

East Staffordshire Borough Council

Local Development Framework

## Open Space Supplementary Planning Document



September 2010



**Open Space Supplementary Planning Document**

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## 1 Foreword

- 1.1 This Supplementary Planning Document (SPD) has been prepared to supplement policies in the adopted local plan.
- 1.2 The provision of open space (sometimes referred to as greenspace) and sports provision is set out in the reasoned justification of the East Staffordshire Local Plan 2006. The Plan was saved for three years at the point of adoption until July 2009. At that time a number of policies were saved in a Direction from the Secretary of State for Communities and Local Government. This includes Policies L1, L2, L5 in the Leisure and Communities Chapter and also NE15 in the Natural Environment Chapter, which relates to the provision of national forest planning in all new developments. Policy L1 relates to the protection of sports pitches and ancillary facilities however, Policy L2 is the main driver for determining the Council's requirements as regards open space and outdoor playing pitch strategy. The supporting text to Policy L2 states at paragraph 4 of the Leisure and Community Facilities chapter that:

1.3 *'There will be a general presumption in the Plan to maintain all existing leisure facilities in both public and private sectors, and to safeguard or enhance access to them. Adequate and appropriate provision for leisure must be made available in relation to all new housing developments. The Borough's Greenspace Strategy, Playing Pitch Strategy and Indoor Sports Facility Strategy identify parts of the Borough that are deficient in provision of public open space.'*
- 1.4 Policy L2 references the Greenspace Supplementary Planning Guidance. Although the Council began preparation of this document, a distilled version of the Greenspace Strategy, to be adopted as supplementary planning guidance, it was never adopted due to a change in the legislation introducing Supplementary Planning Documents.
- 1.5 Since adoption of the Local Plan and Greenspace Strategy 2004 – 2007, the Council has updated its Open Space and Playing Pitch Strategy following a revised open space and outdoor playing pitch needs assessment as advocated by Planning Policy Guidance note 17 was undertaken. This Supplementary Planning Document aims to supplement local plan policy advice and clarify the amount of provision throughout the borough by drawing together the conclusions of the audit and applying existing policy.
- 1.6 This document was approved by the Borough Council's Cabinet on 13 September 2010. This is in accordance with the Council's Local Development Scheme that came into effect in June 2010.

## 2 Introduction

- 2.1 The Council has already prepared certain supplementary planning documents in support of policies in the adopted East Staffordshire Local Plan. This SPD also supports saved policies from the local plan, in this case saved Policies L1, L2 and L5 relating to open space provision in new residential developments and saved Policy NE15, relating to National Forest Planting guidelines. These saved policies are set out in Appendix 1. The Local Plan was adopted in July 2006 and all policies had been saved for three years from the point of adoption in accordance with PPS12 'Local Development Frameworks'. From July 2009, a number of policies have been saved beyond this three year period by a Direction issued by the Secretary of State for Communities and Local Government for use until such time as they will be replaced by policies in a Local Development Framework.

## 3 Why is Open Space Important?

- 3.1 Open space, a significant element of green infrastructure, can make a major contribution to people's lives. It is not just about providing places for people to walk the dog or enjoy an informal kickabout, high quality open spaces and outdoor sports facilities can make a major contribution to ensuring that East Staffordshire is a place where people want to live. High quality open spaces can contribute towards regenerating deprived areas, provide wildlife habitats and promote better health and well-being by providing opportunities for exercise and leisure. They can also be used to educate people and add colour and variety to the environment.

## 4 Why is Guidance Needed?

- 4.1 Local Plan Policy L2 states that greenspace or open space will be provided in new residential developments of 10 dwellings or more in areas that are deficient in either terms of basic access to greenspace or to greenspace of an appropriate quality. It does not provide any detail about the sort of open space (greenspace) to be provided but directs developers to the Greenspace Supplementary Planning Guidance. Because that guidance was never adopted as part of the statutory planning framework, this SPD should now be referred to from that reference. Previously, the Greenspace Strategy 2004-2007 had been used to assist officers and developers in identifying the relevant open space needs. This SPD is intended to support Policy L2 and clarify open space provision following the adoption of the revised Open Space and Playing Pitch Strategy 2009.
- 4.2 In 2009 the Council appointed Knight, Kavanagh and Page to undertake a revised open space audit and appraisal in accordance with Planning Policy Guidance Note 17 'Planning for Open Space, Sport and Recreation and its companion guide, Assessing Needs and Opportunities. Based on the results of this study, the Council, with the assistance of the consultants, have prepared an open space and playing pitch strategy. This was adopted by Cabinet in September 2009 and sets out the shortfall of provision/deficiencies in open space and sport and recreation provision in East Staffordshire.
- 4.3 Using the local standards set out in the strategy for open space, sport and recreation and carried forward into this SPD, the Council will ensure that sufficient open space, in terms of quantity, quality, and accessibility are met.
- 4.4 The SPD can only relate to adopted local plan policy and for this reason, it cannot set out new local quantitative standards. New standards will be brought forward through the Core Strategy development plan document. The open space SPD will be reviewed after the Core Strategy is adopted.

## 5 What is Open Space?

- 5.1 The built up areas of the Borough contain a network of open spaces, which are distributed throughout the Borough and include small areas of open space in housing areas, school playing fields and large areas of greenspace such as the Trent Washlands in Burton or Pennycroft Playing Fields in Uttoxeter. Many open spaces are inter-linked or link to the river and canal network, which lead in turn to the open countryside. They provide a range of formal and informal opportunities for exercise, contact with nature and social activities.

## Open Space SPD

- 5.2** The term green infrastructure is relatively new and was first used in the USA. It refers to networks of multi-functional open space, at all scales. Its fundamental principles are therefore the multi-functionality of open space resources, to enable them to maximise public benefit, and the connectivity of these resources into functional networks to ensure that the overall value of the network is greater than the sum of its component parts. A separate SPD will be prepared setting out the strategy for East Staffordshire.
- 5.3** In terms of open space, this SPD considers seven open space types, which are defined in Appendix 2:
- Allotments
  - Amenity open space
  - Semi natural greenspaces
  - Parks and gardens
  - Provision for children and young people
  - And in addition,
  - Outdoor sport and recreation facilities (covered in this SPD and the Strategy under Playing Pitches)
  - Indoor sports (including swimming pools, indoor sports halls and leisure centres, indoor bowls centres, indoor tennis courts, ice rinks, community centres and village halls).
- 5.4** East Staffordshire is partially covered by the 12 mile buffer zone to the Cannock Chase Special Area of Conservation (SAC). This 12 mile buffer zone of influence within which additional housing may have an influence includes Uttoxeter but not Burton upon Trent. Mitigation to protect the SAC may include additional Suitable additional natural greenspaces (SANGs). An appropriate assessment and visitor management study has been carried out.
- 5.5** When creating these open spaces care should be taken to protect ecological networks in accordance with regulation 39 of the Habitats and Species Regulations 2010.

## 6 How will the Standard be Applied?

- 6.1** Developers should follow the steps outlined below to calculate the quantity and type of open space to be provided as part of their developments:
- Step 1 Decide whether the policy applies to the type of development proposed.
  - Step 2 Calculate the open space requirement by estimating the population of the dev't.
  - Step 3 Work out what types of open space are required.
  - Step 4 Decide whether open space will be provided on or off-site.

## 7 What Types of Development will the Standard be Applied To?

- 7.1** All new residential development, even those comprising a single dwelling, will put pressure on existing open spaces. However, Saved Policy L2 states that only sites of 10 or more dwellings will contribute to new and qualitatively improved open space provision. The Council's standards for the provision of open space will apply to all applications for new residential development that result in a net dwelling gain of ten units or more, which include proposals for:
- conversion to residential
  - change of use to residential
  - flats
  - bedsits
  - sheltered housing
  - affordable housing
  - renewal of expired planning permission

- applications to increase the number of dwellings on a site with planning permission
- applications to make temporary dwellings permanent

7.2 The following types of residential development will not be subject to the standard though these will be subject to National Forest Standards:

- 'Rest' homes
- Nursing homes
- Replacement dwellings
- Residential annexes
- Temporary dwellings

7.3 Some types of dwellings such as sheltered housing will not be required to contribute towards all open space typologies as they will not put pressure on, for instance, children's play facilities, it would be inappropriate to expect a contribution either in terms of provision or commuted sum.

