



Neath Port Talbot County Borough Council

# Local Development Plan 2011 - 2026

## Open Space and Greenspace Supplementary Planning Guidance (July 2017)





<b>Note to Reader</b> .....	<b>1</b>
<b>1 Introduction</b> .....	<b>3</b>
<b>2 Open Space Provision in Neath Port Talbot</b> .....	<b>5</b>
2.1 Definition of Open Space .....	5
2.2 Open Space Provision in Neath Port Talbot .....	5
<b>3 Policy Context</b> .....	<b>7</b>
3.1 National Policy Context .....	7
3.2 Local Policy Context .....	8
<b>4 Policy Implementation</b> .....	<b>11</b>
4.1 Policy OS1 - Open Space Provision .....	11
4.1.1 Residential Development .....	11
4.1.2 Employment and Commercial Development .....	13
4.1.3 Provision of Open Space .....	15
4.2 Policy OS2 - Protection of Existing Open Space .....	16
4.3 Pre-Application Discussion and Planning Application Process .....	18
4.4 Management and Maintenance .....	19
4.5 Monitoring and Review .....	20
<b>5 Practical Guidance</b> .....	<b>21</b>
<b>6 Contact Details</b> .....	<b>29</b>

## Appendices

<b>A Glossary</b> .....	<b>31</b>
<b>B Spatial Areas of Neath Port Talbot</b> .....	<b>33</b>
<b>C Open Space Provision in Neath Port Talbot</b> .....	<b>37</b>
<b>D Costs - Open Space Provision</b> .....	<b>39</b>
<b>E Calculating Open Space Contributions</b> .....	<b>41</b>
<b>F Process</b> .....	<b>45</b>
<b>G Children's Play Categories</b> .....	<b>47</b>
<b>H Creating a Quality Play Environment</b> .....	<b>51</b>

# Contents

Supplementary Planning Guidance: Open Space and Greenspace (July 2017)

### Note to Reader

This document supplements and explains the policies in the Local Development Plan (LDP). The LDP was adopted by the Council on 27th January 2016 and forms the basis for decisions on land use planning in the County Borough up to 2026.

This Supplementary Planning Guidance (SPG) has been prepared following a public consultation exercise that was undertaken in the Summer of 2017 and the guidance was adopted by the Council's Regeneration and Sustainable Development Cabinet Board on 21st July 2017.

While only policies in the LDP have special status in the determination of planning applications, the SPG will be taken into account as a material consideration in the decision making process.

This SPG is also available in Welsh, either to download or by request. Should you need this document in another format, then please contact the LDP team at [ldp@npt.gov.uk](mailto:ldp@npt.gov.uk) or **[01639] 686821**.

# Note to Reader

Supplementary Planning Guidance: Open Space and Greenspace (July 2017)

## 1 Introduction

**1.0.1** This Supplementary Planning Guidance (SPG) provides information in respect of open space provision in Neath Port Talbot and sets out the relevant matters that will need to be taken into consideration when developments are being planned in the County Borough.

**1.0.2** The Council's planning policy is set out in the Neath Port Talbot Local Development Plan (LDP)<sup>(1)</sup>, namely Strategic Policy SP10 (Open Space) and detailed policies OS1 (Open Space Provision) and OS2 (Protection of Existing Open Space) and this SPG should be read in the context of these policies and explanatory text.

**1.0.3** The provision of open space gives the opportunity for more active lifestyles and can therefore play an integral role in improving the health and well-being of residents. In preparing the LDP, the Council has adopted a committed and proactive approach to the provision and protection of open space with the following objectives aiming to:

**OB 2:** Reduce people's exposure to the determinants of poor health and provide an environment that encourages healthy, active and safer lifestyles.

**OB 10:** Deliver more equitable open space provision within and around settlements.

**1.0.4** New development can place both positive and negative impacts upon a community. Any identified impacts can be addressed through the use of planning obligations (Section 106 agreements). The Council's Planning Obligations SPG<sup>(2)</sup> sets out the measures that all development meeting the specified criteria / thresholds will need to consider. The planning system is therefore an important mechanism to secure provision and address inequalities in open space provision, requiring new development to make provision for open space where there is a need.

**1.0.5** The purpose of this SPG is to provide detailed guidance on how the Council will implement open space policies contained within the LDP. In particular, the SPG addresses the following:

- Open space provision in Neath Port Talbot;
- The national and local policy context;
- Implementation of the open space policies; and
- Practical guidance on open space provision.

1 Neath Port Talbot County Borough Council Local Development Plan (2011-2026) Adopted January 2016.  
2 Supplementary Planning Guidance: Planning Obligations (October 2016).

# 1 . Introduction



## 2 Open Space Provision in Neath Port Talbot

### 2.1 Definition of Open Space

**2.1.1** There are many different categories of open space, each of which has an important role to play in providing recreational opportunities for residents and visitors alike. Technical Advice Note (TAN)16 'Sport, Recreation and Open Space'<sup>(3)</sup>, provides a full 'typology' of open space and offers the following definition:

*'Open space is defined in the Town and Country Planning Act 1990 as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground. For the purposes of this guidance, open space should be regarded as all open space of public value, including not just land, but also areas of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport, recreation and tourism, and can also act as a visual amenity and may have conservation and biodiversity importance.*

*Areas which are privately owned may have amenity value, although access will not be possible without the agreement of the land owner. Areas like domestic gardens are relevant, since places without or with few gardens, are likely to be more reliant upon the provision of public spaces'.*

**2.1.2** It is evident that this broad definition is necessary to enable a full evaluation of recreational opportunities, both formal and informal, to be undertaken and allows the use of these areas by a wide section of the population. In the local context, the LDP identifies open space as:

*Publicly accessible recreational space and includes playing fields, sports pitches and courts, children's play areas, facilities for older children, informal open space, greenspace, parks and allotments.*

### 2.2 Open Space Provision in Neath Port Talbot

**2.2.1** In 2013, the Council undertook and published an assessment<sup>(4)</sup> of open space provision across Neath Port Talbot. This assessment represented a snapshot in time and was an integral part of the evidence base supporting the LDP, ultimately informing the policies in the adopted Plan.

3 Planning Policy Wales (PPW): Technical Advice Note (TAN) 16 'Sport, Recreation and Open Space' (2009) - Welsh Government.

4 LDP Open Space Assessment (January 2013) - Neath Port Talbot County Borough Council.

## 2 . Open Space Provision in Neath Port Talbot

**2.2.2** Applying an agreed set of standards of provision, the assessment was structured on the eight LDP spatial areas and constituent electoral wards. A map and list of the electoral wards within each spatial area is presented in **Appendix B**.

**2.2.3** The level of open space provision in any given area changes over time. The fact that new facilities are often provided to serve new development coupled with the fact that older facilities are often removed as they can no longer be maintained, means that the position in relation to provision is dynamic. Consequently, and in parallel to the preparation of this SPG, the Council has reviewed the assessment and produced updated ward provision and requirement tables as a result, thereby providing an up to date picture on existing open space provision in Neath Port Talbot.

**2.2.4** An indicative overview of the updated position is provided in **Appendix C<sup>(5)</sup>**. It is evident that there remain shortfalls in the different categories of provision across the County Borough and new developments will be required to make an appropriate contribution towards open space provision in order to meet the needs of the new residents and ensure that existing shortfalls are not exacerbated by such development.

**2.2.5** In specific respect of outdoor sport, it should be noted that whilst the Open Space Assessment makes reference to the potential for dual use of school facilities by the community and as such identifies provision, it does not form part of the ward calculation as there are no formal written agreements in place to enable public use. Whilst such agreements are beyond the scope of planning control, where new school provision is proposed, the applicant will be encouraged to enter into such agreements and where this transpires, account will be taken in any future reviews of the Open Space Assessment.

5 As with the original assessment, this updated position represents a snapshot in time and the Council will continue to monitor the situation and undertake periodic reviews of the assessment.

## 3 Policy Context

### 3.1 National Policy Context

#### Well-Being of Future Generations (Wales) Act (2015)

**3.1.1** The Act places a duty upon public bodies to produce well-being objectives that contribute to achieving a set of overarching well-being goals: A Prosperous Wales; A Resilient Wales; A Healthier Wales; A More Equal Wales; A Wales of Cohesive Communities; A Wales of Vibrant Culture and Thriving Welsh Language; and A Globally Responsible Wales. Each public body is then required to take reasonable steps to meet their objectives in the context of the principle of sustainable development and whilst following a set of five ways of working.

**3.1.2** The 'Resilient Wales' and 'Healthier Wales' goals are the key goals that open space and greenspace, as part of the planning process, will contribute towards delivering.

#### Planning Policy Wales (PPW) Edition 9 (2016)

**3.1.3** PPW sets out the Welsh Government's land use planning policies providing the framework for the preparation of LDPs. This overarching policy document identifies that sport and recreation contribute to our quality of life and the Welsh Government supports the development of sport, recreation and the wide range of leisure pursuits which encourage physical activity. These activities are important for the well-being of children and adults and for the social and economic life of Wales.

**3.1.4** The Welsh Government's main planning objectives are to promote:

- A more sustainable pattern of development, creating and maintaining networks of facilities and open spaces in places well served by sustainable means of travel, in particular within urban areas;
- Social inclusion, improved health and well-being by ensuring that everyone, including children and young people, the elderly and those with disabilities, has easy access to the natural environment and to good quality, well-designed facilities and open space; and
- The provision of innovative, user-friendly, accessible facilities to make our urban areas, particularly town centres, more attractive places, where people will choose to live, to work and to visit.

