scale of not less than 1:200 showing layout and landscaping. Details relating to recreational open space submitted with a full application must include: location, area, layout proposals and specifications, planting, intended future maintenance arrangements, phasing and programming proposals. This level of detail will not be required for outline applications.

4.3 The Local Planning Authority will check that recreation open space provision meets the requirements of Policy R2 and advise the applicant of any development contributions sought in lieu of on-site provision. The terms of any Section 106 (S.106) Agreement will be discussed with the applicant.

4.4 The Local Planning Authority on the location, design and layout of any on-site children's playspace will consult leisure Services and the appropriate Parish or Town Council and youth and adult recreation open space provision, future adoption arrangements and development contributions.

Planning Approval

4.5 Planning consent will include appropriate conditions and/or be subject to a S.106 Agreement. The developer will be required to complete recreation open space provision, to the satisfaction of the Local Planning Authority and Leisure Services, prior to occupation of the first dwelling (or at such other time as agreed between the parties). In the case of children's playspace, the developer will be required to ensure that the equipment is inspected and certified by an inspector from the Royal Society for the Prevention of Accidents, the National Playing Fields Association or some other recognised independent organisation. Outline approvals will be conditioned to ensure that the detailed design of recreation open space is dealt with satisfactorily as part of a detailed planning application. Where development contributions are applicable, a S.106 Agreement must be completed specifying the amount and timing of sums to be paid. The agreement will require payment to be made prior to occupation of the first dwelling (or at such other time as agreed between the parties). On outline applications where the precise number of bedspaces is not known, the S.106 agreement will refer to the development contribution to be paid per bedspace rather than the total.

Completion of Recreation Open Space Provision

4.6 On completion of the on-site provision, and prior to occupation of the first dwelling (or such other time as agreed), the developer will notify the Borough Council. Planning Services and Leisure Services will convene a site inspection to ensure that all requirements of the planning permission have been met. Upon completion of works to the satisfaction of the Borough Council and certification by an independent assessor, the transfer of the open space will be arranged to the Borough Council or the appropriate Town or Parish Council. Where the recreation open space is to remain in the ownership of the developer (for example, where the developer is a Housing Association), an agreement will be required to ensure that the site is adequately maintained and will be retained as recreation open space with public access in perpetuity.

Transfer of Recreation Open Space

4.7 Legal Services will liaise with Leisure Services and/or the appropriate Town/Parish Council to arrange the transfer of the open space for a nominal consideration. The developer will pay the legal costs for both parties of the transfer. The developer will be responsible for maintenance until such time as the transfer takes place. At the time of the transfer, the developer will be required to pay a sum for future maintenance. The value of the payment will be calculated as being sufficient (with interest) to cover 20 years maintenance and will be ring-fenced for use in upgrading and maintaining facilities. Beyond this, future maintenance and other recurrent expenditure will be borne by the authority in which the asset is vested.

Receipt of Development contributions (Off-site Provision)

4.8 The payment of development contributions in lieu of on-site provision will be made at the commencement of development (or such other time as agreed). Developers are not required to make on-going contributions for maintenance in addition to this initial payment where the provision made is off-site. A record will be maintained by Financial Services of sums received, coded to identify the application to which they apply, the Councils (Borough, Town or Parish) to which they refer and the year of expiry. Town / Parish Councils will be notified on an annual basis of sums received and the interest accrued and may ask for details at any time.

Release of Development contributions

4.9 Parish Councils should apply to the Borough Council for release of development contributions (and accrued interest) with details of projects for which the sums will be used. Applications should be supported by drawings, schedules, specifications and detailed costings. The Borough Council will need to be satisfied that the proposals are appropriate, in line with legal agreements and meet the needs of the area. The sum will be released to the Town or Parish Council on completion of an agreement to ensure that the money is used for the specified project and requiring any sums not used to be repaid to the Council within twelve months. This is essential for the Council to comply with its obligations to the developer. In addition, a written undertaking should be given that the Town or Parish Council will maintain the facility.

Return of Contributions to Developers

4.10 The provision of facilities will be made within a timescale agreed between the Borough Council and the developer. This will form part of the S.106 agreement. Any sums that are not used within the specified period (15 years for example) will be returned to the developer with interest.

Monitoring and Review

4.11 The development contributions payable will be reviewed on an annual basis to take account of changing circumstances, including fluctuations in costs.