7.4 Within the National Forest area developers will normally not need to provide certain open space typologies (natural and semi-natural open space) as well as land provided for national forest planting delivered through the national forest planting guidelines set out in the Council's adopted saved policies plan. National forest planting will take precedence in this situation to ensure that Burton builds on its objective of being the capital of the national forest.

## 8 How Much Open Space is Needed?

8.1 Developers should provide open space to the local standard identified for the area. These are set out below for the areas identified in East Staffordshire. Appendix 3 shows the extent of each analysis area. These local standards are the result of the PPG17 Open Space assessment of existing sports provision. As stated at paragraph 7.4, natural and semi natural open space need not be calculated if a proportion of the site has already been given over for national forest planting in accordance with Appendix 8 of the saved policies local plan. Sustainable urban drainage systems (SUDS), which are considered to take large areas of land, could also be counted against open space typologies so long as SUDs are designed safely and it is made clear who would be the maintaining authority would be.

8.2 The assessment of the amount of existing playing pitches and other outdoor sports facilities and their quality is measured against Sport England's Playing Pitch Strategy Methodology. The derived local standards reflect the fact that provision is not uniform across the Borough hence Uttoxeter, which has a higher provision of sports pitches and outdoors sports facilities per 1000 population, has a lower local standard for new provision.

8.3 Appendix six sets out how the local standards were derived following the assessment of existing facilities and identifies specific facilities required in each analysis area to meet latent demand.

8.4 For outdoor sports (referred to as playing pitches in the Open Space Strategy):

Analysis Area	Local Standard (Ha per 1000 Population)
Burton	1.23
Rural 1	1.99
Rural 2	1.98
Uttoxeter	1.18

Table 9 – ESBC/KKP Open Space, Sport and Recreation Strategy 2009

8.5 For other open space typologies, figures in italics are the recommended standards (in hectares) from per 1000 population and those in bold are the open space requirements per dwelling in square metres:

For open space standards:

	Burton	Rural 1	Rural 2	Uttoxeter
<b>Children's Play</b>				
Equipped Children's Play	0.03 ha 0.70 sq m	0.05 1.16	0.03 0.70	0.03 0.70
<b>Open Space</b>				
Parks and Gardens	1.82 42.23	0.13 3.02	-	1.39 32.3
Semi/natural greenspace	1.51 35.03	2.95 68.4	-	0.30 7.0
Amenity greenspace	0.45 10.44	1.28 29.7	1.22 28.3	0.16 3.71
Allotments	0.28 3.71	0.34 7.89	-	0.24 5.57

Table 12 – ESBC/KKP Open Space, Sport and Recreation Strategy 2009

- 8.6** The Open Space and Playing Pitch Strategy 2009 states that the requirement for open space should be based upon the number of persons generated from the net increase in dwellings in the proposed scheme. However, as mentioned previously, the Saved Local Plan Policy L2 states that only development of 10 or more residential dwellings will trigger the requirement for open space provision. This means that developments of less than ten dwellings will not trigger the requirement. However, where the splitting up of a site would result in two or more adjacent sites which individually fall below the threshold, the Council will treat them as one site for the purposes of this policy.
- 8.7** Using the average household rate of 2.32 persons per household, derived from the 2001 census, 1000 persons at 2.32 per household represents 431 dwellings. To ensure that open space is useable and can be easily and economically maintained, it should not be provided on-site unless it is larger than 0.1 hectares.
- 8.8** For developments generating less than 0.1 hectares, the Council will accept a commuted sum, which will be used to enhance existing open spaces or contribute to provision of new open space in close proximity to the site. Close proximity will be considered against what is reasonable, necessary and directly related to the development in accordance with Circular 05/05 Planning Obligations.
- 8.9** The Council is currently undertaking an assessment on the future needs for indoor sport. Until the results of this assessment is are known the agents and developers should use Sport England's sports facility calculator to work out contributions for sports halls, swimming pools, indoor bowls and tennis facilities. This can be found at:

[http://sportengland.org.uk/facilities\\_planning/planning\\_tools\\_and\\_guidance/sports\\_facility\\_calculator.aspx](http://sportengland.org.uk/facilities_planning/planning_tools_and_guidance/sports_facility_calculator.aspx)

## 9 What Types of Development will the Standard be Applied To?

- 9.1** All types of open space should be provided for in accordance with PPG17 typologies and the amount of provision for each will be calculated using the local standards set out in the tables above. The results of the audit undertaken demonstrate that, although most areas are reasonably well provided for, new development will create its own demand and therefore each development should contribute its share.



- 9.2** Depending on the amount of each type of open space generated the Council will decide whether open space should be provided on site, off site or accept a commuted sum payment to improve the quality of existing open space. Appendix 4 is the quality and value matrix for each typology for each analysis area. This shows existing open spaces and identifies their value. Commuted sum payments will be used to improve these open spaces where necessary, directly related to the development and fairly and reasonably related in scale and kind to the proposed development.
- 9.3** Appendix 6 identifies the deficiencies for outdoor sports. Commuted sum payments may be acceptable to enhance the quality provision where quantity and accessibility standards have already been met.

## 10 Should Open Space Be Provided On or Off Site?

- 10.1** Where a proposed development is of sufficient size, the expectation is that open space will be provided on-site. This is particularly important with amenity open space. At the other end of the spectrum, semi-natural greenspace will be more likely to be off site.
- 10.2** On sites of 10 dwellings or more but not generating 0.1 ha of open space the Council will accept a commuted sum towards provision of new off-site open space or enhancement of existing open space within the neighbourhood or within the distances thresholds specified below:

Amenity green space – 400-800 metres

Play space for children/young people – 800 metres

Parks and gardens – 1.2 km

Allotments – 1.2 km

Outdoor sport and recreation facilities – 6 km

Natural and semi-natural greenspace – 10 km

- 10.3** Commuted sum payments may still be acceptable in lieu of on site provision where local standards would generate 0.1ha or more of open space requirement in the following circumstances:
- Within Burton upon Trent or Uttoxeter town centre
  - Where the development site is close to existing open space, particularly when it needs enhancing. In the case of allotments, the distance threshold is 1.2 kms and in the case of outdoor sports facilities, 6kms.
  - Where there is an identified project to provide new strategic open space such as a town park, or the upgrading of facilities on an existing site to include the provision of additional facilities such as changing rooms to support existing sports pitches where provision has been assessed as poor.
- 10.4** Some pitches within the Borough are unable to accommodate the maximum number of weekly matches. This is either due to the lack of changing facilities or the changing provision being of poor quality. All playing pitches should be served by suitable, good quality, ancillary facilities. Appendix 7 sets out calculations for off-site contributions towards changing facilities.
- 10.5** There may be instances where a combination of on-site provision and a commuted sum towards off site provision or enhancement will be appropriate.

## 11 Cost of Providing New Open Space, Enhancing Existing and Future Maintenance

- 11.1** Commuted sum payments for off-site provision or enhancement of existing open space will be based on the following values and updated in line with Retail Price Index and informed by the Building Costs Information Service. (please note that these will vary over time):
- 1-2 bedrooms - £500 per dwelling
  - 3 bedrooms - £750 per dwelling
  - 4+ bedrooms - £1000 per dwelling

- 11.2** Irrespective of whether open space is provided on or off-site, where developers wish to transfer open space to the Council, they will be required to pay a commuted sum to cover 15 years maintenance.

## 12 How Will Applications Be Dealt With?

- 12.1** Where an application is received in outline, the number of dwellings must be provided and therefore the open space requirement will be able to be calculated. The amount of open space or level of commuted sum will therefore be able to be calculated at this time.

What expectations does the Council have for open space?