**3.1.5** PPW states *'Planning Authorities should provide the framework for well located, good quality tourism, sport, recreation and leisure facilities. The areas and facilities provided in both rural and urban areas should be sensitive to the needs of users, attractive, well maintained and protected from crime and vandalism. They should be safe and accessible, including to deprived or disadvantaged communities and to people whose mobility is restricted, by a variety of sustainable means of travel, particularly walking, cycling and*

## 3 . Policy Context

*public transport. Long-distance routes, rights of way, disused railways and waterways are also important tourism and recreation facilities, both in their own right and as a means of linking other attractions'.*

**3.1.6** PPW states that the planning system should ensure that adequate land and water resources are allocated for formal and informal sport and recreation, taking full account of the need for recreational space and current levels of provision and deficiencies, and the impact of development related to sport and recreation on the locality and local communities.

**3.1.7** The document identifies that formal and informal open green spaces, including parks with significant recreational or amenity value, should be protected from development, particularly in urban areas where they fulfil multiple purposes, not only enhancing the quality of life, but contributing to biodiversity, the conservation of nature and landscape, air quality and the protection of groundwater. Such open spaces also have a role in climate protection and in enabling the adaptation of urban areas to the impacts of climate change, for example by contributing to flood management and helping to reduce urban heat island effects.

**3.1.8** Furthermore, PPW stipulates that Development Plans should contain clear policies for the provision and protection of open space; set standards of provision so that deficiencies can be identified and met through the planning process; and ensure that open spaces and built facilities are, where possible, sited, designed and maintained as integral parts of existing and new developments so as to encourage their use.

### **Technical Advice Note (TAN) 16 Sport, Recreation and Open Space (2009)**

**3.1.9** TAN16 states that the objectives as set out in PPW can be best achieved by undertaking local assessments of need and audits of all types of existing provision. The Local Planning Authority (LPA) should develop standards that reflect the local social, economic, demographic and geographical characteristics and that are based on robust evidence derived from an open space assessment. The open space assessment should include a quantitative, qualitative and an accessibility component.

**3.1.10** The document stipulates that the LPA should also identify and protect open space with a significant amenity, nature conservation or recreational value and subsequently establish criteria against which sites should be assessed if development pressures arise. When planning new open space, sport and recreational facilities, design and noise issues need to be taken into consideration.

### **3.2 Local Policy Context**

**3.2.1** The policy framework for the provision of open space in Neath Port Talbot is contained within Policies SP10, OS1 and OS2. Policy SP10 is the strategic policy that sets the context for the subsequent detailed policies and delivers Objectives 2 and 10 of the LDP.

### Strategic Policy SP10 Open Space

#### Policy SP10

##### Open Space

Provision will be made to ensure that all residents have access to adequate open space through the following measures:

1. Ensuring that new development addresses local needs;
2. Retaining and protecting existing open space.

### Policy OS1 Open Space Provision

**3.2.2** This policy seeks to ensure that where there is an existing shortfall in one of the specified categories of open space, a development should meet the specified open space standard for the residents of the new site. The policy does not seek to rectify existing shortfalls, but ensure that a development meets the open space needs of the site and its residents.

#### Policy OS1

##### Open Space Provision

Where there is a quantitative deficiency in outdoor sport, children's play, informal space or allotments, provision will be sought, including the requirement for maintenance, in conjunction with all new residential developments of 3 or more dwellings, based on the following standards:

Open Space	Standard
Outdoor Sport	1.6 hectares per 1,000 population
Children's Play	0.25 hectares per 1,000 population
Informal Space	0.55 hectares per 1,000 population
Allotments	0.19 hectares per 1,000 population

In the case of employment or commercial development proposals of over 1,000 sqm, provision will be sought for associated amenity space.

## 3 . Policy Context

### Policy OS2 Protection of Existing Open Space

**3.2.3** This policy seeks to protect existing provision and ensure that where a loss is as a consequence of development, it is appropriately replaced.

#### **Policy OS2**

##### **Protection of Existing Open Space**

Any proposals which would result in the loss of an existing area of open space will only be permitted where it can be demonstrated that:

1. The open space is no longer needed; and
2. There is no shortfall of provision of that category of open space in the ward, before or as a result of the development; and
3. The site would not be suitable to provide an alternative type of open space for which there is a shortfall.

Or:

It can be demonstrated that equivalent or enhanced facilities can be provided on a suitable and accessible replacement site which would serve the local community equally well.

### 4 Policy Implementation

#### 4.1 Policy OS1 - Open Space Provision

##### 4.1.1 Residential Development

###### Policy Threshold

**4.1.1.1** In accordance with Policy OS1, in locations where there is a quantitative deficiency in one or more of the identified categories of open space, contributions will be required on all new housing developments<sup>(6)</sup> on sites accommodating 3 or more units. The threshold of 3+ units will apply to all proposals which result in self-contained units of accommodation, including conversions from non-residential use to residential, or the subdivision of a residential property, where the net increase is 3 units or above the existing number of properties.

###### Calculating Requirements and Contributions

**4.1.1.2** It is expected that contributions will be sought where a shortfall in open space provision has been identified. The required contribution will in the first instance meet the additional demand arising from the proposed development and will not be applied to alleviate any existing open space shortage. Alternatively, the contribution may be used to improve the play value/quality of the existing provision.

**4.1.1.3** It should be noted that contributions (via a S106 Agreement) will be required where a developer does not make on-site provision. Where on-site provision is proposed, a developer will be expected to incur the cost of provision and establish a management regime and carry out future maintenance (refer to Section 4.4). In addition, there may be cases where a more appropriate option would be to improve accessibility to an existing area of open space.

**4.1.1.4** In calculating the open space requirements to be sought for new residential developments, a consideration will be made of the following components:

- The open space requirement across the various categories per dwelling;
- Where there is existing over provision in any category, whether a shortfall in provision would result as a consequence of the development<sup>(7)</sup>; and
- Where a S106 Agreement is likely for off-site provision, the likely cost of open space provision for each category.

**4.1.1.5** **Appendix D** provides some basic costs across a range of open space types. Applying these financial values provides an indication of the scale of the financial contribution to be sought across the various open space types per additional qualifying

6 The requirement does not relate to proposals for houses of multiple occupation (HMOs) or residential care homes.  
7 Where this is the case, the developer would need to make an appropriate level of provision of that category of open space.

## 4 . Policy Implementation

residential unit. In the event that the cost of providing the various categories of open space changes over time, the most current cost framework will be applied with any changes being communicated to the applicant at the earliest possible stage in the planning application process.

**4.1.1.6** Derived from the Council's Planning Obligations SPG<sup>(8)</sup>, the following table illustrates for each category of open space, the calculation of the open space requirement per dwelling and the likely capital cost per dwelling (for off-site provision). The most recent official estimated average household size figure will be applied to calculate the requirement per additional qualifying residential unit<sup>(9)</sup>.

**Table 4.1.1.1 Calculating Open Space Requirements**

Category	Requirement / 1,000 Population (Hectares)	Requirement / 1,000 Population (square metres)	Requirement / Person (square metres)	Average Household Size	Open Space Requirement / Dwelling (square metres)	Capital Cost / square metre	Cost / Dwelling
Outdoor Sport - Pitch	1.15	11,500	11.5	2.29	26.3	£10.80	£284.00
Outdoor Sport - Non Pitch	0.45	4,500	4.5	2.29	10.3	£100.00	£1,030.00
Children's Play <sup>(1)</sup>	0.25	2,500	2.5	2.29	5.7 <sup>(2)</sup>	£150.00	£855.00
Informal Space	0.55	5,500	5.5	2.29	12.6	£5.00	£63.00
Allotments	0.19	1,900	1.9	2.29	4.4	£10.90	£48.00

- Contributions towards children's play provision will not be required for studio or 1 bedroom units or developments specifically and exclusively marketed for the over 65's.
- This figure does not include any associated buffer zone.

**4.1.1.7** It should be noted that outdoor sport (1.6 hectares / 1,000 population) comprises both pitch (1.15 hectares / 1,000 population) and non-pitch provision (0.45 hectares / 1,000 population). In calculating the need, consideration will be given to both types of outdoor sport, as an over provision in one may mask a shortfall in the other<sup>(10)</sup>.

**4.1.1.8** A number of worked examples are presented in **Appendix E**.

### Division and Phasing of Sites

**4.1.1.9** In respect of residential development, in locations where there is a quantitative deficiency in one or more open space categories, where a site has been subdivided into more than one parcel of land and the total number of units on each parcel falls below the

8 Section 5.6 Supplementary Planning Guidance: Planning Obligations (October 2016).

9 <https://stats.wales.gov.wales/Catalogue/Housing/Households/Estimates/averagehouseholdsize-by-localauthority-year>

10 It should be noted that the Council has leased out many of its sports facilities to clubs or local communities to undertake booking and maintenance duties.



threshold for the provision of open space, should the Council consider the site has been artificially subdivided, the site will be treated as one development and the relevant open space requirements will apply.

**4.1.1.10** For example, if a parcel of land forms part of a larger site but has been subdivided either before or after the grant of planning permission, each property owner will be required to provide a proportion of the contribution which would have been attributed to the larger site.

**4.1.1.11** Where the development of a site is phased, planning applications for 1 or 2 units will not require an open space contribution. However, once an application is submitted that sees the development of the whole site reach 3+ units, open space provision will be sought for the development as a whole.

**4.1.1.12** This approach will also apply where planning applications are staggered over a period of time (e.g. where a parcel of land forms part of a larger site but has been subdivided either before or after the grant of planning permission).