5.0 Further Information

5.1 For queries on planning matters you are encouraged to consult the Borough Council's Planning Officers who will be pleased to assist. Alternatively, the Council's Leisure Services officers (Parks Team) will be pleased to offer guidance on the design of recreation open space.

- Telephone: (01892) 526121
- Text phone: (01892) 545449
- E-mail: planning.policy@tunbridgewells.gov.uk
- Or write to: The Head of Planning Services, Town Hall, Tunbridge Wells, Kent TN1 1RS.

6.0 Consultation

6.1 This document was prepared in accordance with the guidance set out in PPS12 regarding the preparation and consultation processes for Supplementary Planning Documents. The initial draft document was prepared with early engagement input from the Development Control, Leisure and Finance Services of the Borough Council. The following key stakeholders were consulted in addition:

- Planning Agents Group
- Development Control Forum
- Conservation Officer
- Parish and Town Councils
- Town Forum
- Royal Tunbridge Wells Civic Society
- Southborough Society

6.2 These Stakeholders raised a number of issues related to the general wording, clarity and focus of the SPD and to more specific points. Amendments were made accordingly.

6.3 A Sustainability Appraisal (SA) of the document was undertaken by independent environmental consultants and the draft SPD was further amended in accordance with their recommendations to incorporate text to promote biodiversity and safety.

6.4 The draft SPD was considered by Cabinet on 5 January 2006, where the Portfolio Holder for Planning recommended that the draft SPD and SA be approved for public consultation (item no. 060105/CAB003).

6.5 Borough-wide consultation was undertaken during the period 16 January 2006 to 27 February 2006. The following documents were made available at the Council's Offices, local libraries and on the Council's website: Draft Recreation Open Space SPD; Executive Summary; SA; Statement of SPD Matters and a Statement of Consultation. 106 organisations were directly notified of the consultation by letter, and a notice of public participation was placed in a local newspaper.

6.6 The responses to the consultation were reported Cabinet on 29 June 2006 (item no. 060629/CAB007). Details of the issues raised by the individual responses and the way in which they have been addressed in this final document are appended to the Cabinet report. The modifications to the consultation draft were accepted by Cabinet and the document was subsequently adopted by Full Council on 10 July 2006. The report and minutes of the meetings are available from the Council's Committee Section on request. Alternatively, they may be viewed on the website, www.tunbridgewells.gov.uk.

7.0 Useful references

This SPD can be viewed on the Tunbridge Wells Borough Council website.

Other useful references include:

- Tunbridge Wells Borough Local Plan, March 2006.
- Kent Design Guide 2005.
- The Department for Communities and Local Government (DCLG). Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation. 24 July 2002.
- Assessing needs and opportunities: Planning Policy Guidance 17 companion guide. September 2002.
- The Department for Communities and Local Government (DCLG). Circular 05/2005. Planning Obligations.
- The Department for Communities and Local Government (DCLG) 'How to Guide: Parks and Open Spaces', ODPM, 2005.
- National Playing Fields Association. Six Acre Standard 2001
- Royal Society for the Prevention of Accidents
- BS EN 1176 Playground Equipment Parts 1-7
- BS EN 1177 Impact Absorbing Playground Surfacing, Safety Requirements and Test Methods (used in conjunction with BS 7188)
- PAS 30 Multi-Games Facilities
- PAS 35 Wheeled Facilities
- Sport England Design Guidelines.

For guidance on meeting the needs of disabled people, refer to:

- Sport England Design Guidance Note: Access for Disabled People, 2002
- NPFA: Can Play, Will Play Playgrounds for Disabled Children
- Town and Country Planning Association (TCPA): Biodiversity by Design, 2004
- Football Foundation Organisation

Appendices

Appendix 1: Adopted Local Plan 2006 Policies

This document supplements Policies R2, R3 and R4 of the adopted Local Plan 2006. These policies are set out in full below.

Policy R2

This Policy applies to new residential developments in towns or parishes with an identified quantitative or qualitative deficiency in open space provision, or where the new development would lead to such a deficiency.

