

Stroud District Council

Residential Development Outdoor Play Space Provision

Supplementary Planning Guidance

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Stroud District Council
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1. Introduction

1.1 Objective of Supplementary Planning Guidance

This document is Supplementary Planning Guidance based on Policy R5 of the Stroud District Local Plan and information contained in the Leisure Strategy. The guidance is intended to explain, in detail, the District Council's approach to outdoor play space provision for new residential developments and how Policy R5 will be implemented.

1.2 Stroud District Council Recreation Survey and Leisure Strategy

An outdoor recreation survey was conducted by Stroud District Council in 1999 as part of the Local Plan preparation process. The survey revealed a number of deficiencies, in terms of both quantity and quality, with regard to outdoor play space provision in certain areas of Stroud District. The results of the recreation survey will be used to update the District Council's Leisure Strategy. The Leisure Strategy, together with the recreation survey and Local Plan will be used to assess future needs for outdoor play space and identify both new sites and sites suitable for improvement within Stroud District. Reference to the Leisure Strategy will be made when determining planning applications for residential development requiring public outdoor play space provision.

1.3 Individual Dwelling Approach

The deficiencies identified in the recreation survey will be exacerbated if outdoor playing facilities are not provided in conjunction with new residential development. Consequently, the District Council will require outdoor playing facilities to be provided with all new residential developments (or a financial contribution to be provided in lieu of on-site provision) in recognition that the additional residents will increase the level of demand on existing facilities. Records of relevant planning permissions in the District have shown that new residential developments tend to be small in scale, involving less than ten dwellings. Previously, these sites have not contributed to the provision of outdoor playing facilities and, as a result, have increased the burden on the existing outdoor playing facilities. The aim of this Supplementary Planning Guidance is to address this issue by establishing a framework whereby publicly available outdoor play space is located within, or in close proximity to, all new residential developments. In the same way a developer is asked to improve, for example, roads or drainage, it is appropriate and necessary to request the provision of outdoor playing facilities as part of a proposed new residential development. However, it must be clearly understood that the purpose of this document is not to overcome the existing deficiencies, but to ensure that the deficiencies are not exacerbated.

1.4 National Playing Field Association's 'Six Acre Standard'

There are no statutory national standards for the provision of outdoor play space. Planning Policy Guidance Note 17: Sport and Recreation, uses the National Playing Field Association's (NPFA) 'Six Acre Standard' as an illustrative guide. This standard recommends a minimum level of outdoor play space of 2.4 hectares (6 acres) per 1,000 population. It has now become widely adopted as a suitable assessment for outdoor play space provision. On the basis of the 'Six Acre Standard' local assessments of provision can be made by the Local Planning Authority and policies can be developed to reflect the adequacy of provision of outdoor play spaces. Stroud District Council has adopted the 'Six Acre Standard' as a suitable method of assessing outdoor play space provision within the District. The standard will be used as a basis for Policy R5 which requires the provision of new or improved outdoor playing facilities in association with new residential development.

1.5 Planning Background

The view that sport and recreation have a valuable social and economic role is supported by Central Government in PPG17. Paragraph 2 states;

'It is the policy of the Government to promote the development of sport and recreation in its widest sense: to enable people to participate in sport, whether as players or spectators, and to encourage the provision of a wide range of opportunities for recreation...'

PPG17 emphasises that it is the responsibility of the planning system to ensure that adequate resources are allocated in development plans for both organised sport and informal recreation. Furthermore, PPG17 states that it is the duty of local planning authorities to assess the community's needs for recreational space having regard to existing levels of provision and deficiencies. Full consideration of the recreational and leisure needs of a community must, however, be balanced against other development requirements of the community and the desire to protect the District's environment.

1.6 Planning Obligations

1.6.1 Planning Policy Guidance Note 17

With regard to the provision of on-site outdoor play spaces by developers, PPG17 endorses the use of planning obligations by stating, in paragraph 20, that;

'It may be appropriate for local authorities to enter into planning obligations under Section 106 of the Town and Country Planning Act 1990 or other powers to secure the provision of public open space and sporting, recreational, social, educational or other community facilities as part of larger mixed use developments.'