**4.1.1.13** To make the best and most efficient use of land, developments are expected to meet the densities specified in Policy BE1 (Design) of the LDP. Should a site, or phase of a site be proposed to be developed at a lower density than specified in Policy BE1, or the Council considers the site is being built at a lower density to avoid open space contributions, applications may be refused on such grounds.

**4.1.1.14** If a development is phased, particularly on larger sites, the open space requirement shall also be phased to ensure that the development contributes an appropriate level of open space at each stage of the development. The timescales for completion of open space provided will be clearly set out within the S106 agreement and/or planning conditions.

### 4.1.2 Employment and Commercial Development

#### Policy Threshold

**4.1.2.1** In an attempt to improve the health and well-being of the workforce, employment and commercial proposals which result in a net increase in floorspace of 1,000 sqm or more will be required to provide amenity space to allow employees access to an outdoor amenity area close to the workplace. The provision of amenity space can be as simple as an informal area, courtyard or greenspace with associated seating, access paths and/or landscaping. Such areas could be appropriately designed so as to minimise ongoing maintenance.

**4.1.2.2** The adoption date of the LDP (i.e. 27th January 2016) will be used as the base-date from which to monitor any development and/or operation that is incrementally increasing in size.

## 4 . Policy Implementation

**4.1.2.3** The trigger for the provision of amenity space will be reached when, since the adoption date of the plan, the cumulative net floorspace totals 1,000 sqm or more, with the contribution being based on the number of employees the additional floorspace exceeding 1,000 sqm would accommodate.

**4.1.2.4** **Appendix F** presents a flow chart and a step-by-step guide of the process that will be followed throughout the planning application stage.

### Calculating Requirements and Contributions

**4.1.2.5** Provision for associated amenity space will be sought in relation to proposals for employment or commercial development of over 1,000 sqm (i.e. net) and will be based on the standards identified for informal open space as outlined in the following table:

Category	Requirement / 1,000 Additional Employees (Hectares)	Requirement / 1,000 Additional Employees (square metres)	Requirement / Additional Employee (square metres)
Amenity Space	0.55	5,500	5.5

**4.1.2.6** For all development, during the application process, planning officers will advise what open space need the site generates. The Council's preference will always be for amenity space to be provided on-site as an integral part of the overall development so as to encourage its use. For new build developments, it is expected that this requirement be factored into the design of proposals.

**4.1.2.7** Any amenity areas provided on-site would not be adopted by the Council and consequently the developer would be responsible for future management and maintenance. Where there is no scope for on-site provision but there is an opportunity to improve access to an existing nearby area, or make improvements to an existing nearby area to accommodate use by staff, where the Council is required to carry out future maintenance, there will be a need to calculate the associated costs.

**4.1.2.8** For extensions to existing businesses, it is acknowledged that some established premises may not have appropriate space within the curtilage where provision could be achieved. In such circumstances, the developer will be required to submit a statement outlining why on-site provision is not feasible, and where the Council accepts that the physical scope for provision is limited, the Council will consider the issue of whether new provision could be made available off-site or whether there is potential to improve linkages to existing public open space or whether the planning obligation could focus on improving the quality of the existing provision. Such instances will be considered on a case-by-case basis and the scale of the financial contribution sought will then reflect the scale of the proposed development in terms of the anticipated number of additional employees.

**4.1.2.9** A number of worked examples are presented in **Appendix E**.

### 4.1.3 Provision of Open Space

**4.1.3.1** The delivery of open space facilities through the planning system shall be delivered via one, or an appropriate and agreed mix of the following mechanisms:

- On-site provision;
- Financial contributions for off-site provision.

**4.1.3.2** Where a developer proposes to provide all required facilities on-site and be responsible for future maintenance, there would be no need to calculate costs associated with open space contributions.

#### On-Site Provision

**4.1.3.3** In line with national policy, the Council's preference will always be for open space to be provided on-site as an integral part of the overall development, in order to deliver mixed and balanced communities and to encourage their use. Should the Council agree the provision of on-site facilities is not appropriate or feasible, off-site provision will be accepted.

**4.1.3.4** Each development will need to make provision for the open space needs of its residents. Where there is an existing ward shortfall in a particular category, a developer will be required to make full provision for those categories.

**4.1.3.5** If there is an existing over provision of a particular category of open space in a ward, this will be taken into account in assessing the impact of the development on the level of provision at that particular time. In addition, where there is existing provision, due consideration would need to be given to its accessibility. The 'accessibility standards' detailed within the Council's Open Space Assessment will be used to determine whether the existing provision is within appropriate distances.

**4.1.3.6** In cases where accessibility is poor, or where the existing provision lies beyond the relevant accessibility standard, consideration will be given to how the accessibility could be improved or alternatively, where improvements cannot be made, make on-site provision.

**4.1.3.7** The S106 agreement will include a requirement for the facility to be provided at a particular stage of the development.

#### Financial Contributions for Off-Site Provision

**4.1.3.8** There may be circumstances where it is not feasible or appropriate to accommodate the required open space within the development site (e.g. due to the size of the site or the site characteristics dictate that the site would be inappropriate to accommodate the relevant open space category).

## 4 . Policy Implementation

**4.1.3.9** In these instances the Council will accept a commuted payment in lieu of on-site provision. This arrangement will require developers to make financial contributions for the provision of off-site facilities, the improvement / enhancement of existing off-site facilities and the ongoing maintenance of such facilities (refer to Section 4.4 below).

**4.1.3.10** In instances where there are multiple deficiencies of open space, an assessment will be made as to which categories will be prioritised and having full regard to the requirements set out within the Community Infrastructure Levy (CIL) Regulations, the Council may seek to combine or 'pool' contributions from individual development proposals.

**4.1.3.11** Regulation 123 of the CIL Regulations limits the number of planning obligations that can be pooled (maximum of five). The Council's approach to dealing with this pooling restriction will be through specifying 'infrastructure pots' (projects) with each project able to take up to five pooled contributions. Such an approach will help ensure that the need for infrastructure improvements can be effectively and equitably addressed with all parties making an appropriate contribution, and in the case of smaller scale developments, enables monies to be combined to provide small scale improvements to open space facilities in the locality.

**4.1.3.12** Any off-site provision will be of the same quality as would have been provided on-site and the off-site contribution should have the same financial value as the facilities that would have been provided on-site. Any off-site provision will need to be located in close proximity to the development site<sup>(11)</sup> or within the same community / electoral ward, or in the case of allotment provision, spatial area.

**4.1.3.13** Further practical guidance in respect of the design of open space is provided in Chapter 5.

### 4.2 Policy OS2 - Protection of Existing Open Space

**4.2.1** Loss of even small areas of open space can have an impact on the local area, especially where there is an existing shortfall or where alternative facilities are not readily accessible to the community affected by the lost facility.

**4.2.2** Whilst national policy protects sports pitches, Policy OS2 seeks to protect all areas identified as open space. Any proposals for the development of land which is wholly, or in part, identified as open space will need to satisfy the specified criteria which seek to ensure that all possible options have been assessed before consideration is given to the alternative use of the open space.

**4.2.3** In order to comply with Policy OS2, developers must either demonstrate that all of the criteria (1, 2 and 3) have been satisfied, or as an alternative, demonstrate that equivalent or enhanced facilities can be provided on a suitable and accessible replacement site that would serve the local community equally well.

11 Accessibility standards for sports and children's play provision is provided in the Council's Open Space Assessment.

**4.2.4** In terms of the evidence/justification that would need to be provided, the details outlined below would be considered by the Council to be the minimum requirement. It should be noted however that all proposals will be considered on a case by case basis, and once details of proposals are known there may be instances where additional detail is required from the developer. Consequently, the details provided are not considered to be exhaustive and should only be used as a guide rather than a comprehensive list of requirements.

### Criteria 1, 2 and 3

**4.2.5** Criteria 1 (*the open space is no longer needed*)<sup>(12)</sup>:

- When was the facility last used and what was it used for.
- The reasons why it is no longer in use.
- Where the public go to access alternative provision for the category of open space.
- Whether measures have been put in place to restrict access to the site.

**4.2.6** Criteria 2 (*there is no shortfall of provision of that category of open space in the ward, before or as a result of the development*):

- A calculation of the existing ward provision for the category of open space<sup>(13)</sup>.
- If the proposal is for residential development, a calculation of the requirements of the site for that category of open space<sup>(14)</sup>.
- In the event that the facility/provision was lost to development, a calculation to determine whether as a consequence, there would be a shortfall in provision for that category.

**4.2.7** Criteria 3 (*the site would not be suitable to provide an alternative type of open space for which there is a shortfall*):

- An explanation of why any of the categories that experience a shortfall in provision could not be provided on-site as an alternative to the existing provision<sup>(15)</sup>.

### Provision of Equivalent or Enhanced Facilities

**4.2.8** The developer would be required to provide the following:

- 
- 12 This information could be informed by consultation with the local Councillor, Community Council, local residents groups, communities and/or neighbours.
- 13 Information on existing ward provision is available in the Council's Open Space Assessment. The Council can advise in respect of the position where clarification is needed.
- 14 Refer to Table 4.1.1.1 (Page 12).
- 15 The nature of the information will vary from site to site and will be dependant on the categories which experience a shortfall in provision.

## 4 . Policy Implementation

- A description of the equivalent/enhanced facilities proposed, together with detailed plans and suitably scaled drawings showing the location and layout of the replacement facilities.
- A quantitative and qualitative comparison (by category) of what alternative provision is being proposed to replace what is to be lost.
- A justification of why the site is considered to be a suitable replacement facility.
- Details of how accessible the replacement site is compared to the existing provision.
- Details of the ongoing proposals to manage and maintain the new facility.