Youth and Adult Use:

New residential developments will be required to provide recreation open space for youth and adult use calculated at the rate of 1.6 ha per 1,000 population. Youth and adult recreation open space should be provided within or abutting the site as an integral part of the design unless any of the following circumstances defined below applies:

i. The development would generate a requirement for less than 0.2ha of recreation open space; or

ii. The required open space cannot be provided in a satisfactory manner due to the shape, size, topography, important landscape or nature conservation features of the site, or would have an adverse impact on the urban form of an area or the character of a conservation area, or risk of conflict with existing neighbouring residential properties or the future occupiers of the site; or

iii. Alternative land is allocated for new or upgraded provision in the same town or parish in POLICY R3.

In such cases the developer will be required to make a payment in lieu of on-site provision which would fairly and reasonably relate to the scale of the development. Payments will be used to implement the appropriate Plan proposal in Policy R3 or to improve an existing open space.

Children's Playspace:

On residential developments of 150 bedspaces or more, equipped children's playspace, calculated at the rate of 0.3 ha per 1,000 population, should be provided within or abutting the site, as an integral part of the design, unless the required open space cannot be provided in a satisfactory manner due to the shape, size or topography of the site, or would have an adverse impact on the urban form of an area or the character of a conservation area, or risk of conflict with existing neighbouring residential properties or the future occupiers of the site.

On residential developments of up to 150 bedspaces, and on those of 150 bedspaces or more where playspace cannot be provided on site, if the circumstances defined below apply, the developer will be required to make a payment in lieu of on-site provision, calculated at the rate of 0.3 ha per 1,000 population, which would fairly and reasonably relate to the scale of the development.

The circumstances referred to above are:

i. If a playspace within 400 metres walking distance of the site is proposed in POLICY R4, or could be upgraded to a LEAP to meet demand generated by the proposed development; or

ii. If a playspace within 1,000 metres walking distance of the site is proposed in POLICY R4, or could be upgraded to a NEAP to meet demand generated by the proposed development.

Notes:

a) Bedspaces will be calculated in the following way:

Bedrooms per Property	Bedspaces per Property
1	2*
2	3
3	4
4	5
5	6
6	7

*One bedroom properties are assumed not to generate the need for children's playspace and bedspaces arising from 1 bed dwellings will only be applicable when calculating Youth & Adult provision

b) In applying the commuted sum, priority will be given to the nearest playspace to the housing site as defined in POLICY R4.

c) For the purposes of this policy a suitable playspace is defined as a LEAP having a minimum area of 400 square metres and containing 5 pieces of play equipment with safety surfaces and preferably buffer zones or landscape screening around the activity area. A NEAP is defined as having a minimum area of 1,000 square metres and containing 8 pieces of play equipment with safety surfaces, a kickabout area and wheeled play area, with buffer zones or landscape screening around the activity area.

d) Amenity areas, incidental spaces and highways land are excluded from these calculations and population figures will be calculated from the number of bedspaces in the development.

e) The walking distance should not involve the crossing of a Primary distributor road unless a convenient, safe crossing point for children exists or would be provided in connection with the development. Outside Royal Tunbridge Wells and Southborough, the

walking distance of 1,000 and 400 metres can be extended to the walking distance to an existing recreation ground.

f) Housing schemes for the elderly will not be required to make provision for children's playspace, and sheltered housing schemes that make an appropriate level of provision for communal amenity space within the development will not be required to make provision for open space for youth and adult use. "Very sheltered housing" where residents require a significant level of care will not be required to make any provision under this Policy.

Policy R3

Land is allocated for sports pitches and other outdoor recreation facilities at the following locations, as defined on the Proposals Map:

1. Land adjacent to Hawkenbury recreation ground, Royal Tunbridge Wells;
2. Land adjacent to Rusthall recreation ground, Royal Tunbridge Wells;
3. Land west of the Ridgewaye, Southborough;
4. Land at Cranbrook Road, Goudhurst; and
5. Land adjacent to Woodside playing fields, Pembury.

New boundaries should be sympathetic to the character of the adjoining countryside. New habitats for flora and fauna should be created along the boundaries and margins of the sites.