- 12.2** Open space should be an integral part of any new development and should be considered at the design stage and not be bolted on to the development as an afterthought. Reference should be made to the Council's Adopted Design SPD for advice on what the council expects developers to deliver. However, new development should overlook open space to enable natural surveillance. They should be situated in a convenient and accessible location within the development and consideration should be given to the possibility of linking with existing cycleways and footpaths outside the development. The open space should be accessible by people with disabilities and pushchairs.
- 12.3** Appendix 4 provides an indication of the quality that the Council will expect each type of open space to be provided to.

### Worked example

Application for 500 dwellings in Burton upon Trent.

To calculate the amount of playing pitch provision, the number of dwellings is multiplied by 2.32 (the average number of persons per dwelling in the 2001 census) x local standard (1.23) divided by 1000 gives you 1.43 ha.

To calculate the open space requirement, the number of dwellings is multiplied by the local standard for each typology. This gives a breakdown for each typology. These are then added to give the overall open space requirement.

Typology	Calculation	Total
Playing Pitches	$\frac{\text{No of Dwellings} \times 2.32 \times \text{Local Standard}}{1000} =$ $\frac{500 \times 2.32 = 1160 \quad 1160 \times 1.23}{1000} =$	1.43Ha
Equipped child's play	500x 0.70	0.03 ha
Parks and gardens	500x 42.23	2.11 ha
Semi-natural greenspace	500x35.03	1.75 ha
Amenity greenspace	500x10.44	0.52 ha
Allotments	500x3.71	0.19 ha
<b>Total</b>		<b>6.03 ha</b>

## 13 Appendix 1 - Relevant Saved Policies

### **POLICY L1:**

#### **Loss of Sports Pitches and Ancillary Facilities**

Applications which propose the loss of existing sports pitches, facilities for sport, ancillary facilities for non sport/leisure purposes and greenspaces used for informal recreation will be assessed against the Borough Council's Greenspace Strategy, Playing Pitch Strategy and Indoor Sports Facilities Strategy, and the criteria in the Greenspace Supplementary Planning Guidance.

If an application will result in a reduction in supply of facilities where a current or predicted future demand exists for those facilities, consent will be refused unless a suitable replacement is provided which is equivalent or better in terms of accessibility, size, usefulness, attractiveness and quality and capable of being maintained adequately through management and maintenance agreements.

### **POLICY L2 :**

#### **Landscaping and Greenspace: Assessment**

Where development of 10 or more dwellings occurs in areas that are deficient either in terms of basic access to greenspace or to greenspace of an appropriate quality, the developer will be required to contribute towards addressing these deficiencies – in proportion to the demand created by the development.

(The relevant basis for assessment of a development against local standards for accessibility and quality of Greenspaces is set out in detail in the Borough Council's Greenspace Supplementary Planning Guidance)

On development sites not including housing, equipped play provision will not be required but the developer should seek to make provision for amenity space – designed to complement the nature of the development – and within the National Forest woodland planting in accordance with Policy NE15.

These requirements must be secured by legally binding arrangements on or before the issue of planning permission. The future maintenance of the public greenspace and their associated facilities must be provided for, either by the transfer of the relevant land to a public authority together with payment of an appropriate commuted sum, or by some other agreed arrangement giving equal security for long-term maintenance.

### **POLICY L5 :**

#### **Allotments**

Permissions will not be granted for the development of allotment sites unless they are redundant or an equally acceptable and accessible alternative site of equivalent benefit can be provided prior to any development.

**POLICY NE15 :****National Forest : Implementation of Planting Schemes**

Implementation of planting and landscaping schemes for approved new development in the National Forest will be secured by means of conditions, or the negotiation of a planning obligation, or a combination of those measures appropriate to the individual circumstances of the application. The measures may include, as appropriate:

1. the means and time scale for implementation;
2. the nature of any obligation in respect of off-site planting;
3. details for the payment of a commuted sum in lieu of planting;
4. secure arrangements for the management and maintenance of such landscaped areas, including any open space, by an appropriate person or body.

Measures to secure the proper management of woodlands within the National Forest will be in accordance with the:

1. aims of the National Forest;
2. interests of visual amenity;
3. desirability of maximising public access where appropriate;
4. principles of good woodland management;
5. maintaining and enhancing the nature conservation resource;
6. retention and enhancement of the landscape character.