### 4.3 Pre-Application Discussion and Planning Application Process

#### Pre-Application Discussion

**4.3.1** Applicants are encouraged to partake in early discussions with the Planning Department to discuss which policies are relevant to their proposal, the open space requirements that the proposal will generate, other planning obligations and to determine any site-specific considerations<sup>(16)</sup>.

**4.3.2** Discussions should take place with planning officers who will liaise with internal departments as appropriate. Detailed negotiations will focus on what open space policies are relevant, what level of provision is required, how the provision should be delivered (e.g. on-site / off-site), and future management and maintenance. In the case of off-site provision, potential indicative S106 costs can also be provided where relevant.

**4.3.3** **Appendix F** presents a flow chart and a step-by-step guide of the process that will be followed throughout the planning application stage.

#### Outline Applications

**4.3.4** All residential planning applications that are located within areas where there is a quantitative deficiency in one or more of the identified categories of open space and meet the identified threshold will be subject to an open space contribution.

**4.3.5** Where an application for outline planning permission is granted, the permission will identify whether a contribution towards open space will be part of the development. Where an open space agreement is secured at the outline planning stage, any changes to the number of units in a subsequent planning application may result in the level of open space contribution changing. These stipulations will be contained within the S106 agreement.

16 The procedures for undertaking pre-application discussions applied by the Council can be found on the Council's website: <http://www.npt.gov.uk/default.aspx?Page=10326>

### Full / Reserved Matters Applications

**4.3.6** In line with the thresholds identified, full planning permissions will contain a related planning condition and/or the developer will be expected to enter into a S106 agreement with the Council. The S106 agreement will set out the requirement for providing open space provision and the conditions by which the provision will be delivered (i.e. either on-site/off-site and future maintenance thereof).

### Renewal of Planning Consent

**4.3.7** New applications submitted on sites which previously had planning approval or applications for the renewal of a planning consent will be assessed using the open space policies contained within the LDP. This may mean that open space provision will be required even where there has been no previous contribution towards open space. This reflects changes in policy context since the original application and the County Borough wide need for open space provision. If the application seeks the approval of reserved matters, the requirements of the original outline approval would need to be followed.

### Negotiating Open Space Provision

**4.3.8** When accounting for the range of planning obligations that may be levied on any given proposal, the Council acknowledges that there may be circumstances where a developer considers that the delivery of the level of open space required is not viable. Such issues could be compounded in locations where there are multiple deficiencies across all categories.

**4.3.9** In such instances, the Council will consider, subject to a detailed financial appraisal, reduced contributions, phased payments, or the removal of the requirement to contribute to open space provision. At an early stage in pre-application discussions, developers are encouraged to make themselves familiar with all the planning obligations, including open space provision, and to identify any viability issues in the preparation of their application.

**4.3.10** Where the Council is satisfied that the developer has been able to show, using robust evidence, that the provision of open space in accordance with the standards set out in Policy OS1 is not viable, a reduced contribution may be negotiated or the requirement to provide open space removed.

**4.3.11** It should be noted that any requirement to contribute towards other infrastructure requirements (as outlined within the Council's Planning Obligations SPG) as a result of the development will not negate the need for open space provision. **Developers need to consider the costs associated with delivering open space requirements and other obligations before entering into land negotiations.**

### 4.4 Management and Maintenance

**4.4.1** The provision made for the ongoing management and maintenance of the public open space is a key consideration in the determination of planning applications. The Council will need to be satisfied that open space facilities provided as part of a development proposal will be made available and subsequently retained, managed and maintained.

## 4 . Policy Implementation

**4.4.2** It is the Council's preferred option that the applicant implements a private management plan to support the future maintenance of all types of open space provision. The management plan will need to demonstrate to the Council's satisfaction that suitable arrangements have been made for the facility's long term maintenance and as such will need to identify who will be responsible for managing and funding the maintenance of the open space, for example a sufficiently resourced management company. New or improved off-site provision may also offer opportunities for future management by a management company or community group.

**4.4.3** Whilst it is not expected that the Council will adopt any new areas of open space created or incur any future financial liabilities, there may be circumstances where it is not feasible or practicable for the ongoing management of a site to be conducted by the developer or other appointed management body. Under such circumstances, the Council will be prepared to consider adopting the facility and properly maintain it as public open space, however, the adoption of land will always be subject to a payment by the developer of a commuted sum to cover the cost of future maintenance.

**4.4.4** Where developers make a financial contribution in-lieu of on-site facilities, including additional equipment / improvements to existing open spaces and/or facilities, a commuted sum for future maintenance costs will also be sought.

**4.4.5** The figure will be calculated using agreed maintenance costs and cover a 20 year timeline. Each proposal will be considered on a site by site basis and the developer will be required to provide sufficient details to enable an accurate calculation of costs.

**4.4.6** Planning permission for developments will be subject to a legal agreement that will include the details relating to on-site and/or off-site open space provision, ongoing maintenance and adoption if appropriate. All S106 agreements run with the land so future successors in title are bound by the obligations, providing the legal mechanism to ensure the provision and future maintenance and retention of the open space.

**4.4.7** Alternative methods of management and maintenance are available, including the involvement of community councils, other community management companies, arrangements with a charitable trust or organisation, or lease of land to a community group. If a developer wishes to follow any of these alternative approaches, it will have to be demonstrated how such an approach can meet the Council's requirement for the open space to be managed and maintained.

### 4.5 Monitoring and Review

**4.5.1** The implementation of policies and the delivery of open space will be monitored and reported in the LDP Annual Monitoring Report. In addition, the ward provision and requirement tables as presented in the Open Space Assessment (summarised in **Appendix C**) will be the subject of a focused review on an annual basis to account for any new residential development that takes place. A more comprehensive assessment, including a review of any changes to the status of existing provision will be undertaken periodically every 3 years.



## 5 Practical Guidance

**5.0.1** This section seeks to provide developers with some general principles and examples of good practice in respect of the design and layout of open space provision, including informal open space, children's play, allotments, multi-use spaces and greenspace.

**5.0.2** Open space should be designed as an integral part of the development, not considered as an afterthought by utilising parcels of land which are left over or difficult to develop. Spaces need to have an element of natural surveillance from neighbouring properties but also be mindful of the proximity to houses/roads etc., ensuring that amenity issues are not compromised. Whilst developers can include areas of landscaped amenity space as part of a development, these will not be considered towards the open space requirements of a site, unless they are of sufficient size and offer opportunities for recreation<sup>(17)</sup>.

### Informal Open Space

**5.0.3** Areas of informal open space are integral to the flow and overall look and feel of a housing development. These areas need to be large enough to be usable and to be classified as informal open space rather than forming part of a site's general amenity space. Informal open space can have a variety of potential uses (e.g. children's play/games, adult recreation, dog walking, sitting/socialising etc.) and as a result such areas need to cater and provide for all ages and for people of limited mobility equally. The provision of benches/seating and associated hard surfaced paths, will allow people to socialise with their friends and neighbours and allow parents of younger children to relax whilst their children play. Trees within these areas should be retained wherever possible as these provide shaded areas for sitting, recreation or opportunities for games, exploring, climbing etc.

**5.0.4** Landscaping will be an important factor to consider in the design of any space, and including native species of trees, shrubs and wildflower meadow provides interest for residents and children whilst assisting to increase local biodiversity. Such areas could contain some log seating nearby for people to view these areas and their associated wildlife. Within the wider informal space introducing stepping stones within shallow depressions where water can collect, will provide interest and play opportunities during wetter weather. By incorporating some of these suggestions an area becomes more interesting and more likely to be used by a wider section of the community and become a place where people are more likely to want to visit and use. It also assists in giving areas additional play value.

<sup>17</sup> In respect of parcels of land which are utilised for drainage (e.g. Sustainable Urban Drainage Systems), whilst these areas may be adopted by the Council for drainage purposes, they will not be adopted for open space purposes.

## 5 . Practical Guidance

### Informal Recreation Opportunity - Pontrhydyfen



Source: Neath Port Talbot County Borough Council.

### Informal Opportunities - Freiburg, Germany

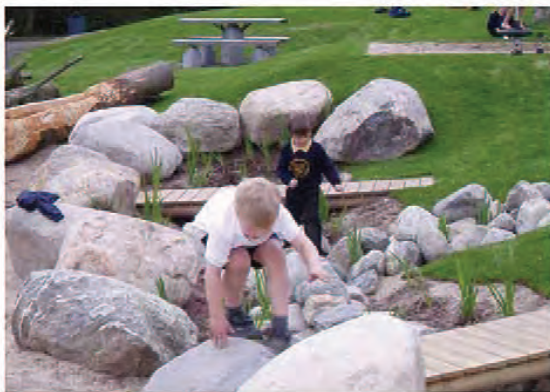


Source: Lindsey Houston © Free Play Network/Playlink.

### Play for Children and Young People

**5.0.5** This includes provision for children and young people of all ages and abilities, not just play areas for younger children. Play is a vital part of a child's physical, mental and social development. Play areas need to provide interest and challenges and be a place where the children have fun and feel they belong and have freedom to play.

### Natural Play Feature - Balmaha Play Landscape, Scotland



Source: Sue Gutteridge, Stirling Council © FreePlay Network/Playlink.

### Space for Everyone - Chapelfield Play Area, Cowie, Stirling



Source: Sue Gutteridge, Stirling Council © FreePlay Network/Playlink.