Policy R4

Land is allocated for an equipped children's playspace at the following locations, as defined on the Proposals Map:

1. Land at Rusthall recreation ground, Royal Tunbridge Wells (NEAP);
2. Land at Oak Road, Royal Tunbridge Wells (NEAP);
3. Land at Powder Mill Lane, Southborough (NEAP);
4. Land east of London Road, Southborough (NEAP);
5. Land to the south of Broadwater Lane, Royal Tunbridge Wells (LEAP);
6. Land at Southview Road, Royal Tunbridge Wells (LEAP);
7. Land at Julian Hewitt grounds, Farmcombe Road, Royal Tunbridge Wells (LEAP);
8. Land at Goods Station Road, Royal Tunbridge Wells (NEAP);and

9. Land at Kent and Sussex Hospital, Mount Ephraim, Royal Tunbridge Wells (LEAP).

The extension and upgrading of an existing equipped children's playspace are proposed at the following locations, as defined on the Proposals Map:

1. Land at Hawkenbury recreation ground, Royal Tunbridge Wells (NEAP);
2. Land at St John's recreation ground, Royal Tunbridge Wells (NEAP);
3. Land at Crane Valley, Cranbrook (NEAP); and
4. Ball Field, Cranbrook (NEAP).

Appendix 2: Summary of Recreation Open Space Provision by Town or Parish 2000

Figures correct as of 2000.

Parish (Population est. 1997)	Area (ha) Playspace (Gross)	Rate of provision (ha/1000)	Area (ha) Youth and Adult Space	Rate of provision (ha/1000)
RTW (47,100)	26.80	0.57	35.7	0.7
Southborough (11,100)	0.94	0.08	6.6	0.6
Paddock Wood (7,600)	5.49	0.72	12.9	1.7
Cranbrook (6,300)	1.43	0.23	7.5	1.2
Benenden (1,800)	2.05	1.14	2.9	1.6
Bidborough (1,000)	0.04	0.04	1.6	1.6
Brenchley (2,800)	0.90	0.32	6.4	2.3
Capel (2,400)	0.05	0.02	2.1	0.9
Frittenden (900)	0.80	0.89	0.2	0.2
Goudhurst (2,700)	0.05	0.02	2.5	0.9
Hawkhurst (4,400)	1.30	0.30	8.7	2.0
Horsmonden (2,200)	0.85	0.39	4.3	2.0
Lamberhurst (1,400)	1.20	0.86	4.7	3.4
Pembury (6,100)	0.20	0.03	6.2	1.0
Sandhurst (1,300)	0.47	0.36	3.0	2.3
Speldhurst (4,800)	1.66	0.35	7.5	1.6
Sissinghurst (900)	0.70	0.70	1.6	1.7

Appendix 3: Development contributions for Children's Play space

Development contributions are calculated using standard costs for playground installation. These standard costs are based on the actual costs of recent projects. The National Playing Fields Association (now Fields in Trust) established the "Six Acre Standard," a widely adopted minimum guideline of 2.43 hectares (6 acres) per 1,000 population for outdoor playing space. This total includes 1.6–1.8 ha for outdoor sports and 0.6–0.8 ha specifically for children's equipped play areas.

The size of the contribution will be adjusted annually in accordance with the movement of the General Buildings Cost Index.

This content includes costings generated with the assistance of artificial intelligence.

The costs for the period to March 2027 are as follows:

LEAP

Where the developer is required to contribute towards the off-site installation of a LEAP or the upgrading of a playspace to LEAP standard, the cost is £862.20 per bedspace. This figure does not include maintenance costs – see para. 4.8 of SPD.

Where the developer is required to provide playspace to LEAP standard on-site, the cost is £1,600 per bedspace. This figure includes a 20-year maintenance contribution – see para. 4.7 of SPD.

NEAP

Where the developer is required to contribute towards the off-site installation of a NEAP or the upgrading of a playspace to NEAP standard, the cost is £1,291 per bedspace. This figure does not include maintenance costs – see para. 4.8 of SPD.

Where the developer is required to provide playspace to NEAP standard on-site, the cost is £1,900 per bedspace. This figure includes a 20-year maintenance contribution – see para. 4.7 of SPD.

Standard Installation Costs for a Local Equipped Area for Play (LEAP)