The legitimacy of contributions for off-site provision is also accepted in PPG17, providing the need for them arises from the development itself. Examples of acceptable planning obligations in PPG17 include;

- The provision of on-site and off-site recreational facilities related to the development;
- In the case of small developments, a contribution to nearby sport and recreation or open space provision;
- Alternative provision when recreational land or open space is lost.

1.6.2 Circular 1/97

Circular 1/97: Planning Obligations, expands on the advice outlined in PPG17 and explains the circumstances under which planning obligations are appropriate. Under Section 106(2) of the Town and Country Planning Act 1990 planning obligations may;

'Provide for payments of money to be made, either of a specific amount or by reference to a formula, and require periodical payments to be paid indefinitely or for a specified period.'

The circular states that, in general terms, planning obligations must be;

- necessary;
- relevant to planning;
- directly related to the proposed development;

- fairly and reasonably related in scale and kind to the proposed development;
- reasonable in all other respects.

Planning obligations, it is further advised in the Circular, can provide a means of reconciling the aims and interests of developers with the need to safeguard the local environment and community facilities, such as open spaces. The guidance suggests that it is reasonable to expect developers to meet or contribute towards the cost of providing these facilities where the development itself has created a need for the extra facilities. The definition of what is appropriate and reasonable in terms of planning obligations depends upon local circumstances and a degree of planning judgment in respect of the individual development proposal.

2. Outdoor Play Space - Definitions and Standards

2.1 The National Playing Field Association's 'Six Acre Standard'

The outdoor play spaces referred to in this Supplementary Planning Guidance relate to the definitions outlined in the NPFA's 'Six Acre Standard' document, namely;

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

This standard recommends the following minimum provision of outdoor play space:

TOTAL OUTDOOR PLAY SPACE	2.4 HA (6 ACRES) PER 1,000 POPULATION
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The overall standard can be subdivided into the following categories:

YOUTH AND ADULT USE	1.6 - 1.8 HA (4 - 4.5 ACRES) PER 1,000 POPULATION
<p>Land for inclusion under this part of the standard comprises:-</p> <p><i>'Facilities such as pitches, greens, courts, athletics tracks, and miscellaneous sites such as croquet lawns and training areas...'</i></p>	

PLAYING PITCHES	1.21 HA (3 ACRES) PER 1,000 POPULATION
<p>Within the Youth/Adult standard, a specific component involves the provision of playing pitches for Football, Rugby, Hockey and Cricket.</p>	

EQUIPPED/DESIGNATED CHILDREN'S PLAY SPACE	0.2 - 0.3 HA (0.5 - 0.75 ACRES) PER 1,000 POPULATION
CASUAL/INFORMAL CHILDREN'S PLAY SPACE	0.4 - 0.5 HA (1 - 1.25 ACRES) PER 1,000 POPULATION
<p>Land for inclusion under this part of the standard comprises:-</p> <p><i>'Outdoor playgrounds with one or more items of permanently installed play equipment for children of whatever age.'</i></p> <p><i>'Play facilities for children which offer specific opportunities for outdoor play, such as adventure playgrounds.'</i></p> <p><i>'Casual playing space within housing estates which are of a useful size and in safe locations.'</i></p>	

2.2 The application of the 'Six Acre Standard' to Stroud District

The recreation survey has revealed that Stroud District, as a whole, does not satisfy the outdoor playing space standards advocated by the NPFA. The actual figures for each component within the 'Six Acre Standard' for Stroud District are shown in Table 1:

Table 1 The 'Six Acre Standard' in relation to Stroud District

	NPFA REQUIREMENT	ACTUAL PROVISION	SHORTFALL	
	ha	ha	ha	%
SIX ACRE STANDARD *	212	196	16	8
YOUTH/ADULT	185	174	11	6
PLAYING PITCH	131	121	10	8
EQUIPPED CPA	27	21	5	19
INFORMAL CPA	49	Not Recorded	Unknown	Unknown

* Calculation excludes standard of 0.45 ha per 1000 population for informal CPA.

As can be seen in Table 1, the amount of equipped children's play space within Stroud District is particularly low. Consequently, the District Council will expect all new residential developments to provide contributions towards equipped children's play space to achieve the standard of 0.3 hectares per 1,000 population. The distribution of contributions towards the other components of the 'Six Acre Standard' will vary, reflecting the specific recreational needs of the individual parishes.