**5.0.6** Whilst a typical play area has fixed play equipment, it is possible for such areas to be more adventurous and challenging, providing something a little different to complement traditional equipment which offers different and less restrictive play opportunities. Traditionally children's play areas have been categorised as one of the following<sup>(18)</sup>:

18 Details on the characteristics of the different play areas are examined in more detail in **Appendix G**.

- *Local Area for Play (LAP)* - this tends to be close to home, relatively small in size and caters for younger children. It does not need to contain play equipment [e.g. based on the recommended size of the activity zone, a proposal of approximately 17 residential units would require on-site provision].
- *Local Equipped Area for Play (LEAP)* - this area is laid out with features and equipment for children who are beginning to go out independently and again is quite close to home. Play features are an integral part of the LEAP, however it is important that the space can be used for physical activity and games, and therefore careful consideration needs to be given to their siting and the positioning of equipment [e.g. based on the recommended size of the activity zone, a proposal of approximately 70 residential units would require on-site provision].
- *Neighbourhood Equipped Area for Play (NEAP)* - this area is specifically designated, laid out and equipped mainly for older children, but also offers play opportunities for younger children. They provide a greater opportunity for active and passive play [e.g. based on the recommended size of the activity zone, a proposal of approximately 175 residential units would require on-site provision].
- *Local Landscaped Area for Play (LLAP)* - an area with little or no equipment, but is imaginatively designed and contoured using as far as possible natural materials such as logs or boulders which create an attractive setting for play. Offers play opportunities for all age groups but is a shared space which can be used by the whole community [e.g. based on the recommended size of the activity zone, a proposal of approximately 157 residential units would require on-site provision].

**Varied Opportunities - Chapelfield Play Area, Cowie, Stirling**



Source: Sue Gutteridge, Stirling Council © FreePlay Network/Playlink.

**Natural Play Feature - Waverley Park, Stirling**



Source: Sue Gutteridge, Stirling Council © FreePlay Network/Playlink.

**5.0.7** As an alternative to a play area comprising only traditional fixed play equipment, a variety of play opportunities could be offered on-site. For example, grassed slopes provide opportunities for free play, or a slide can be built into the slope with 'steps' offering opportunities for climbing up the bank to access the slide or to conquer the hill. Logs or boulders can provide seating and balancing opportunities and their placement in a circle

## 5 . Practical Guidance

or semi-circle offers opportunities for socialising. Shallow depressions collect rainwater and provide more messy play opportunities which are enjoyed by many children. Stepping stones across these wet areas provide challenge and somewhere to play or sit. Areas where the grass is left a little longer or planted with wildflowers provide further opportunities for exploration and free play, as do areas of trees and shrubs.

**5.0.8** Different surfaces offer differing play opportunities (e.g. sand, bark, hard surfacing, grass etc.). Provision of pathways can also provide play opportunities as they can meander around features and have different surface treatment, some are suitable for wheeled transport and others provide more challenges. The design and layout of a path through an area can become a play opportunity (e.g. within an area of longer grass, a mown meandering path becomes a maze for younger children and trees and shrubs with fallen branches/twigs can offer opportunities for den building).

**5.0.9** It is important to look at the site for the play area and identify what existing features it has which offer opportunities for play (e.g. trees, depressions or slopes). If a site has variety and offers opportunities for formal and free play and makes provision for children, parents/carers to sit and socialise, it helps to create social spaces that people want to use. Play areas will need to have an element of natural surveillance, but also need an appropriate buffer to nearby dwellings to avoid issues with noise and disturbance. Most importantly play areas should be fun and offer multiple opportunities and be areas that children and young people want to use and feel they belong. They should offer freedom to explore, but in a safe environment.

**5.0.10** The FIT standards (refer to **Appendix G**) should generally be adhered to in respect of the provision/facilities that the different play spaces contain and the appropriate buffers to dwellings and proximity to roads etc. In addition to the FIT standards, the advice contained in **Appendix H** 'Creating a Quality Play Environment' will need to be adhered to and should be considered by developers in the early stages of the planning and design of children's play spaces. This will ensure that new play facilities provide quality play opportunities and environments.

**Play Area - Trebanos, Pontardawe**



**Play Opportunities, Coed Darcy, Neath**



**5.0.11** As a general rule variety both within and between play areas is good as it allows different play opportunities, increases interest and offers different opportunities and challenges for children.

### Allotments

**5.0.12** Allotments provide opportunities for active recreation, allow social interaction, help reduce food miles and promote physical and mental health and well-being. A traditional allotment averages 250 sqm, which may be daunting for many gardeners, and also potentially limits the number of allotments available. Consideration should be given to the establishment of new / extended allotment sites which allow a greater number of half size plots, which would still allow ample opportunity for people to grow fruit and vegetables, but at a more manageable scale<sup>(19)</sup>.

**5.0.13** In addition, there are a number of 'community gardens' in the County Borough and whilst these vary in size, they do offer some potential for growing produce albeit at a much smaller scale than an allotment. Whilst provision of such community gardens would not address any shortfall in allotment provision, where space is limited, these may offer some potential and be able to be provided on-site providing positive benefits in terms of health and well-being and social interaction.

### Multi-Use Spaces

**5.0.14** In order to make best use of open spaces, consideration should be given to the multi-use of areas of open space. This could include providing some play features, benches or planting around the unused or underutilised edges of a sports pitch. In doing so, existing areas of informal open space become more interesting and therefore more likely to be used. Examples may include the provision of seating, encouraging biodiversity with thoughtful planting, providing an informal path to encourage people to walk through, providing logs for seating, balancing etc.

**5.0.15** The provision of multi-use spaces enables a greater variety of recreational opportunities to be provided on any given parcel of land and can encompass both formal and informal open space, greenspace, amenity space, opportunities for biodiversity and social interaction.

**5.0.16** Innovative landscaping can improve the quality of open space and increase the visual appeal of a development by creating vibrant community spaces which offer a variety of opportunities for different sections of the community, enabling community cohesion and assisting with health and well-being. In addition, when considering the opportunities detailed in **Appendix H** relating to the creation of a quality play area, opportunities can be provided within multi-use spaces to create imaginative opportunities for children's play.

<sup>19</sup> A recent development as part of the Crymlyn Grove development in Skewen, has produced 18 plots with an average plot size (excluding paths etc) of approximately 160 sqm.

## 5 . Practical Guidance

**5.0.17** Such an approach allows areas to appeal to a range of age groups including children and adults alike. It can help engender community cohesion and health and well-being as people meet and interact, making spaces more appealing will encourage people to stop and use them, for active and more passive forms of recreation and relaxation.

### Wyvis Street, London



Source: Design for Play (Play England) © Katie Shackell.

### Greenspace

**5.0.18** Generally the County Borough is well served by greenspace, especially in the valley communities and in areas around the main settlements. Within settlements, particularly in the urban areas, there is often less opportunity for people to access smaller local areas of greenspace.

**5.0.19** Whilst there is no policy standard in respect of greenspace, where opportunities exist to revitalise an existing area of informal open space with more naturalistic planting, this should be taken. It is possible to design greenspace into existing and planned open spaces and improve its accessibility. Greenspace has more naturalistic features which allow the user to enjoy the natural qualities of green areas and can help promote health and well-being.

**5.0.20** Due to the naturalistic features of greenspace, such areas may also be able to have a dual function in contributing towards the biodiversity mitigation and compensation measures necessary for a particular development.

**5.0.21** A more innovative approach should be taken where access to greenspace is more limited. This can be achieved by seeking the 'greening' of existing areas of informal (or other relevant categories of) open space. Improving local areas in this way can help to make greenspace more widely accessible to a greater number of people, help to provide more attractive and potentially more active communities and add biodiversity value.

### Greenspace & Informal Space - Wyvis Street, Tower Hamlets, London



Source: Design for Play (Play England) © Katie Shackell.

### Naturalistic Open Space, Stirling



Source: Design for Play (Play England) © Stirling Council Play Services.





### 6 Contact Details

#### **Development Management**

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# 6 . Contact Details

Supplementary Planning Guidance: Open Space and Greenspace (July 2017)

## Appendix A: Glossary

### Glossary of Terms

Accessibility Standard	The Council within the Open Space Assessment has used the following accessibility standards for the following types of open space. The figures relate to distance from the site: Pitch sport - within 1,200m, Non pitch - within 1,600m, Children's Play: Local Area for Play (LAP) 100m; Local Equipped Area for Play (LEAP) 400m, Neighbourhood Equipped Area for Play (NEAP) 1,000m and a Destination Playground 2,000m. There are no standards for informal open space as it should be as close to home as possible, nor allotments as provision is provided on a spatial area basis.
Children's Play	This provision covers all aspects of equipped play areas for children and youths and includes playgrounds, Multi Use Games Areas, Teen Shelters, Skateboard ramps, BMX tracks, basketball etc
Developer Contributions	See Planning Obligation
Greenspace	An area of open space which has some naturalistic features and offers recreational opportunities
Informal Open Space	This is a publicly accessible area, which provides opportunities for recreation or gentle relaxation (possibly with seats). These areas tend to be grassed and their size and level of use can vary.
Local Development Plan (LDP)	A statutory development plan for the Local Planning Authority area in Wales under Part 6 of the Planning and Compulsory Purchase Act 2004. A land use plan that is subject to independent examination, which will form the statutory development plan for a local authority area
Open Space	Refers to publicly accessible recreational space and includes playing fields, sports pitches and courts, children's play areas, facilities for older children, informal open space, greenspace, parks and allotments
Outdoor Sport	Includes both pitch sport (such as rugby, football, cricket) and non Pitch sport such as bowls, tennis and athletics. There are separate requirements for each type which make up the overall outdoor sport requirement of 1.6ha/1000 population
Planning Obligation	Legal agreements between a Local Planning Authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken. For example, the provision of open space. Sometimes called 'Section 106' agreements.
Section 106 Agreement (S106)	A legal agreement under Section 106 of the 1990 Town & County Planning Act. Section 106 agreements are legal agreements between a Planning Authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.
Supplementary Planning Guidance	Non-statutory piece of guidance produced by the Local Planning Authority which expands upon certain policies and proposals set out in the development plan.