Work	Quantity	Unit	Rate (£)	Total (£)
Site/groundworks - Activity zone minimum of 400m2	400	M2	35.00	14,000.00
Play equipment				
Swings (2 seat) supply	1	Unit	2,170.00	2,170.00
Swings (2 seat) install	1	Item	850.00	850.00
Multi-play unit (climbing and sliding) supply	1	Unit	21,600.00	21,600.00
Multi-play unit (climbing and sliding) install	1	Item	3,410.00	3,410.00
Rotary item (small roundabout) supply	1	Unit	4,390.00	4,390.00
Rotary item (small roundabout) install	1	Item	600.00	600.00
Springy supply	1	Unit	1,200.00	1,200.00
Springy install	1	Item	352.00	352.00
Impact-absorbing surfacing under:				
Swings (2 seat)	22	M2	90.00	1,980.00
Multi-play unit (climbing and sliding)	35	M2	95.00	3,325.00
Rotary item (small roundabout)	15	M2	90.00	1,350.00
Springy	10	M2	90.00	900.00
Kerbs/edgings	85	Lin m	35.00	2,975.00
Other equipment				
Timber seat supply	2	Unit	600	1,200
Timber seat install	2	Item	220	440
Litter bin supply	2	Unit	500	100
Litter bin install	2	Item	150	300
Bowtop 1.0m high galvanised	80	Lin m	90.00	7,200.00
Self-closing pedestrian gate	2	No	1150.00	2,300.00
Maintenance gate	1	No	1,378.00	1,378.00

Traffic/safety barrier	1	No	640.00	640.00
Powder coating		Item	2,400.00	2,400.00
Tarmac footpath and areas	110	M2	120.00	13,200.00
Pcc edgings	80	Lin m	35.00	2,800.00
Buffer zone planting and landscaping – 10 m		Item	2,400.00	2,400.00
Play area sign	1.	No	750.00	750.00
Bicycle parking		Item	825.00	825.00
Re-instatement works		Item	2,400.00	2,400.00
Site fencing/protection/secure storage		Item	925.00	925.00
Contract preliminaries, CODAM, H&S regs		Item	925.00	925.00
Contingency	5	%	999.65	4,998.25
Professional fees; - allow	10	%	999.65	9,996.50
Total (exc VAT)				114,959.75
Cost per square metre				287.39
Cost per bedspace				862.20

Maintenance cost for equipped play area to LEAP standard (applied to on-site provision)

Annual maintenance cost per 400m^2 play area (£)	6,943.00 per annum
Cost per m^2 (£)	347.15 for 20 years maintenance

Standard Installation Costs for a Neighbourhood Equipped Area for Play (NEAP)

Content	Quantity	Unit	Rate (3)	Total (£)
Site/ground works – activity zone minimum 1,000m2	1,000	M2	32	32,000.00
Play equipment				
Swings (4 seat) supply	1	Unit	3,800.00	3,800.00
Swings (4 seat) install	1	Item	990.00	990.00
Multi-play unit (climbing and sliding) supply	1	Unit	35,000.00	35,000.00
Multi-play unit (climbing and sliding) install	1	Item	12,500.00	12,500.00
Rotary item (roundabout) supply	1	Unit	5,000.00	5,000.00
Rotary item (roundabout) install	1	Item	900.00	900.00
See-saw supply	1	Unit	2,500.00	2,500.00
See-saw install	1	Item	440.00	440.00
Aerial runway supply	1	Unit	8,000.00	8,000.00
Aerial runway install	1	Item	1,500.00	1,500.00
Single point swing supply	1	Unit	5,500.00	5,500.00
Single point swing install	1	Item	1,500.00	1,500.00
Youth shelter supply	1	Unit	6,000.00	6,000.00
Youth shelter install	1	Item	1,500.00	1,500.00
Impact-absorbing surfacing under:				
Swings (4 seat)	45	M2	90.00	4,050.00
Multi-play unit (climbing and sliding)	65	M2	95.00	6,175.00
Rotary item (roundabout)	30	M2	90.00	2,700.00
See-saw	25	M2	90.00	2,250.00
Aerial runway	50	M2	90.00	4,500.00
Single point swing	50	M2	90.00	4,500.00
Kerbs/edgings	200	Lin m	35.00	7,000.00
Other equipment				