## 14 Appendix 2 - PPG17 Definitions

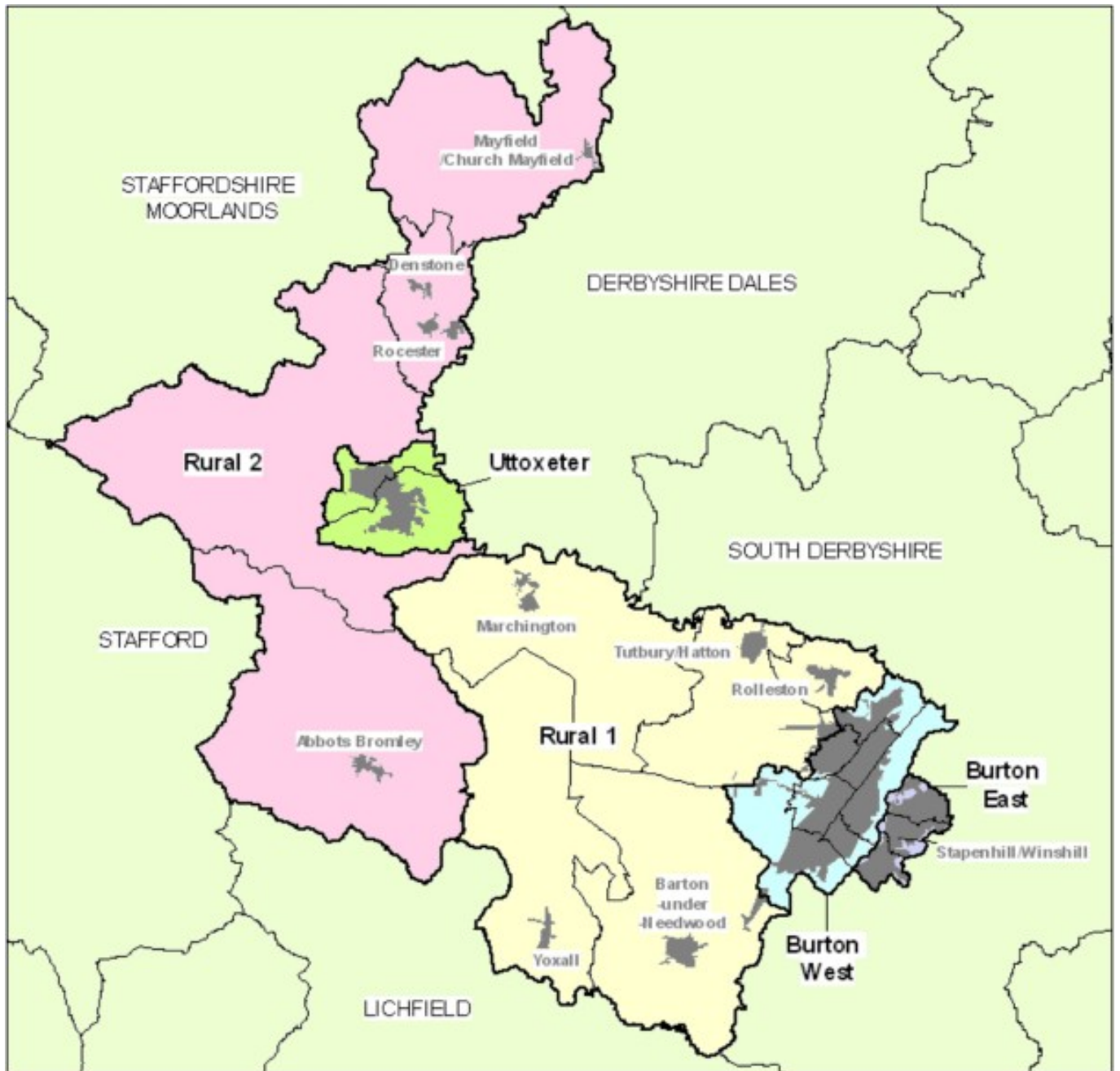
### PPG17 Definitions

	PPG17 Typology	Primary Purpose
Greenspaces	Parks and gardens	Accessible, high quality opportunities for informal recreation and community events.
	Natural and semi-natural greenspaces, including urban woodland and beaches	Wildlife conservation, biodiversity and environmental education and awareness.
	Green corridors	Walking, cycling or horse riding, whether for leisure purposes or travel, and opportunities for wildlife migration.
	Outdoor sports facilities	Natural or artificial surfaces either publicly or privately owned including tennis courts, bowling greens sports pitches, golf courses, athletics tracks, school and other institutional playing fields, and other outdoor sports areas.
	Amenity greenspace	Opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas.
	Provision for children and young people	Areas designed primarily for play and social interaction involving children and young people, such as equipped play areas, ball courts, skateboard areas and teenage shelters.
	Allotments, community gardens and urban farms	Opportunities for those people who wish to do so to grow their own produce as part of the long term promotion of sustainability, health and social inclusion.
	Cemeteries, disused churchyards and other burial grounds	Quiet contemplation and burial of the dead, often linked to the promotion of wildlife conservation and biodiversity.
Civic spaces	Civic and market squares and other hard surfaced areas designed for pedestrians including the promenade	Providing a setting for civic buildings, public demonstrations and community events.
Indoor Sports and recreation Facilities	Swimming pools	
	Indoor sports halls and leisure centres	

	Indoor bowls centres	
	Indoor tennis centres	
	Ice rinks	
	Community centres and village halls	

## 15 Appendix 3 - Map of Analysis Areas

Map of Analysis Areas (Neighbourhood areas)



## 16 Appendix 4 - Quality and Value Matrix

### Quality and value

For the purposes of this SPD and the calculation of open space requirements, Quality and Value are defined by using the following criteria:

#### Open space assessment form

The criteria used for the main open space assessments are summarised below. They are based upon those used for Green Flag (national standard for parks and green spaces in England and Wales, operated by the Civic Trust) and 'Green Space Strategies: A Good Practice Guide', published by CABESpace (2004).

Quality and value criteria for playing pitches and outdoor sports will be in accordance with Sport England and National Governing Body technical standards.

#### Open space site visit criteria for quality (summary)

- Physical access, e.g., public transport links, directional signposts.
- Access-social, e.g., appropriate minimum entrance widths.
- Parking, e.g., disabled parking.
- Information signage, e.g., presence of up to date site information.
- Equipment and facilities, e.g., assessment of both adequacy and maintenance of provision such as seats, benches, bins, toilets.
- Location value, e.g., proximity of housing, other greenspace.
- Site problems, e.g., presence of vandalism, graffiti.
- Healthy, safe and secure, e.g., staff on site.
- Maintenance and cleanliness, e.g., condition of landscape.
- Typology specific profile, e.g., presence of environmental education facilities (natural/semi-natural provision).
- Groups that the site meets the needs of, e.g., elderly, young people.
- Site potential.

PPG17 describes site value in relation to the following three issues:

Context of the site, i.e. its accessibility, scarcity value and historic value.

Level and type of use.

The wider benefits it generates for people, biodiversity and the wider environment.

#### Value - site visit criteria (summary)

- Level of use (observations only).
- Context of site in relation to other open spaces.
- Structural and landscape benefits.
- Ecological benefits.
- Educational benefits.
- Social inclusion and health benefits.
- Cultural and heritage benefits.
- Amenity benefits and a sense of place.
- Economic benefits.

#### Value - non site visit criteria (summary)

- Designated site such as LNR or SSSI.
- Educational programme in place.
- Historic site.

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## Value - site visit criteria (summary)

- Listed building or historical monument on site.
- Registered 'friends of group' to the site.

Assessing the quality and value of open spaces is used below to identify those sites which should be given the highest level of protection by the planning system, those which require enhancement in some way and those which may no longer be needed for their present purpose. We present below a high/low classification giving the following possible combinations of quality and value for open spaces:

### High quality/low value

Wherever possible, the preferred policy approach to a space in this category should be to enhance its value in terms of its present primary purpose. If this is not possible, the next best policy approach is to consider whether it might be of high value if converted to some other primary purpose. Only if this is also impossible will it be acceptable to consider a change of use.

### High quality/high value

Ideally all open spaces should have an aspiration to come into this category and the planning system should then seek to protect them.

### Low quality/low value

Wherever possible, the policy approach to these spaces or facilities should be to enhance their quality provided it is possible also to enhance their value. If this is not possible, for whatever reason, the space or facility may be 'surplus to requirements' in terms of its present primary purpose.

### Low quality/high value

The policy approach to these spaces should be to enhance their quality and therefore the planning system should seek to protect them.

The above approach (as outlined in PPG17: The Companion Guide) provides a simple means of determining the most appropriate policy approach to each existing open space or facility. It also provides a basis for linking planning, design, management and maintenance.

The tables below present where each existing open space fits into the matrix. As a priority, ESBC should focus on improving low quality sites of high value and any low value sites of high quality and investigate (using the site audit – supplied as an electronic file) how these sites could be enhanced.

If there is a choice of spaces or facilities of equal quality to declare surplus, and no need to use one or part of one to remedy a deficiency in some other form of open space or sport and recreation provision, it will normally be sensible to consider disposing of the one with the lowest value. Similarly, if two are of equal value, it will normally be sensible to dispose of the one of lower quality.

## Uttoxeter

Typology	Quality	Value	
Low	High		
Allotments	High	-	<ul style="list-style-type: none"> <li>• Alexandra Crescent Allotments</li> <li>• Victoria Allotments</li> <li>• Leighton Road Allotments</li> <li>• Westland Road Allotments</li> </ul>
	Low	<ul style="list-style-type: none"> <li>• Davies Drive Recreation Ground</li> </ul>	<ul style="list-style-type: none"> <li>• Park Avenue Allotments</li> </ul>



Typology	Quality		Value
		<ul style="list-style-type: none"> <li>Silver Birch Drive Open Space</li> <li>Brooklands Close Open Space</li> </ul>	
Amenity Greenspace	High	<ul style="list-style-type: none"> <li>Avocet Close Open Space</li> <li>Harvey Place</li> </ul>	<ul style="list-style-type: none"> <li>Blount's Drive Open Space</li> <li>The Willows Open Space</li> <li>Grange Road Recreation Ground</li> <li>Weaver Lodge Open Space</li> </ul>
	Low	-	<ul style="list-style-type: none"> <li>Greenacres Drive</li> <li>Skylark Close Open Space</li> </ul>
Cemeteries	High	-	<ul style="list-style-type: none"> <li>Uttoxeter Cemetery</li> </ul>
	Low	-	-
Children's Play Areas	High	-	<ul style="list-style-type: none"> <li>Blount's Drive Play Area (2)</li> <li>Hazelwalls Community Park Play Area</li> <li>Bramshall Park Play Area</li> <li>Silver Birch Drive Open Space</li> <li>The Willows PA</li> <li>Pennycroft Community Park PA</li> </ul>
	Low	<ul style="list-style-type: none"> <li>Blount's Drive Play Area (1)</li> <li>Chaffinch Drive Play Area</li> <li>Heron Drive Open Space</li> </ul>	<ul style="list-style-type: none"> <li>George Elliott Close PA</li> <li>Avocet Close PA</li> <li>Kestrel Close PA</li> <li>Oldfield Park PA</li> <li>Grange Road Recreation Ground PA</li> <li>Weaver Lodge PA</li> <li>Brooklands Close PA</li> </ul>
Parks and Gardens	High	-	<ul style="list-style-type: none"> <li>Hazelwalls Community Park</li> <li>Bramshall Park</li> <li>Oldfield Park</li> <li>Pennycroft Community Park</li> </ul>
	Low	-	-
Semi/Natural Greenspace	High	-	<ul style="list-style-type: none"> <li>Mallard Close Woodland</li> </ul>
	Low	<ul style="list-style-type: none"> <li>Penny Croft Surplus Site</li> </ul>	-