## Appendix B: Spatial Areas of Neath Port Talbot

Map B.0.1 LDP Spatial Areas



### List of Wards by Spatial Area

#### Afan Valley

- Cymmer
- Glyncoed
- Gwynfi
- Pelenna

#### Amman Valley

- Gwaun Cae Gurwen
- Lower Brynamman

#### Dulais Valley

- Crynant
- Onllwyn
- Seven Sisters

#### Neath

- Aberdulais
- Briton Ferry East
- Briton Ferry West
- Bryncoch North
- Bryncoch South
- Cadoxton
- Cimla
- Coedffranc Central
- Coedffranc North
- Coedffranc West

## Appendix B: . Spatial Areas of Neath Port Talbot

- Dyffryn
- Neath East
- Neath South
- Neath North
- Tonna

### **Neath Valley**

- Blaengwrach
- Glynneath
- Resolven

### **Pontardawe**

- Alltwen
- Pontardawe
- Rhos
- Trebanos

### **Port Talbot**

- Aberavon
- Baglan
- Bryn and Cwmafan
- Margam
- Port Talbot
- Sandfields East
- Sandfields West
- Taibach

### **Swansea Valley**

## Appendix B: . Spatial Areas of Neath Port Talbot

- Cwmllynfell
- Godre'r Graig
- Ystalyfera



## Appendix C: Open Space Provision in Neath Port Talbot

**C.0.1** An indicative overview of the updated position is presented in the table below<sup>(20)</sup>. In the context of the policy standards, cells coloured red indicate a shortfall in provision whereas cells coloured white indicate where the standards have been met.

**C.0.2** It should be noted that as with the original 2013 assessment, this updated position represents a snapshot in time and the Council will continue to monitor the situation with the assessment being periodically reviewed.

**Table C.0.1 Indicative Overview of Open Space Provision in Neath Port Talbot**

Spatial Area	Ward	Pitch Sport	Non Pitch Sport	Informal	Children's Play	Allotments
Amman Valley	Gwaun Cae Gurwen	Red	Red	White	Red	Red
	Lower Brynamman	Red	Red	White	Red	Red
Afan Valley	Cymmer	Red	Red	White	Red	Red
	Glyncorwg	White	Red	White	Red	Red
	Gwynfi	Red	Red	White	Red	Red
	Pelenna	White	Red	Red	Red	Red
Dulais Valley	Crynant	Red	Red	White	White	Red
	Onllwyn	White	Red	Red	White	Red
	Seven Sisters	White	Red	White	Red	Red
Neath	Aberdulais	Red	Red	White	Red	Red
	Briton Ferry East	Red	Red	White	Red	Red
	Briton Ferry West	Red	Red	White	Red	Red
	Bryncoch North	White	Red	Red	Red	Red
	Bryncoch South	White	Red	White	Red	Red
	Cadoxton	Red	Red	White	Red	Red
	Cimla	Red	Red	White	Red	Red
	Coedfranc Central	Red	Red	White	White	Red
	Coedfranc North	Red	Red	Red	Red	Red
	Coedfranc West	White	Red	White	White	Red
	Dyffryn	Red	Red	White	Red	Red
	Neath East	Red	Red	Red	Red	Red
	Neath North	Red	Red	White	Red	Red
	Neath South	Red	Red	White	Red	Red
Tonna	Red	Red	White	Red	Red	

20 Full details of the actual levels of provision are provided in the updated Open Space Assessment (2016).

## Appendix C: . Open Space Provision in Neath Port Talbot

Spatial Area	Ward	Pitch Sport	Non Pitch Sport	Informal	Children's Play	Allotments
Neath Valley	Blaengwrach					
	Glynneath					
	Resolven					
Pontardawe	Alltwen					
	Pontardawe					
	Rhos					
	Trebanos					
Port Talbot	Aberavon					
	Baglan					
	Bryn & Cwmafan					
	Margam					
	Port Talbot					
	Sandfields East					
	Sandfields West					
	Taibach					
Swansea Valley	Cwmllynfell					
	Godre'r Graig					
	Ystalyfera					

### Appendix D: Costs - Open Space Provision

**D.0.1** The following table illustrates the level of costs, excluding maintenance, associated with the provision of a range of sports facilities:

Facility Type	Area (Sq M)	Capital Cost (£)
Rugby Union Natural Turf	10,400	115,000
Cricket Natural Turf	20,649	265,000
Bowling Green Natural Turf	1,600	140,000
Football (Mini)	1,419	20,000
Football (Youth)	5,917	70,000
Football (Senior)	7,420	85,000
Tennis Courts (x2)	1,227	200,000
Tennis Courts (x4)	2,342	350,000
Tennis Courts (x6)	3,456	455,000
Multi-Use Games Area (Macadam)	782	145,000

Source: Sport England 2016

# Appendix D: . Costs - Open Space Provision

## Appendix E: Calculating Open Space Contributions

**[Note: the examples provided below only set out the capital cost of open space provision and do not include ongoing maintenance costs].**

### Residential Development

**Example 1: A scheme comprising 9 units with shortfalls in all categories of open space.**

- To calculate the site requirement for each category of open space, multiply the number of residents with the level of provision (per person) that Policy OS1 requires:

**Table E.0.1 Calculating Site Requirements**

Category	Requirement / Dwelling (sqm)	Site Requirement (sqm)
Pitch	26.3	237.02
Non-Pitch	10.3	92.75
Informal	12.6	113.36
Children's Play	5.7 <sup>(1)</sup>	51.53
Allotments	4.4	39.16
<b>Total Requirement</b>	<b>59.3</b>	<b>533.82</b>

1. This figure does not include any associated buffer zone.

- These requirements will then be translated into a cost per type based on the calculation in the Planning Obligations SPG<sup>(21)</sup>.

**Table E.0.2 Calculating Financial Contributions**

Category	Average Cost / sqm	Site Requirement (sqm)	Financial Contribution (£)
Pitch	£10.81	237.02	£2,562.13
Non-Pitch	£100.00	92.75	£9,274.50
Informal	£5.00	113.36	£566.78
Children's Play	£150.00	51.53	£7,728.75
Allotments	£10.89	39.16	£426.44

## Appendix E: . Calculating Open Space Contributions

Category	Average Cost / sqm	Site Requirement (sqm)	Financial Contribution (£)
<b>Total Requirement</b>		<b>533.82</b>	<b>£13,958.60</b>

**Example 2: A scheme comprising 50 units with shortfalls in pitch, non-pitch and children's play.**

- To calculate the site requirement for each category of open space, multiply the number of residents with the level of provision (per person) that Policy OS1 requires:

**Table E.0.3 Calculating Site Requirements**

Category	Requirement / Dwelling (sqm)	Site Requirement (sqm)
Pitch	26.3	1,316.75
Non-Pitch	10.3	515.25
Informal	12.6	629.75
Children's Play	5.7 <sup>(1)</sup>	286.25
Allotments	4.4	217.55
<b>Total Requirement</b>	<b>59.3</b>	<b>2,965.55</b>

- This figure does not include any associated buffer zone.
- As there are no shortfalls in the ward in informal open space and allotments, a check will be made to ensure whether as a result of the development this over provision will be lost. In addition, consideration will be given to whether the existing provision, is accessible to the residents of the new site using the accessibility standard. If it is not, contributions may be sought. Such matters will be considered on a site by site basis.
  - These requirements will then be translated into a cost per type based on the calculation in the Planning Obligations SPG:

**Table E.0.4 Calculating Financial Contributions**

Category	Average Cost / sqm	Site Requirement (sqm)	Financial Contribution (£)
Pitch	£10.81	1,316.75	£14,234.07
Non-Pitch	£100.00	515.25	£51,525.00
Informal	£5.00	Nil	Nil
Children's Play	£150.00	286.25	£42,937.50

## Appendix E: . Calculating Open Space Contributions

Category	Average Cost / sqm	Site Requirement (sqm)	Financial Contribution (£)
Allotments	£10.89	Nil	Nil
<b>Total Requirement</b>		<b>2,965.55</b>	<b>£108,696.57</b>

- Where a site crosses multiple wards an assessment will be made of the percentage of the site within each of the wards, which will allow the number of units and therefore the relevant open space requirement, to be calculated for each ward. The calculations as detailed above will then be made to assess what the overall site requirements are.

### Example 3: Combining S106 Contributions

- Taking Example 2 above (i.e. 50 units with shortfalls in pitch, non-pitch and children's play provision), the total open space contribution has been calculated as £108,696.
- If, for example, the existing children's play provision is considered to be too far from the site and it is not possible to improve accessibility, it would be possible to use the whole of the developer contribution to provide and maintain a new children's play space closer to the development site.

### Employment / Commercial Development

#### Example 4: New build factory unit comprising 1,500 sqm employing 35 staff.

It is expected that amenity space will be provided within the development site and will be based on the standards identified for informal open space (i.e. 5.5 sqm per employee):

- On-site Provision:  $5.5 \times 35 = \mathbf{192.5 \text{ sqm}}$

**Example 5: Extension to an existing commercial premises of 800 sqm, which has already been extended by 500 sqm since the LDP adoption date (i.e. 27th January 2016).**

The cumulative floor area of the two extensions exceeds 1,000 sqm. The open space requirement is therefore calculated on the basis of the following:

## Appendix E: . Calculating Open Space Contributions

- $800 + 500 = 1,300$  sqm
- Given that the amenity space requirement is based on a number of employees, the applicant would need to provide additional information in respect of the increase in employee numbers associated with the net increase in floorspace (i.e. 300 sqm).