2.3 Youth and Adult Facilities

All new residential developments will be required to contribute to outdoor play space provision for youth and adult use. In addition to the playing areas/pitches themselves, additional requirements directly related to the site may also be needed as part of any planning obligation. These may include, for example:

- changing facilities
- car parking facilities
- site accessibility improvements
- land leveling
- land drainage systems

2.4 Children's Play Areas

The NPFA recommends that residential areas should contain different types of outdoor play spaces to cater for a range of age groups. Table 2 summarises the NPFA's main requirements with regard to each type of outdoor play space. Whether a particular type of play space is provided on the development site depends upon the actual size of the development. Although the recommendations forwarded by the NPFA represent a good

standard to aim for, they also tend to represent a relatively 'idealised' situation. Hence, the recommendations have only been included in this document for the purpose of providing supporting information and as a basis for comparison. Previous planning applications for residential development have demonstrated that, in reality, only the larger developments will be able to accommodate this range of children's play space on the development site or conform to the strict equipment requirements set out by the NPFA. In most cases, new residential developments will only be able to contribute to the improvement of an existing children's play area off the development site.

In recognition of this, the District Council has adopted what it believes to be a more simple, flexible and pragmatic approach compared to the NPFA recommendations, which more accurately reflects local circumstances and recreational needs. This approach has been based on the experiences of Stroud District Council in installing and maintaining its own outdoor recreational facilities within the District. Hence, the District Council, in conjunction with the relevant town/parish council, will evaluate the individual circumstances of each locality in relation to children's play areas when considering whether to improve an existing play area or provide a new play area.

2.5 Amenity Open Space

The NPFA's 'Six Acre Standard' does not include outdoor areas which serve primarily as amenity open space. In some cases the location and size of amenity land restricts its use as an outdoor recreational resource. An example of this includes grassed highway verges. However, in many cases, amenity land can serve two functions. It can act as a green visual space within residential areas and it can also serve as an informal recreational facility, especially for children. Hence, in practice, there is often little distinction between land used for amenity purposes and land used for children's informal recreation.

For the purposes of this Supplementary Planning Guidance, the strict NPFA guidance in relation to the provision of informal play space for children has, to a certain extent, been relaxed. This element of playing space has not been included for detailed consideration within this document. A more flexible and pragmatic approach has been adopted by the District Council which recognises the often close relationship between the role of amenity land and informal children's play areas. For example, the proximity of other publicly accessible open spaces, such as commons or parks, will be taken into account when considering planning applications for new residential developments. Policy R5 of the Local Plan addresses the provision of amenity land within new residential developments. This policy requires new residential developments, where appropriate, to include a sufficient amount of public open space to serve as both amenity land and informal play space for children. Informal play space, in these instances, should comprise safe, suitably sized open grassed areas which are of an even gradient and which can be accessed easily and safely by young, unsupervised children. Amenity open space should be provided in addition to the youth/adult facilities and equipped children's play areas identified in paragraphs 2.3 and 2.4 of this document.

Table 2 Children's Outdoor Play Spaces - NPFA Minimum Standards

	LOCAL AREA FOR PLAY (LAP)	LOCAL EQUIPPED AREA FOR PLAY (LEAP)	NEIGHBOURHOOD EQUIPPED AREA FOR PLAY (NEAP)
AGE GROUP	4-6	4-8 accompanied	8-14 unaccompanied
WALKING TIME AND DISTANCE FROM HOME*	1 minute 100 metres	5 minutes 400 metres	15 minutes 1,000 metres
EQUIPMENT REQUIRED**	Sign posting. Seating for adults. Safety barriers.	At least 5 types of play equipment complying with British Standards. Seating for adults. Safety barriers.	At least 8 types of play equipment complying with British Standards. A kickabout area and wheeled play area. Seating for adults. Safety barriers.
SITE REQUIREMENTS	A flat, grassed or hard surfaced area complying with British Standards. Good drainage.	A flat, grassed or hard surfaced area complying with British Standards. Good drainage.	A hard surfaced area complying with British Standards. Landscaping and planting.
MINIMUM SIZES			
ACTIVITY ZONE:	100 sq.m.	400 sq.m.	1000 sq.m.
BUFFER ZONE:	300 sq.m.	3200 sq.m.	7500 sq.m.
BUFFER ZONE AREAS	5 metres from ground floor windows. 1 metre strip of dense planting between exposed house walls and the activity zone.	20 metres from the boundary of the nearest residential properties (this could include footpaths and planted areas).	30 metres from the boundary of the nearest residential properties.