## Open Space SPD

**Rural 1**

Typology	Quality	Value	
<b>Low</b>	<b>High</b>		
<b>Allotments</b>	<b>High</b>	-	<ul style="list-style-type: none"> <li>• Hopeley Road Allotments</li> <li>• Dogshead Lane Allotments</li> <li>• Efflinch Lane Allotments</li> <li>• Rolleston Allotments</li> </ul>
	<b>Low</b>	-	<ul style="list-style-type: none"> <li>• Castle Street Allotments</li> <li>• St James Road Allotments</li> <li>• Holts Lane Allotments</li> </ul>
<b>Amenity Greenspace</b>	<b>High</b>	<ul style="list-style-type: none"> <li>• Meadow View Open Space</li> </ul>	<ul style="list-style-type: none"> <li>• Wood Lane Playing Fields</li> <li>• Craythorne Road Playing Fields</li> <li>• Elizabeth Avenue Recreation Ground</li> <li>• Oak Road Play Area</li> <li>• Collinson Road Play Area</li> <li>• Park Pale</li> <li>• Cornmill Lane Playing Field</li> <li>• Ferrers Field</li> <li>• The Croft</li> <li>• Hillsea Crescent Open Space</li> </ul>
	<b>Low</b>	<ul style="list-style-type: none"> <li>• Hollow Lane Playing Fields</li> <li>• Park Road Open Space B</li> <li>• Tutbury Castle Triangle</li> <li>• Ferrers Avenue Playing Field</li> <li>• The Green, Marchington</li> <li>• Wakefield Road Open Space</li> <li>• Burton College Playing Fields</li> <li>• Rolleston Open Space</li> </ul>	<ul style="list-style-type: none"> <li>• Park Road Open Space</li> <li>• Ash Tree Road Open Space</li> <li>• Silver Lane Playing Fields</li> <li>• Rangemore Playing Fields</li> </ul>
<b>Cemeteries</b>	<b>High</b>	-	<ul style="list-style-type: none"> <li>• Rolleston Cemetery</li> <li>• Barton Church</li> </ul>
	<b>Low</b>	-	<ul style="list-style-type: none"> <li>• St Werburgh's Churchyard</li> <li>• St Peter's Churchyard</li> </ul>
<b>Children's Play Areas</b>	<b>High</b>	-	<ul style="list-style-type: none"> <li>• Wood Lane Playing Fields PA</li> <li>• Oak Road PA</li> <li>• Collinson Road PA</li> <li>• Tutbury Mill PA</li> <li>• Elton Close Playing Field</li> <li>• Hillsea Crescent PA</li> <li>• Silver Lane Playing Fields PA</li> <li>• Beamhill Road PA</li> <li>• Laland Street PA</li> </ul>

## Open Space SPD

Typology	Quality	Value	
			<ul style="list-style-type: none"> <li>Park Pale PA</li> <li>Tutbury Mill Youth Play Area</li> </ul>
	Low	<ul style="list-style-type: none"> <li>Cromwell Close Play Area</li> </ul>	<ul style="list-style-type: none"> <li>Hollow Lane Playing Fields PA</li> <li>Elizabeth Avenue Recreation Ground PA</li> <li>Ferrers Field PA</li> <li>Rangemore Playing Fields PA</li> <li>Forest Edge Way PA</li> <li>Rolleston Open Space PA</li> </ul>
Parks and Gardens	High	-	<ul style="list-style-type: none"> <li>Tutbury Mill Open Space</li> </ul>
	Low	-	-
Semi/natural Greenspace	High	<ul style="list-style-type: none"> <li>Brook Hollows</li> </ul>	<ul style="list-style-type: none"> <li>The Jinny Trail</li> <li>Barton Pool</li> <li>Dunstall Estate</li> <li>Goose Green</li> <li>Swarbourn Meadow</li> <li>National Forest Tender Scheme</li> </ul>
	Low	<ul style="list-style-type: none"> <li>Craythorne Woods</li> </ul>	-

**Rural 2**

Typology	Quality	Value	
Low	High		
Allotments	High	-	<ul style="list-style-type: none"> <li>Stramshall Allotments</li> </ul>
	Low	<ul style="list-style-type: none"> <li>Ashbourne Road Allotments</li> </ul>	-
Amenity Greenspace	High	-	<ul style="list-style-type: none"> <li>Abbots Bromley Millennium Green</li> <li>Church Lane Playing Fields</li> <li>Rocester Parish Playing Fields</li> <li>The Crescent Open Space</li> <li>Sycamore Road Open Space</li> <li>Mayfield Playing Fields</li> <li>Kingstone Playing Fields</li> <li>Church Leigh Recreation Ground</li> <li>Anglesey Playing Field</li> <li>Stramshall Playing Field</li> </ul>
	Low	<ul style="list-style-type: none"> <li>Moorlands Drive Play Area</li> </ul>	<ul style="list-style-type: none"> <li>Great Gate Village Green</li> <li>Croxden Village Green</li> </ul>

## Open Space SPD

Typology	Quality	Value	
		<ul style="list-style-type: none"> <li>Birches Corner</li> <li>Open Space at rear of Northfield Avenue</li> <li>Birches Corner verge</li> </ul>	<ul style="list-style-type: none"> <li>Spath Village Green</li> <li>Denstone Recreation Ground</li> </ul>
Cemeteries	High	-	-
	Low	-	<ul style="list-style-type: none"> <li>St Michael's Churchyard</li> <li>Roman Fort/Graveyard, Rocester</li> </ul>
Children's Play Areas	High	-	<ul style="list-style-type: none"> <li>Church Lane Playing Fields PA</li> <li>Denstone Old Railway PA</li> <li>Rocester Parish Playing Fields</li> <li>Moorlands Drive PA</li> <li>Stramshall Playing Field PA</li> <li>Mill Bank Drive Play Area</li> <li>Denstone Youth Fund PA</li> </ul>
	Low	-	<ul style="list-style-type: none"> <li>Abbots Bromley Millennium Green PA</li> <li>Mayfield Playing Fields PA</li> <li>Kingstone Playing Fields PA</li> <li>Church Leigh Recreation Ground PA</li> <li>Lakeside Club PA</li> </ul>
Green Corridors	High	-	<ul style="list-style-type: none"> <li>Denstone Old Railway</li> </ul>
	Low	-	-
Parks and Gardens	High	-	-
	Low	-	<ul style="list-style-type: none"> <li>Memorial Gardens</li> </ul>
Semi/Natural Greenspace	High	-	-
	Low	-	-

**Burton East**

Typology	Quality	Value	
Low	High		
Allotments	High	-	<ul style="list-style-type: none"> <li>Rosliston Road Allotments</li> <li>Claverhouse Allotments</li> <li>Bearwood Hill Allotments</li> <li>Stretton Parish Allotment Site</li> </ul>
	Low	-	<ul style="list-style-type: none"> <li>Fiveland's Allotments</li> <li>Stapenhill Lane Allotments</li> <li>Anglesey Allotments</li> <li>Wheatley Lane Allotments</li> </ul>