**Example 6: Extension to an existing employment premises of 1,800 sqm, where the development proposal involves the demolition of existing floorspace.**

- The floor area of the buildings being demolished to facilitate development will be calculated. Consideration will be given to whether there have been any extensions to the premises since the LDP adoption date (27th January 2016).
- If the sum of the new extension floorspace, associated demolitions, plus the previously approved extensions exceeds 1,000 sqm there will be a requirement for the provision of amenity space.
- Assuming the demolition equals 900 sqm and there was a previous extension of 300 sqm:
  - $1,800 - 900 = 900$  sqm
  - $900 + 300 = 1,200$  sqm
- Therefore need to provide amenity space for the associated number of staff for the resultant floorspace over 1,000sqm ( $1,200 - 1,000 = 200$  sqm).
- If there had been no previous approval for an extension in this example, the 'net floorspace' would be 900 sqm and hence there would be no Policy requirement for amenity space for staff.



Appendix F: Process

Figure F.0.1 Policy OS1 (Residential)

# Policy OS1 (Residential)

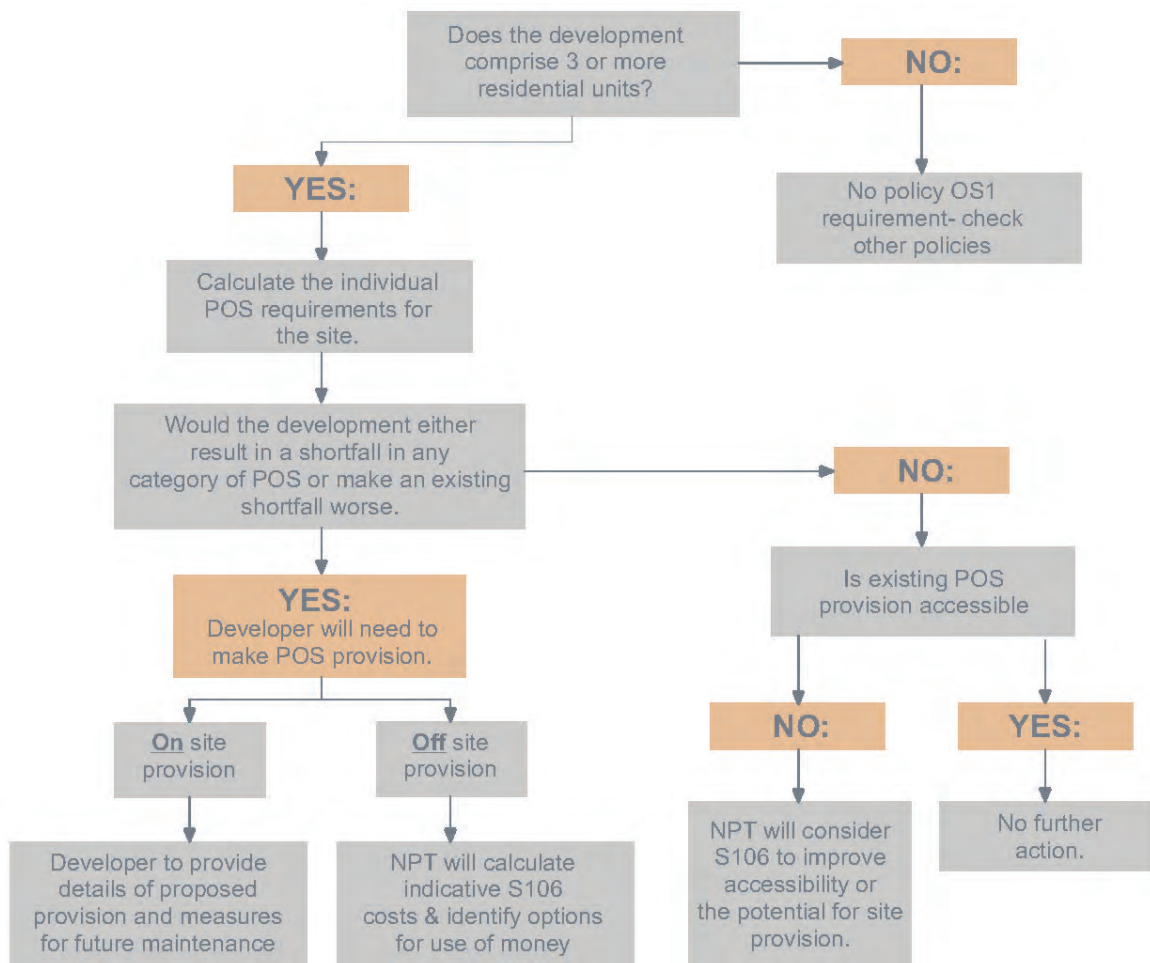
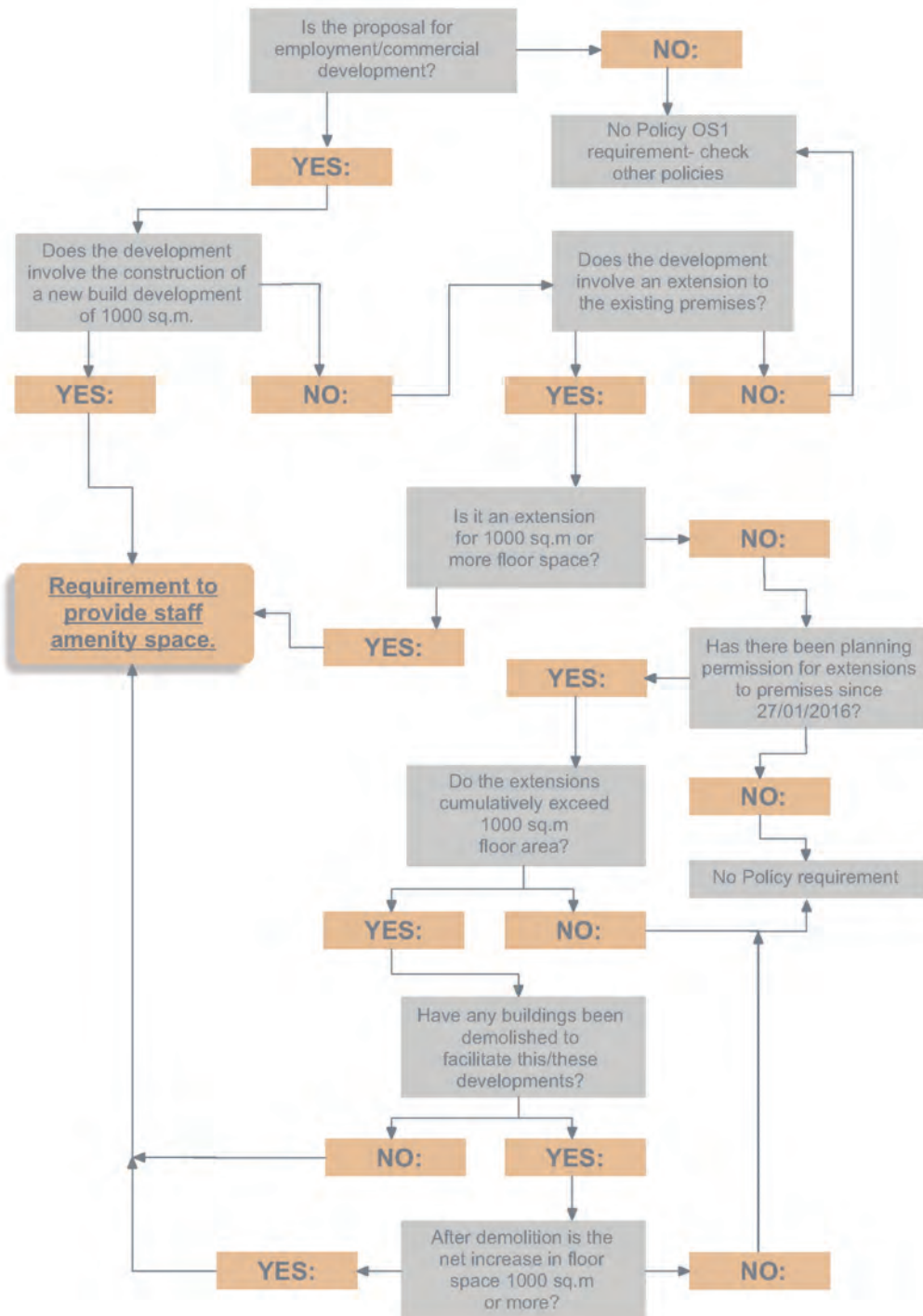


Figure F.0.2 Policy OS1 - Employment/Commercial Development

## Policy OS1 Employment/Commercial Development



## Appendix G: Children's Play Categories

**G.0.1** Derived from the Fields In Trust (Planning and Design for Outdoor Sport and Play) 2008, the table below summarises the characteristics of the following main types of designated children's play areas<sup>(22)</sup>:

- Local Area for Play (LAP);
- Local Equipped Area for Play (LEAP);
- Local Landscaped Area for Play (LLAP); and
- Neighbourhood Equipped Area for Play (NEAP).