Content	Quantity	Unit	Rate (3)	Total (£)
Steel seat supply	6	Unit	1,500.00	9,000.00
Steel seat install	6	Item	150.00	900.00
Litter bin supply	4	Unit	500.00	2,000.00
Litter bin install	4	Item	150.00	600.00
Bowtop 1.0m high galvanised	160	Lin m	90.00	14,400.00
Self-closing pedestrian gate	4	No	1150.00	4,600.00
Maintenance gate	2	No	1,378.00	2,756.00
Traffic/safety barrier	2	No	640.00	1,280.00
Powder coating		Item	4,800.00	4,800.00
Tarmac footpath and areas	150	M2	120.00	18,000.00
Pcc edgings	100	Lin m	35.00	3,500.00
Football goals supply	1	Pair	2,500.00	2,500.00
Football goals install	1	Item	550.00	550.00
Basketball goal supply	1	Pair	4,000.00	4,000.00
Basketball goal install	1	Item	950.00	950.00
Re-bound fencing (3.0+m high) supply	64	Lin m	150.00	7,200.00
Re-bound fencing (3.0+m high) install	64	Lin m	110.00	6,400.00
Re-bound fencing (1.2m high) supply	48	Lin m	150.00	7,200.00
Re-bound fencing (1.2m high) install	48	Lin m	110.00	4,800.00
Wheeled sports area				
Hard surface (tarmac)	330	M2	150.00	49,500.00
Pcc edgings	100	Lin m	35.00	3,500.00
Quaterpipe supply	2	Unit	5,500.00	11,000.00
Quaterpipe install	2	Item	2,300.00	4,600.00
Flat bank supply	1	Unit	6,000.00	6,000.00
Flat bank install	1	Item	950.00	950.00
Fun box supply	1	Unit	7,000.00	7,000.00
Fun box install	1	Item	1,200.00	1,200.00

Content	Quantity	Unit	Rate (3)	Total (£)
Jump ramp supply	1	Unit	2,500.00	2,500.00
Jump ramp install	1	Item	800.00	800.00
Grind rail supply	1	Unit	950.00	950.00
Grind rail install	1	Item	220.00	220.00
Buffer zone planting and landscaping 30m	1	Item	4,800.00	4,800.00
Play area sign	3	Unit	750.00	2,250.00
Bicycle parking	1	Item	2,300.00	2,300.00
Re-instatement works	1	Item	5,000.00	5,000.00
Site fencing/protection/secure storage		Item	1,800.00	1,800.00
Contract preliminaries, CODAM, H&S regs		Item	2,300.00	2,300.00
Contingency	5	%	4,312.46	21,562.30
Professional fees – allow	9	%	4,312.46	38,812.14
Total (exc VAT)				431,246.00
Cost per square metre				431.25
Cost per bedspace				1,291.16

Maintenance cost for equipped play area to NEAP standard (applied to on-site provision)

Annual maintenance cost per 1000m^2 play area (£)	13,886.00 per annum
Cost per m^2 (£)	277.72 for 20 years maintenance

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Appendix 4: Development Contributions for Youth/Adult Recreation Open Space

Development contributions in Tunbridge Wells, Southborough, Goudhurst and Pembury will be based on the anticipated costs of providing the facilities outlined in Policy R3 and accompanying text in the Adopted Local Plan 2006. However, until such time as detailed costings are prepared for each site, a standard development contribution will be applied throughout the Borough based on the estimated cost of installing one football pitch and associated facilities.

These standard costs are derived from recent similar projects in the Borough. For the purposes of calculating a cost per square metre, the land requirement for a football pitch, changing room, car park, run off, footpaths and landscape buffer is estimated at 9,775 square metres. This figure is based on National Playing Field Association (now Fields in Trust) recommendations.

The size of the contribution will be adjusted annually in accordance with the movement of the General Buildings Cost Index.

This content includes costings generated with the assistance of artificial intelligence.

The costs for the period to March 2027 are as follows:

Where no land purchase is necessary and the developer is required to contribute to the provision of youth and adult recreation open space off-site, the cost is £960 per bedspace. This figure does not include maintenance costs – see para. 4.8 of SPD.

Where the developer is required to provide youth and adult recreation open space on-site, the cost is £1,448.64 per bedspace. This figure includes a 20-year maintenance contribution – see para. 4.7 of SPD.

Where land purchase is necessary, a suitable additional supplement per bedspace will be agreed with the developer.

Standard Installation Costs for a Football Pitch and Associated Facilities

Car Park	£77,651
Pavilion/changing facilities (2 teams)	£328,400
Pitch construction	£120,000

13% fees	£68,380
Total excluding land purchase	£594,431
Cost per square metre (no land purchase)	£60
Cost per bedspace (no land purchase)	£960

Maintenance cost for a Football Pitch and Associated Facilities (applied to on-site provision)

20 years maintenance – buildings and car park	£170,541.06
20 years maintenance – grounds	£128,197.67
Cost per m2	£30.54 for 20 years maintenance

If you require this document in another format, please contact:

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