Typology	Quality		Value
			<ul style="list-style-type: none"> <li>• Mona Lands 'C' Allotments</li> <li>• Wetmore Allotments</li> <li>• Eton Road Allotments</li> </ul>
Amenity Greenspaces	High	<ul style="list-style-type: none"> <li>• Fairham Avenue Open Space</li> <li>• Princess Way Open Space B</li> <li>• Bitham Court Open Space</li> </ul>	<ul style="list-style-type: none"> <li>• Waterside Open Space A</li> <li>• Blackpool Street Recreation Ground</li> <li>• Waterside Open Space B</li> <li>• Land off Beaufort Road</li> <li>• Carpenter Close Play Area</li> <li>• Wheatley Lane Recreation Ground</li> <li>• Weston Park Avenue (Linear Park Extension)</li> <li>• Station Walk</li> <li>• Mill Hill Lane Open Space</li> <li>• Knightsbridge Way Open Space</li> <li>• Grassmere Close Open Space</li> </ul>
	Low	<ul style="list-style-type: none"> <li>• Suffolk Road Open Space</li> <li>• Land off Vancouver Drive</li> <li>• Westbury Homes Site Play Area</li> <li>• Athlestan Way Open Space</li> <li>• Land to south of Anglesey Community Park</li> <li>• Totnes Close Open Space</li> </ul>	<ul style="list-style-type: none"> <li>• Princess Way Open Space A</li> <li>• Waterside Open Space C</li> <li>• Land at Beech Lane</li> <li>• The Green</li> </ul>
Cemeteries	High	-	<ul style="list-style-type: none"> <li>• Stapenhill Cemetery</li> <li>• St Modwens Churchyard</li> </ul>
	Low	<ul style="list-style-type: none"> <li>• St Mary's Church</li> </ul>	-
Children's Play Areas	High	<ul style="list-style-type: none"> <li>• Carpenter Close Play Area</li> <li>• Ashbrook Open Space</li> </ul>	<ul style="list-style-type: none"> <li>• Heath Road Community Park PA</li> <li>• Anglesey Community Park PA</li> <li>• Remembrance Gardens PA</li> <li>• Stapenhill Gardens Play Area</li> <li>• Canterbury Community Park PA</li> <li>• Canterbury Community Park teen area</li> <li>• Canterbury Community Park MUGA</li> <li>• Eton Community Park PA</li> <li>• Hillfield Lane Recreation Ground</li> <li>• Tower Woods PA</li> <li>• The Green PA</li> <li>• Upper Mills Community Park PA</li> <li>• Wheatley Lane Recreation Ground Play Area</li> <li>• Mill Hill Lane Play Area</li> <li>• Wetmore Community Park PA</li> </ul>
	Low	<ul style="list-style-type: none"> <li>• Land off Beaufort Road</li> <li>• Newton Road Play Area</li> </ul>	<ul style="list-style-type: none"> <li>• Suffolk Road Island PA</li> <li>• Westbury Homes Site PA</li> <li>• Bitham Lane Recreation Ground</li> </ul>

## Open Space SPD

Typology	Quality	Value	
Parks and Gardens	High	-	<ul style="list-style-type: none"> <li>Anglesey Community Park</li> <li>The Washlands</li> <li>The Memorial Gardens</li> <li>Remembrance Gardens</li> <li>The Washlands - Stapenhill Gardens</li> <li>The Washlands - Stapenhill Hollows</li> </ul>
	Low	<ul style="list-style-type: none"> <li>Forget-me-not Garden</li> <li>Burton Mail Centenary Woodland</li> </ul>	<ul style="list-style-type: none"> <li>Heath Road Community Park</li> <li>Canterbury Community Park</li> <li>Newton Road Park</li> <li>Wetmore Community Park</li> <li>Eton Community Park</li> <li>Hillfield Lane Recreation Ground</li> <li>Bitham Lane Recreation Ground</li> <li>Uxbridge Gardens</li> <li>Millenium Garden</li> <li>Upper Mills Community Park</li> </ul>
Semi/Natural Greenspace	High	<ul style="list-style-type: none"> <li>Tower Woods</li> </ul>	<ul style="list-style-type: none"> <li>Horninglow Linear Park (The Kingfisher Trail)</li> </ul>
	Low	<ul style="list-style-type: none"> <li>The Broadholme</li> <li>Redhill / Redhill Woodlands</li> <li>Claymills Pool</li> <li>Grazing Land off Watson Street</li> <li>Upper Mills Farm</li> <li>Bass Meadow Forest Tender Scheme</li> </ul>	<ul style="list-style-type: none"> <li>Scalpccliffe Local Nature Reserve</li> <li>Bitham Claypits</li> <li>Stretton Balancing Pond</li> <li>Stretton Woodlands</li> </ul>

**Burton West**

Typology	Quality	Value	
Low	High		
Allotments	High	-	<ul style="list-style-type: none"> <li>Belvedere Allotments</li> </ul>
	Low	-	<ul style="list-style-type: none"> <li>Regatta Lane Allotments</li> <li>Belvoir Road Allotments</li> <li>Bradmore Road Allotments</li> <li>Outwoods Parish Council Allotments</li> </ul>
Amenity Greenspace	High	-	<ul style="list-style-type: none"> <li>Higgot Close Play Area</li> <li>Forest Road Open Space</li> </ul>
	Low	<ul style="list-style-type: none"> <li>Land off Lynwood Road</li> <li>Shipleigh Close Play Area</li> <li>Mellor Road Open Space</li> <li>Torrance Close Open Space</li> </ul>	<ul style="list-style-type: none"> <li>Clay's Lane Recreation Ground</li> <li>Carver Road Open Space</li> <li>Lonsdale Recreation Ground</li> <li>Portland Avenue Open Space</li> </ul>

Typology	Quality	Value	
		<ul style="list-style-type: none"> <li>Pensgreave Road Open Space</li> <li>Palmer Close Open Space</li> <li>Dover Road Open Space</li> </ul>	
Cemeteries	High	<ul style="list-style-type: none"> <li>Churchyard</li> </ul>	-
	Low	-	-
Children's Play Areas	High	-	<ul style="list-style-type: none"> <li>Higgot Close PA</li> <li>Horninglow Community Park</li> <li>Carver Road PA</li> <li>Shobnall Fields PA</li> <li>Percy's Grove PA</li> <li>Branston Water Park PA</li> <li>Lonsdale Recreation Ground</li> <li>Newman Drive Open Space</li> <li>Glencroft Close Open Space</li> <li>Palmer Close Open Space</li> <li>Unity Park</li> <li>Millenium PA, Branston</li> </ul>
	Low	<ul style="list-style-type: none"> <li>Shipleigh Close Play Area</li> <li>Nicklaus Close Play Area</li> </ul>	<ul style="list-style-type: none"> <li>Clay's Lane Recreation Ground</li> <li>Mellor Road Play Area</li> <li>Torrance Close Play Area</li> <li>Portland Avenue Open Space</li> </ul>
Parks and Gardens	High	-	<ul style="list-style-type: none"> <li>Horninglow Community Park</li> <li>Outwoods Park</li> <li>Branston Water Park</li> </ul>
	Low	-	-
Semi/Natural Greenspace	High	-	<ul style="list-style-type: none"> <li>The Toadhole</li> <li>Oaks Wood</li> <li>Battlestead Wood</li> </ul>
	Low	<ul style="list-style-type: none"> <li>Percy's Grove</li> <li>Outwoods Park Extension</li> </ul>	<ul style="list-style-type: none"> <li>The Brickyards</li> <li>Beans Covert</li> </ul>

## 17 Appendix 5 - Quantity Standards

The assessment reports divide East Staffordshire into analysis areas. These have been adopted to allow more localised assessment of provision, examination of open space/facility surplus and deficiencies and local circumstances and issues to be taken into account. The following example calculation is applied to each typology to calculate how much open space provision per 1,000 people is needed to strategically serve East Staffordshire in the future.

Analysis area	Current provision (ha) <sup>(1)</sup>	Current population	Current provision level (ha per 1,000 population)	Deficiencies <sup>(1)</sup> (ha)	Total provision required for 2009 population level (ha)	Provision level required to meet 2009 population (ha per 1,000 population)	Future population (2026)	Total new provision 2026 (ha per 1,000 population)	Deficiency in provision (ha) 2008-2026
	A	B	C	D	E	F	G	H	I
		A/B*1000			A+D	E/B*1,000		F*G/1,000	A-H

(2) Provision to meet accessibility/settlement hierarchy gaps expressed in hectares.

(1) Taken from the project/audit database, supplied to KKP as an electronic file.



### The current level of provision (column A)

The current level of provision is calculated using the information collected and is presented earlier within the assessment reports and analysed using the open spaces project database.

The starting point for calculating quantitative standards is total current provision within a given analysis area. Current provision usually has a high impact on aspirational future standards. Residents often base their judgement of need on or around current provision.

### Deficiencies (column D)

Accessibility standards have are set and applied in the form of catchment mapping to demonstrate which areas are deficient in provision. Deficiency is calculated by identifying gaps/areas not covered by the minimum level of open space provision required by the standard. If a settlement does not have access to the required level of open space provision it is deemed deficient. KKP has estimated how many sites, of a minimum size (as suggested by the GLA), are needed to provide comprehensive access to this type of provision.

### Aspirational quantity standard (column F)

Once a new total provision is gained by adding in any deficiencies to the current provision, an aspirational standard can be calculated. This takes into account current demand for provision and should be specific to each particular area and capable of being achieved by achieving the targets outlined earlier within the Strategy.