* This assumes hazards such as busy roads, railway lines, canals or isolated areas are avoided or can be negotiated safely by children.

3. Development for Inclusion

3.1 Local Plan Policy R5

Policy R5 of the Stroud District Local Plan requires developers to make on-site provision for both outdoor youth/adult and children's play space within new residential developments. Where on-site provision is not possible or appropriate, developers are required to make financial contributions to the provision or upgrading of outdoor play facilities off the development site.

Policy R5

Proposals for new residential development should provide appropriate public outdoor playing space in accordance with the adopted standard of 2.4 hectares per 1,000 population. Where achievement of this standard is unrealistic or inappropriate within the boundaries of the development site, a financial contribution will be sought in lieu of on-site provision, as detailed in Supplementary Planning Guidance, 'Residential Development Outdoor Play Space Provision'. Additional amenity open space will be sought, as appropriate, in association with new residential development.

3.2 Exceptions to Policy R5

All new residential developments, including any net increases in dwelling units arising from conversions or redevelopment, will be required to provide an appropriate proportion of the minimum outdoor play space standard of 2.4 hectares per 1,000 population. The only exceptions to this requirement involve:

- replacement dwellings on a one-to-one basis;
- extensions or alterations;
- housing provided specifically for the elderly such as annexes for dependent relatives, retirement homes, residential homes or nursing care homes;
- mobile homes subject to temporary planning permission;
- affordable housing not available on the open market;
- residential developments where other community benefits have been identified as being of more importance and/or greater priority.

For one-bed dwellings, only the requirement for youth/adult outdoor play space provision will be necessary. Houses in multiple occupation will be treated as a single unit with the equivalent number of bedrooms for youth/adult provision.

4. Calculation of On-Site Outdoor Play Space

4.1 Outdoor Play Space Provision based on Population

Whether any outdoor playing space is required within a development site will depend upon the size of the development and the scope for making on-site provision. The provision of outdoor playing space in Stroud District is population based - the additional population generated by a new residential development and the nature of the population (ie. the mix of adults and children) will determine the level and type of outdoor play space provision required. The Local Planning Authority will follow the procedure detailed in paragraph 4.3 to determine whether contributions from developers are needed to provide:

- youth/adult sports facilities, and/or;
- children's play areas, and/or;
- a commuted payment in lieu of on-site provision.

4.2 Bedrooms and Bedspaces

The increase in population resulting from any new residential development is determined by the amount of additional bedspaces created by that particular development. Hence, the provision of outdoor playing space is dependent upon the total number of dwellings being proposed and the size of the dwellings. Where a planning application specifies the number of bedrooms, rather than bedspaces, the rate of equivalence shown in Table 3 will be used.

Table 3 Bedrooms/Bedspaces Conversion Chart

BEDROOMS PER PROPERTY	BEDSPACES PER PROPERTY	MAXIMUM HOUSEHOLD OCCUPANCY RATES
1	2	2 Adults
2	3	2 Adults + 1 Child
3	4	2 Adults + 2 Children
4+	5	2 Adults + 3 Children (1 Youth)

4.3 Calculation of On-Site Play Space Requirements

The following procedure will be used to determine the extent of outdoor playing space required by any new residential development:

1. Calculate the total number of bedspaces generated by the development with reference to Table 3.
2. Calculate the area requirements for youth/adult facilities and equipped children's play areas as in Table 4.
3. Residential developments generating bedspaces which equate to the minimum number of bedspaces for a particular type of outdoor play space must provide that facility within the development site unless any of the following circumstances apply:

- The required outdoor play space cannot be provided satisfactorily within the boundaries of the development site due to the shape, size or topography of the site.
- The required outdoor play space would conflict with important landscape or nature conservation features within the development site, or have an adverse impact on the amenity of existing neighbouring properties.
- Alternative land for youth/adult sport already exists (or is identified in the Local Plan/Leisure Strategy or by the relevant town/parish council) within the locality of the new residential development which, if improved, could meet the extra demand generated by the development. Improvements in relation to youth/adult sports facilities could involve, for example:
 - increasing the availability and accessibility of the site to the general public;
 - the leveling and re-seeding of existing turfed playing pitches;
 - the upgrading of existing pitch drainage systems;
 - the upgrading or provision of new changing rooms;
 - the provision of all-weather playing surfaces and floodlighting.

Note: In certain cases co-operation between adjacent parish councils (eg. the 'pooling' of commuted payment contributions) may be required to enable the provision of a larger scale youth/adult facility which would only be viable when serving a wider local area. However, in accordance with Circular 1/97, the facility must be 'reasonably related' to the residential development(s) subject to the commuted payment contributions. To ensure this, Stroud District Council will adopt an approach similar to the 'Study Area' system employed in the Recreation Survey.

- Alternative outdoor play space for children already exists (or is identified in the Local Plan/Leisure Strategy or by the relevant town/parish council) within the locality of the new residential development which, if improved, could meet the extra demand generated by the development.

Table 4 Minimum Bedspace Requirements for On-Site Provision

	MINIMUM LEVEL OF BEDSPACES REQUIRED FOR ON-SITE PROVISION	OUTDOOR PLAY SPACE REQUIRED PER BEDSPACE (SQ. M.)
YOUTH/ADULT SPORT FACILITY*	456	18
EQUIPPED CHILDREN'S PLAY AREA**	133	3

* Calculation based on a minimum-sized football pitch of 0.82 ha.

** Calculation based on a 400 sq.m. LEAP.

4.4 Maintenance Contributions for On-Site Provision

Developers providing on-site outdoor play space facilities will also be required to make a one-off payment for their future maintenance for a period of 15 years, following their installation. This adheres with guidance outlined in paragraph B14 of Circular 1/97. Maintenance costs per facility or type of outdoor play area are outlined in Appendix 3. The figures are only intended to act as a guide for negotiation and the exact level of contributions will vary according to site characteristics and over time, reflecting changes in maintenance costs. The scale of the maintenance contributions payable by developers will be reviewed annually to take account of changing circumstances in the costs of playing equipment and installation.

5. Commuted Payments

5.1 Background Information

Wherever possible, the provision of outdoor playing facilities should be made within the boundaries of the development site as an integral part of the development. However, as detailed in paragraph 4.3(3) of this document, there may be circumstances where it is not possible or appropriate to accommodate the required outdoor playing facilities within the development site. For example, many residential developments may be small in scale (eg. single dwellings) and, individually, will generate insufficient requirements for outdoor play space. In these cases, the District Council will operate a commuted payment scheme. This scheme will require developers to make financial contributions to the provision of off-site outdoor play space, or the improvement of existing outdoor play areas in lieu of on-site provision.

5.2 How will the Commuted Sums be used ?

Where commuted payments are sought from developers, these will relate directly to the size of the development and will be used to:

- Provide new, or upgrade existing youth/adult sports facilities so as to be of benefit to the occupants of the new residential development.
- Provide new, or upgrade existing children's play areas so as to be of benefit to the occupants of the new residential development.

5.3 Financial Contributions expected from Developers

The table in Appendix 2 outlines the level of commuted sums expected for each particular type of outdoor playing facility, based on dwelling size. The commuted payment calculations are based on the standard costs for design, lay-out and equipment. The figures are intended to act as a guide for negotiation and the exact level of contributions from developers will vary according to site characteristics and over time reflecting changes in costs.