**Table G.0.1 Children's Play Area Characteristics**

	LAP	LEAP	LLAP	NEAP
Age Range	Generally up to 6, but may be used by older children.	Primarily for children who are beginning to go out and play independently.	Use in the context of play by children and young people alike.	Primarily for older children but with play opportunities for younger children too.
Walk Time to Home	Within 1 minute.	Within 5 minutes.	Within 5 minutes.	Within 15 minutes.
Position	Beside well used pedestrian route.	Beside well used pedestrian route.	Beside well used pedestrian route.	Beside well used pedestrian route.
Activity Zone (minimum)	100sqm recommended.	400sqm recommended.	900sqm recommended	1,000sqm comprising an area for play equipment and structures and a hard surfaced area of at least 465sqm.
Buffer Zone (minimum)	5m separating the activity zone from the forward most part of the nearest dwelling that faces the LAP	10m between the activity zone and the boundary of the nearest property containing a dwelling. A minimum of	None required	30m separating the the activity zone and the boundary of the nearest property containing a dwelling. A

22 It should be noted that a revised version of the Fields in Trust Six Acre Standard was published in February 2017 entitled 'Beyond the Six Acre Standard'. This new guidance is less prescriptive in terms of the characteristics of play spaces.

# Appendix G: . Children's Play Categories

	LAP	LEAP	LLAP	NEAP
	and have varied planting to provide a mix of scent, colour and texture.	20m should be provided between the activity zone and the habitable room facade of the nearest dwelling <sup>(1)</sup> . The buffer should have varied planting to provide a mix of scent, colour and texture.		greater distance may be required if a purpose built skateboarding facility is required <sup>(2)</sup> . The buffer should have varied planting to provide a mix of scent, colour and texture.
Features	Occupies a relatively flat, well drained site grassed or hard surfaced. It may contain demonstrative features that allow young children to identify and claim the space as theirs.	Occupies a reasonably flat, well drained site grassed or hard surfaced, together with impact absorbing surfaces beneath or around play equipment or structures as appropriate. Should provide a stimulating and challenging play experience and have enough space within the area of the LEAP to allow children to be active and play chase type games.	Occupies a well drained, imaginatively landscaped site suitable for play. Planting should be varied to provide a mix of scent, colour and texture. It is designed to provide a suitable mix of areas for physical activity and areas for relatively calm relaxation and social interaction.	Occupies a well drained site with both grass and hard surfaced areas together with impact absorbing surfaces beneath and around play equipment and structures as appropriate. Should provide a stimulating and challenging play experience and have enough space within the area of the NEAP to allow children to be active and play chase type games.
Equipment	None required, relies on demonstrative features indicating play is positively encouraged	May include equipment providing opportunities for balancing, rocking, climbing, overhead activity, sliding, swinging, jumping, crawling, rotating, imaginative play, social play and play with natural materials such as sand and water or other activities. The number and nature of play equipment is for local consideration but a minimum of 6 play experiences is recommended. Seating for adults and siblings should be provided together with one or more litter bins.	Little or no equipment, but is imaginatively designed and contoured using as far as possible natural materials such as logs or boulders which create an attractive setting for play. Seating is desirable.	May include equipment providing opportunities for balancing, rocking, climbing, overhead activity, sliding, swinging, jumping, crawling, rotating, imaginative play, social play, play with natural materials such as sand and water, ball games, wheeled areas or other activities. The number and nature of play equipment is for local consideration but a minimum of 9 play experiences is recommended. Seating for adults and siblings should be provided together with one or more litter bins. Convenient and secure parking facilities for bicycles should be provided.
Fencing	It may have a guard rail/ fence/ planting to indicate the perimeter and may need a barrier limiting the	Boundaries should be recognised by landscaping although some fencing may be necessary if the site adjoins one or more roads and may need a	Boundaries should be recognised by landscaping, perimeter fencing is generally considered inappropriate, some fencing may be necessary if the	Boundaries should be recognised by landscaping, perimeter fences are generally considered inappropriate though some fencing may be

## Appendix G: . Children's Play Categories

	LAP	LEAP	LLAP	NEAP
	speed of a child leaving the space (depends on the location).	barrier limiting the speed of a child leaving the space (depends on the location).	site adjoins one or more roads and may need a barrier limiting the speed of a child leaving the space (depends on the location).	necessary if the site adjoins one or more roads and may need a barrier limiting the speed of a child leaving the space (depends on the location).
Signage	Should indicate it is an area for children's play and that dogs are not welcome	Should indicate it is an area for children's play and that dogs are not welcome. Name and phone number of facility operator with an invitation to report incident/ damage to the area/ equipment. Location of the nearest telephone should also be indicated.	Not necessary the site should be recognisably available for use by children, though the area is an open space for shared use and enjoyment by all sections of the community.	Should indicate it is an area for children's play and that dogs are not welcome. Name and phone number of facility operator with an invitation to report incident/ damage to the area/ equipment. Location of the nearest telephone should also be indicated.

1. Careful consideration needs to be given to design and means of enclosure / planting / other physical features on the boundary of the residential property and potential for overlooking of property / gardens from equipment etc, or potential loss of privacy and creation of nuisance.
2. Careful consideration needs to be given to design of enclosure / planting / other physical features on the boundary of the residential property and potential for overlooking of property / gardens from equipment etc and potential loss of privacy and creation of nuisance.

# Appendix G: . Children's Play Categories

### Appendix H: Creating a Quality Play Environment

**H.0.1** As part of Local Authority duties from Welsh Government in relation to children's play, authorities must assess open spaces for the quality of opportunity that they provide. 'Wales – A Play Friendly Country', the statutory guidance for the assessment, states that quality play provision offers all children the opportunity to freely interact with or experience the following:

- **Other children** - of different ages and abilities with a choice to play alone or with others, to negotiate, co-operate, fall out, and resolve conflict.
- **The natural world** - weather, trees, plants, insects, animals, mud.
- **Loose parts** - natural and man-made materials that can be manipulated, moved and adapted, built and demolished.
- **The four elements** - earth, air, fire and water.
- **Challenge and uncertainty** - graduated opportunities for risk taking; both on a physical and emotional level.
- **Changing identity** - role play and dressing up.
- **Movement** - running, jumping, climbing, balancing, rolling, swinging, sliding and spinning.
- **Rough and tumble** - play fighting.
- **The senses** - sounds, tastes, textures, smells and sights.

**H.0.2** In order to understand the extent to which playgrounds provide this Neath Port Talbot County Borough Council has developed a Play Space Assessment against which all fixed play equipment sites are scored.

**H.0.3** The form is broken down into three areas: Playground; Overall Site; and Accessibility. Each area is given a weighted score by which the quality of the space can be measured and compared with others.

**H.0.4** In the development of new play facilities the Assessment should be used to inform and influence the decisions made around location and content of these facilities. The following guidance is provided to assist developers in understanding the basis of the Assessment form.

#### Playground - Quality

## Appendix H: . Creating a Quality Play Environment

**H.0.5** Well maintained playground equipment and safety surfacing can help ensure that spaces remain attractive and appealing places for children and families to visit. When spaces appear to be falling into disrepair, have worn paintwork or damaged equipment it can quickly look neglected which may negatively influence behaviours within the space.

### Issues to consider:

- Why is a specific item of equipment being chosen? Who will use it and what can they do with it? Does it have high 'play value'? Could something of higher play value be provided that would offer a better experience?
- What surfaces are being used within the playground? Is this required by legislation? Would a different surface under, around, or joining equipment enhance the space? For example, grass, sand and bark all add to the aesthetic appeal of a space but can also add to children's experience by bringing texture, interest and variety to their play. This can be used to break up areas of hard standing or safety surface (this should be considered alongside British Standards for safety surfacing that will require impact absorbing surface under some equipment).
- Could a child with a disability access the space and move around the playground? Does the equipment available offer opportunities for them to play? This does not always need to be specialist equipment but wherever possible equipment should be chosen that does not exclude children with disabilities.

**H.0.6** Playgrounds will be classified according to the Fields in Trust classifications of LAP, LEAP, NEAP.

### Overall Site

**H.0.7** This section looks at the overall site, including those areas outside of the playground. This may be as much as a bowling green, tennis court or pavilion, or as modest as a small area of open space adjacent to the playground.

**H.0.8** These areas will be considered for how they contribute to the quality of children's play within the site.

### Issues to consider:

- How does the overall site contribute to children and young people's play experiences?
- How does it provide for social and physical play, in its landscaping and layout as well as through fixed seating etc?
- Are there natural features that encourage play with the environment, and provide smells, textures and interest?



## Appendix H: . Creating a Quality Play Environment

- Does the site stimulate imagination? Do features have lots of uses and encourage children to play with them in lots of different ways?
- Does the site look appealing? Does it sit well within its surroundings? Would a child want to play in it?
- Is the site safe? How well can it be seen from the road or from nearby houses? Is there a sense of 'informal supervision' from passers-by or residents?
- Are fences or boundaries appropriate? What purpose are they intended to serve? Could something else do the same job and also enhance the play opportunities available, such as boulders or planting?

### Accessibility

**H.0.9** Ensuring spaces are accessible to all is vital to ensure that spaces can be used by children, young people and families. Not only the accessibility with the space, but also its position within the community.

#### Issues to consider:

- How will users get to the space? (Remember, this may be different to how you *want* them to get to the space!)
- Can children easily walk or ride their bike to get there? Are there main roads to cross? Can anything be done to the space to change this, such as moving the access point?
- Is there clear signage? Is it located in a position that is easy for users to see it? Does the wording of this encourage children to play there? Is the writing large enough to be easily read?
- Are access paths/streets well lit? Does the site benefit from 'overflow' lighting from the streets? Will users feel safe within the site?







Neath Port Talbot  
Castell-nedd Port Talbot  
County Borough Council Cyngor Bwrdeistref Sirol



[www.npt.gov.uk/ldp](http://www.npt.gov.uk/ldp)



Local Development Plan  
Cynllun Datblygu Lleol