### Future population growth (columns G)

To assess future provision needs, we have to calculate a percentage increase to apply to each analysis area.

The latest Office of National Statistics (ONS) Super Output Area population estimates for England and Wales, mid-2007 suggests a current population of 108,326 in East Staffordshire. It is estimated that East Staffordshire will deliver 12,900 new homes by 2026; equating to a population rise of 30,960. Based upon an average household size of 2.4 people, the future population figure is estimated to be 139,286 (an increase of 28.6%). The majority of the 12,900 new homes (11,000) will be concentrated in and around Burton.

Therefore, a percentage increase is applied to each analysis area to reflect the population projections at a local level:

	(ONS mid 2007 estimates) Current population	Actual increase homes	% increase population	(2026) Future population
Burton	65,132	11,100	%	91,772
Rural 1	20,401	500	5.9%	21,601
Rural 2	10,177	300	7.1%	10,889
Uttoxeter	12,616	1,000	19.0%	15,016
<b>East Staffordshire</b>	<b>108,326</b>	<b>12,900</b>	<b>28.6%</b>	<b>139,286</b>

### Future provision (column H)

In order to calculate how much open space provision per 1,000 people is needed to strategically serve the area in the future; estimated population growth is applied to the aspirational standard. For the purposes of this report, we have presented total provision required in 2026 to fit with the lifetime of the Core Strategy.

### Deficiency in provision 2008-2026 (column I)

This column substantiates the actual deficiency in terms of the difference in hectares between current provision and future need, based on future growth having taken into account deficiencies.

## Open Space SPD

Analysis area	Current provision (ha) <sup>0</sup>	Current population	Current provision level (ha per 1,000 population)	Deficiencies <sup>0</sup> (ha)	Total provision required for 2009 population level (ha)	Provision level required to meet 2009 population (ha per 1,000 population)	Future population (2026)	Total new provision 2026 (ha)	Deficiency in provision (ha) 2008-2026
	A	B	C	D	E	F	G	H	I
Burton	118.73	65,132	1.82	-	118.73	1.82	91,772	167.30	48.57
Rural 1	2.75	20,401	0.13	-	2.75	0.13	21,601	2.91	0.16
Rural 2	0.05	10,177	0.00	-	0.05	0.00	10,897	0.05	-
Uttoxeter	20.81	12,616	1.65	-	20.81	1.65	15,016	24.77	3.96

**Parks and Gardens**

2 Provision to meet accessibility gaps expressed in hectares.

1 Taken from the project/audit database, supplied as an electronic file.

Analysis area	Current provision (ha) <sup>0</sup>	Current population	Current provision level (ha per 1,000 population)	Deficiencies <sup>0</sup> (ha)	Total provision required for 2009 population level (ha)	Provision level required to meet 2009 population (ha per 1,000 population)	Future population (2026)	Total new provision 2026 (ha)	Deficiency in provision (ha) 2008-2026
	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>	<b>I</b>
Burton	29.62	65,132	0.45	-	29.62	0.45	91,772	41.73	12.11
Rural 1	27.60	20,401	1.35	-	27.60	1.35	21,601	29.22	1.62
Rural 2	13.26	10,177	1.30	-	13.26	1.30	10,897	14.20	0.94
Uttoxeter	2.34	12,616	0.19	-	2.34	0.19	15,016	2.78	0.44

#### Amenity Greenspace

Analysis area	Current provision (ha) <sup>0</sup>	Current population	Current provision level (ha per 1,000 population)	Deficiencies <sup>0</sup> (ha)	Total provision required for 2009 population level (ha)	Provision level required to meet 2009 population (ha per 1,000 population)	Future population (2026)	Total new provision 2026 (ha)	Deficiency in provision (ha) 2008-2026
	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>	<b>I</b>
Burton	96.34	65,132	1.48	2.00	98.34	1.51	91,772	138.56	42.22
Rural 1	63.73	20,401	3.12	0.00	63.73	3.12	21,601	67.48	3.75
Rural 2	0.00	10,177	0.00	0.00	0.00	0.00	10,897	0.00	-
Uttoxeter	4.46	12,616	0.35	0.00	4.46	0.35	15,016	5.31	0.85

#### Semi/Natural Greenspaces

- 2 Provision to meet accessibility gaps expressed in hectares.  
1 Taken from the project/audit database, supplied as an electronic file.  
2 Provision to meet accessibility gaps expressed in hectares.  
1 Taken from the project/audit database, supplied as an electronic file.

## Open Space SPD

Analysis area	Current provision (ha) <sup>0</sup>	Current population	Current provision level (ha per 1,000 population)	Deficiencies <sup>0</sup> (ha)	Total provision required for 2009 population level (ha)	Provision level required to meet 2009 population (ha per 1,000 population)	Future population (2026)	Total new provision 2026 (ha)	Deficiency in provision (ha) 2008-2026
	A	B	C	D	E	F	G	H	I
Burton	1.64	65,132	0.03	0.04	1.68	0.03	91,772	2.37	0.73
Rural 1	1.07	20,401	0.05	0.00	1.07	0.05	21,601	1.14	0.07
Rural 2	0.32	10,177	0.03	0.00	0.32	0.03	10,897	0.35	0.03
Uttoxeter	0.44	12,616	0.03	0.04	0.48	0.04	15,016	0.57	0.13

**Play Areas**

2 Provision to meet accessibility gaps expressed in hectares.

1 Taken from the project/audit database, supplied as an electronic file.

## 18 Appendix 6 - Sports and Playing Pitch Calculations

Burton					
91,772 (future population)	Total Number of Pitches	Pitches Available for Community Use	No of Adequate Pitches Available for Community Use	No of Inadequate Pitches Available for Community Use	No of Pitches Required to Meet Latent Demand
Senior football	35	25	22	3	
Junior football	24	18	18	0	36.0
Mini football	9	6	6	0	
Senior rugby union	8	5	5	0	
Junior rugby union	1	1	1	0	3.5
Mini rugby union	0	0	0	0	
Senior rugby league	0	0	0	0	
Junior rugby league	0	0	0	0	
Senior cricket	6	5	5	0	1.2
ATP	1	1	1	0	
Total estimated playing pitch space (ha)	92.87	67.85	63.65		
Total estimated playing pitch space (ha per 1000)	1.01	0.74	0.69		
Required improvements to playing pitch space (ha)				4.20	
Required improvements to playing pitch space (ha per 1000)				0.05	
Required additional playing pitch space (ha)					34.31
Required additional playing pitch space (ha per 1000)					0.37
Playing pitch local standard					1.11

## Open Space SPD

Non-pitch	Total number of facilities	No of facilities available for community use	No of adequate facilities available for community use	No of inadequate facilities available for community use	No of facilities required to meet latent demand
Tennis	58	37	18	19	
Netball	35	14	3	11	
Athletics track	1	1	1	0	
Crown bowling green	8	8	8	0	
Lawn bowling green	10	8	8	0	
MACA	16	9	9	0	
Total estimated non-pitch space (ha)	14.39	10.58	8.55		
Total estimated non-pitch space (ha per 1000)	0.16	0.12	0.09		
Required improvements to existing non-pitch space (ha)				2.04	
Required improvements to existing non-pitch space (ha per 1000)				0.02	
Required additional non-pitch space (ha)					0.00
Required improvements to existing non-pitch space (ha per 1000)					0.00
Non-pitch local standard (ha per 1000)					0.12
Playing pitch and non-playing pitch local standard (ha per 1000)					1.23