5.4 Where will the Commuted Sums be held ?

- The commuted funds received from developers will be held by Stroud District Council in a designated account and will be used solely for the provision or improvement of outdoor playing facilities. The District Council will also record the amount of commuted funds allocated and available to each parish.
- Contributions from developers will normally be given to the District Council on the signing of the Section 106 Legal Agreement. These funds will not be released until the District Council is notified by the developer that the planning permission, granted following the completion of the Section 106 Legal Agreement, has been commenced. If the planning permission expires, is revoked, or otherwise becomes invalid without being implemented, the contribution will be repaid to the original payee. If the commuted sums have not been used, or an on-going scheme has not been identified within 5 years of the developer notifying the District Council of the commencement of the planning permission, the funds will be returned to the original payee with accumulated interest.
- The commuted funds will not be released by the District Council until an appropriate recreation scheme has been identified. The allocation of funds to particular schemes

will be based on the findings of the recreation survey, information contained in the Leisure Strategy and local knowledge from the relevant town/parish council. The District Council has produced a guidance note for town/parish councils, detailing the procedures which need to be followed to enable the release of the commuted funds.

6. Procedures

6.1 Pre-Application Procedures

In pre-application discussions involving new residential developments, the Local Planning Authority will advise developers of Policy R5 of the Local Plan at the earliest opportunity. A guidance note informing the applicant of the District Council's recreation policies and commuted payment procedures will be forwarded to the applicant together with the application forms requesting planning permission.

6.2 Application Procedures for Outline Planning Permission

In the case of applications for outline planning permission, the applicant will be required to enter into a Legal Agreement with the Local Planning Authority under Section 106 of the Town and Country Planning Act 1990. In most cases, details concerning the amount and type of outdoor recreational facilities or level of commuted sums for the proposed residential development will not be known at this 'outline' stage. The Local Planning Authority will ensure the correct contribution is received when more details are submitted with the application for the Approval of Reserved Matters.

6.3 Application Procedures for Full Planning Permission

6.3.1 Residential developments with less than the minimum level of bedspaces required for on-site provision:

When the District Council receives a planning application for new residential development, the Local Planning Authority will advise the applicant of Policy R5 of the Local Plan prior to the determination of the application. The applicant will be required to enter into a Section 106 Legal Agreement with the Local Planning Authority to ensure a contribution is made towards outdoor playing facilities. A Draft of the Legal Agreement will be forwarded to the applicant for consideration.

- Receipt of Payment prior to the release of Planning Permission:

Where payments to the District Council are to be made prior to the release of the planning permission, the procedure for entering into a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 is straight forward. In the case of small development sites (ie. those with less than the minimum level of bedspaces required for on-site provision of outdoor recreational facilities), where the provision of recreation facilities is the only issue which requires the landowner to enter into such an agreement, it will not always be necessary for the owner/applicant to instruct a solicitor.

- Receipt of Payment on the commencement of Development:

Where the owner/applicant intends to delay the payment until the commencement of the development, title to the application site will need to be proved to the satisfaction of the Solicitor to the Council. In most cases, this will require the owner/applicant to instruct a solicitor at their own expense. The owner/applicant will also be expected to pay the costs incurred by the District Council's Legal Department in processing the Legal Agreement.

- Amendments to Planning Applications:

Where an amendment is proposed to a planning application (eg. an increase in the number or size of dwellings), the level of contribution from the applicant may be altered accordingly.

- Payment:

Payments should be in the form of cheques, made payable to Stroud District Council, with the planning application reference number written on the reverse. The District Council will acknowledge receipt of the payment.

6.3.2 Residential developments attaining the minimum level of bedspaces required for on-site provision:

Planning applications for residential developments requiring on-site provision of outdoor playing facilities are likely to require other planning obligations concerning infrastructure, such as highway improvements. Consequently, proposals for larger residential developments are not likely to be subject to the procedures outlined in paragraph 6.3.1. Planning obligations for the provision of outdoor play facilities for larger residential sites will be identified by the Local Planning Authority prior to the submission of a planning application. Where applicable, the applicant will need to make reference to the following list when considering the inclusion of outdoor play areas within the boundaries of a residential development site:

- location
- area
- layout and equipment
- landscaping and planting
- future maintenance arrangements
- phasing proposals (for developments planned over a number of years)

The developer will need to provide the outdoor playing space and associated facilities to the satisfaction of the District Council. In the case of equipped children's play areas, the developer will be required to ensure that the facilities are inspected and certified by a relevant and recognised organisation, such as RoSPA.