<b>Rural 1</b>					
<b>21,601 (future population)</b>	<b>Total Number of Pitches</b>	<b>Pitches Available for Community Use</b>	<b>No of Adequate Pitches Available for Community Use</b>	<b>No of Inadequate Pitches Available for Community Use</b>	<b>No of Pitches Required to Meet Latent Demand</b>
Senior football	16	12	12	0	1.0
Junior football	7	1	1	0	
Mini football	4	1	1	0	
Senior rugby union	4	1	1	0	
Junior rugby union	2	2	2	0	2.5
Mini rugby union	0	0	0	0	
Senior rugby league	0	0	0	0	
Junior rugby league	0	0	0	0	
Mini rugby league	0	0	0	0	
Cricket	13	11	11	0	3.2
ATP	0	0	0	0	
Total estimated playing pitch space (ha)	56.58	38.36	38.36		
Total estimated playing pitch space (ha per 1000)	2.62	1.78	1.78		
Required improvements to playing pitch space (ha)				0.00	
Required improvements to playing pitch space (ha per 1000)				0.00	
Required additional playing pitch space (ha)					8.57
Required additional playing pitch space (ha per 1000)					0.40
Playing pitch local standard					2.17

## Open Space SPD

Non-pitch	Total number of facilities	No of facilities available for community use	No of adequate facilities available for community use	No of inadequate facilities available for community use	No of facilities required to meet latent demand
Tennis	22	13	9	4	
Netball	18	5	3	2	
Athletics track	0	0	0	0	
Crown bowling green	9	8	8	0	
Croquet lawn	0	0	0	0	
Basketball	1	1	1	0	
MACA	5	2	1	1	
Total estimated non-pitch space (ha)	5.58	3.52	3.43		
Total estimated non-pitch space (ha per 1000)	0.26	0.16	0.16		
Required improvements to existing non-pitch space (ha)				0.09	
Required improvements to existing non-pitch space (ha per 1000)				0.00	
Required additional non-pitch space (ha)					0.00
Required improvements to existing non-pitch space (ha per 1000)					0.00
Non-pitch local standard (ha per 1000)					0.16
Playing pitch and non playing pitch local standard (ha per 1000)					1.99



<b>Rural 2</b>					
<b>10,897 (future population)</b>	<b>Total Number of Pitches</b>	<b>Pitches Available for Community Use</b>	<b>No of Adequate Pitches Available for Community Use</b>	<b>No of Inadequate Pitches Available for Community Use</b>	<b>No of Pitches Required to Meet Latent Demand</b>
Senior football	12	5	5	0	
Junior football	10	3	3	0	2.0
Mini football	2	1	1	0	
Senior rugby union	0	0	0	0	
Junior rugby union	0	0	0	0	
Mini rugby union	0	0	0	0	
Senior rugby league	0	0	0	0	
Junior rugby league	0	0	0	0	
Mini rugby league	0	0	0	0	
Cricket	2	2	2	0	0.9
ATP	3	2	2	0	
Total estimated playing pitch space (ha)	34.41	15.90	15.9		
Total estimated playing pitch space (ha per 1000)	3.16	1.46	1.46		
Required improvements to playing pitch space (ha)				0.00	
Required improvements to playing pitch space (ha per 1000)				0.00	
Required additional playing pitch space (ha)					3.08
Required additional playing pitch space (ha per 1000)					0.28
Playing pitch local standard (ha per 1000)					1.74

## Open Space SPD

Non-pitch	Total number of facilities	No of facilities available for community use	No of adequate facilities available for community use	No of inadequate facilities available for community use	No of facilities required to meet latent demand
Tennis	19	10	7	3	
Netball	7	2	1	1	
Athletics Track	0	0	0	0	
Lawn bowling green	0	0	0	0	
Croquet lawn	0	0	0	0	
Basketball	0	0	0	0	
MACA	4	3	3	0	
Total estimated non-pitch space (ha)	3.65	2.60	2.33		
Total estimated non-pitch space (ha per 1000)	0.33	0.24	0.21		
Required improvements to existing non-pitch space (ha)				0.27	
Required improvements to existing non-pitch space (ha per 1000)				0.03	
Required additional non-pitch space (ha)					0.00
Required improvements to existing non-pitch space (ha per 1000)					0.00
Non-pitch local standard (ha per 1000)					0.24
Playing pitch and non-pitch local standard (ha per 1000)					1.98

<b>Uttoxeter</b>					
<b>15,016 (future population)</b>	<b>Total Number of Pitches</b>	<b>Pitches Available for Community Use</b>	<b>No of Adequate Pitches Available for Community Use</b>	<b>No of Inadequate Pitches Available for Community Use</b>	<b>No of Pitches Required to Meet Latent Demand</b>
Senior football	7	4	4		
Junior football	4	0	0		
Mini football	5	0	0		
Senior rugby union	2	2	2		
Junior rugby union	2	0	0		
Mini rugby union	0	0	0		
Senior rugby league	0	0	0		
Junior rugby league	0	0	0		
Mini rugby league	0	0	0		
Cricket	3	2	0		
ATP	1	1	0		
<b>Total estimated playing pitch space (ha)</b>	<b>25.49</b>	<b>12.67</b>	<b>12.67</b>		
<b>Total estimated playing pitch space (ha per 1000)</b>	<b>1.70</b>	<b>0.84</b>	<b>0.84</b>		
<b>Required Improvements to existing playing pitch space (ha)</b>				<b>0.00</b>	
<b>Required improvements to playing pitch space (ha per 1000)</b>				<b>0.00</b>	
<b>Required additional playing pitch space (ha)</b>					<b>3.67</b>
<b>Required additional playing pitch space (ha per 1000)</b>					<b>0.24</b>
<b>Playing pitch local standard</b>					<b>1.09</b>

## Open Space SPD

Non-pitch	Total number of facilities	No of facilities available for community use	No of adequate facilities available for community use	No of inadequate facilities available for community use	No of facilities required to meet latent demand
Tennis	4	4	4	0	
Netball	4	1	0	1	
Crown bowling green	2	2	2	0	
Lawn bowling green	2	2	2	0	
Croquet lawn	0	0	0	0	
Basketball	0	0	0	0	
MACA	3	1	1	0	
Total estimated non-pitch space (ha)	1.74	1.36	1.29		
Total estimated non-pitch space (ha per 1000)	0.12	0.09	0.09		
Required improvements to existing non-pitch space (ha)				0.07	
Required improvements to existing non-pitch space (ha per 1000)				0.00	
Required additional non-pitch space (ha)					0.00
Required improvements to existing non-pitch space (ha per 1000)					0.00
Non-pitch local standard (ha per 1000)					0.09
Playing pitch and non-pitch local standard (ha per 1000)					1.18

## 19 Appendix 7 - Playing Pitch Changing Rooms Calculations

### Changing rooms

In the Borough, poor quality pitches are unable to accommodate the maximum number of weekly matches. In certain cases, this is due to either lack of changing facilities or current changing provision being poor quality. All playing pitches should be served by suitable, good quality ancillary facilities; these should be located in close proximity to the playing area.

To achieve an increase in participation in sport and physical activity in the Borough, it is imperative that in addition to the need to secure developer contributions for pitch provision, contributions should also be sought for improving and providing changing room accommodation using the following guidelines:

- Figures based on the sports facility costs from Sport England are updated quarterly and the most recent figures are from the 1st quarter of this year (2010). These can be located at [http://www.sportengland.org/facilities\\_\\_planning/planning\\_tools\\_and\\_guidance/planning\\_kitbag/facilities\\_costs.aspx](http://www.sportengland.org/facilities__planning/planning_tools_and_guidance/planning_kitbag/facilities_costs.aspx)
- Therefore the calculations below would need to change each quarter.
- Changing provision requirements are reliant on the number of pitches not the size of pitches. Changing facilities are therefore required for new pitches, whether they are on or off site. These should be in accordance with Sport England's minimum size and design standards to ensure the quality of changing rooms is acceptable.

Example 1: Calculation for off-site contribution for playing pitches:

Hectares required (Based on NPFA standard)	/	0.64  (typical hectares of grass pitch identified by Sport Eng for calculation purposes)	*	80,000  (cost of grass pitch of 0.64 ha as identified by Sport England for calculation purposes)	=	£  off-site contribution
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Example 2: Calculation for off-site contribution for playing pitches:

No. of Pitches  (Need 2 team changing room per pitch)	*	565,000  (cost of 4 team changing room as identified by Sport England for calculation purposes)	/	2  (based on 2 teams per pitch)	=	£  Total off-site contribution
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NB – the total figures do not include land value contribution or commuted sum for future maintenance.