7. Additional Information

7.1 Queries concerning Supplementary Planning Guidance

For queries concerning information and procedures contained in this Supplementary Planning Guidance, please consult the District Council's Planning Officers at the following address:

Directorate of Development and Leisure
Stroud District Council
Council Offices
Ebley Mill
Stroud
Gloucestershire
GL5 4UB

Tel. 01453 754442
Fax. 01453 754222

7.2 Useful References

- The Six Acre Standard, Minimum Standards for Outdoor Playing Space, National Playing Fields Association, 1992.
- Planning Policy Guidance Note 17: Sport and Recreation, Department of the Environment, 1991.
- Circular 1/97: Planning Obligations, Department of the Environment, 1997.
- Stroud District Local Plan, Stroud District Council.
- Outdoor Playing Space - A Survey of Local Provision and Needs, Stroud District Council, 1999.
- Leisure Strategy, Stroud District Council, 1999.

Appendix 1. Outdoor Play Areas - Notional Costings 2000/2001

1. Children's Equipped Play Area

EQUIPMENT	QUANTITY	COST £
Benches	2	700
Litter bin	1	100
Sign posting	As required	300
Fencing around play area with gate*	70 metres	3,200
Safety surfacing	70 sq.m.	4,200
Landscaping**	As required	2,500
Children's swings	1	1,200
Slide	1	2,850
Buck-Abouts	2	1,100
Multi-Play structure	1	4,500
Installation of play equipment	5 units	2,500

TOTAL	£ 23,150
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* Metal bow top fencing, 1.2 metres in height.

** Based on landscaping a site of 800 sq.m. (including buffer zone) to include trees, shrubs and pathways etc.

2. Youth/Adult Facility - Football Pitch and Tennis Courts

EQUIPMENT	QUANTITY	COST £
Goal posts/nets and corner flags	1 set	1,000
Changing facilities	1	100,000
Car parking facilities*	530 sq.m.	16,800
Hard surface/tarmac area**	1200 sq.m.	69,000
Tennis nets/posts	2 sets	600
Basketball backboards	2	1,000
Landscaping/seeding	As required	4,000

TOTAL	£ 192,400
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* Based on tarmac area to accommodate 40 vehicles.

** Hard surface area to accommodate 2 tennis courts.

Appendix 2. Commuted Payment Contributions from Developers 2000/2001

NUMBER OF BEDROOMS	YOUTH/ADULT FACILITY	EQUIPPED PLAY AREA FOR CHILDREN	TOTAL
1	£ 844	N/A	£ 844
2	£ 844	£ 174	£ 1018
3	£ 844	£ 348	£ 1192
4 +	£ 1266	£ 348	£ 1614

Notes concerning Commuted Payments:

1. The commuted payment figures exclude land acquisition costs.
2. The commuted payment figures are based on the average costs of providing the facilities by Stroud District Council.
3. The commuted payment figures are intended to act as a guide for negotiation and the exact level of contributions from developers will vary according to site characteristics and over time reflecting changes in costs.
4. In cases where Stroud District Council provides the land for the outdoor playing facility and/or is instructed to install the outdoor recreational facilities, the commuted payment figures outlined above will still be applicable.
5. In cases where a proposed development is sufficiently large to provide an element of outdoor playing space within its boundary, the scale of the commuted sums from developers will be reduced in accordance with the proportion of outdoor playing space provided.
6. The scale of commuted sums payable by developers will be reviewed annually to take account of changing circumstances in relation to the costs of playing equipment and installation.

Appendix 3. Maintenance Contributions for On-Site Outdoor Play Areas

	MAINTENANCE COSTS PER ANNUM AT 2000*	COMMUTED PAYMENT (FOR 15 YEARS)
GRASS PLAYING PITCH	£ 2,500	£ 25,000
ARTIFICIALLY SURFACED PITCH	£ 2,900	£ 29,000
TARMAC TENNIS COURT	£ 375	£ 3,750
CHANGING ACCOMMODATION	£3,000	£ 30,000
LANDSCAPING/MISCELLANEOUS	£2,850	£ 28,500
EQUIPPED CHILDREN'S PLAY AREA	£ 1,800	£ 18,000

* Figures based on the average costs of routine maintenance on outdoor play spaces adopted by Stroud District Council.