

Haringey Open Space & Recreation Standards SPD

Final

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1. DRAFT SUPPLEMENTARY PLANNING DOCUMENT

INTRODUCTION

- 1.1 The provision of public open space and facilities for sport and recreation underpins people's quality of life. The Council views such provision as important to individual's health and wellbeing, and to the promotion of sustainable communities. Where new development occurs it is important that sufficient open space, sport and recreation provision is made to make the proposals acceptable in land use planning terms.
- 1.2 This Guidance Note sets out the Council's approach to the provision of open space, sport and recreation in conjunction with new development. This note details how the Development Plan policies for these topics will be implemented, and should be read in conjunction with the Haringey UDP and other relevant planning guidance published by the Council.
- 1.3 This Guidance has been prepared to give developers and the public up-to-date information on developer contributions which are reasonably related in scale and kind to development proposals. It has been prepared, and will be operated, in accordance with national and regional planning guidance. The scales of contributions, and other relevant matters, will be index linked to inflation and updated annually.
- 1.4 This Guidance replaces the existing supplementary guidance in SPG10a: Negotiation, Management and Monitoring of Planning Obligations and draft SPG10d: Planning Obligations and Open Space. The proposed approach reflects advice in national planning policy guidance (PPG17, PPS12), current best practice and the recent changes to the planning system.
- 1.5 An audit of open space in the borough has provided us with a map showing those areas that are deficient in open space. The map sets out public open space (which specifically excludes green amenity areas which form part of housing areas or which represent 'incidental' open spaces, as well as excluding allotments, cemeteries and nature reserves) and then defines those roads within a 400m¹ and a 280m catchment of the open spaces. This SPD will help to ensure that

¹ The 400m catchment in defining pedestrian catchments of local and small local parks is assumed by the GLA Hierarchy.

additional open space is negotiated in areas of deficiency to meet not only the current deficiencies, but also to take account of the population growth across the borough and the increased demand for open space. In areas where there is not a deficiency we will look to improve the quality of the open space and the facilities on it. Such improvements might include improvements to access which is often a barrier for people in using the space most local to them.

POLICY BACKGROUND

- 1.6 PPG 17 (2002) sets out Government policy on open space, sport and recreation in conjunction with new development. It states; ‘...Local authorities should ensure that provision is made for local sports and recreation facilities (either through an increase in the number of facilities or through improvements to existing facilities) where planning permission is granted for new development (especially housing). Planning obligations should be used, where appropriate, to seek increased provision of open spaces and local sports and recreational facilities, and the enhancement of existing facilities’ (para 23). The Guidance states: ‘...Local authorities will be justified in seeking planning obligations where the quantity or quality of provision is inadequate or under threat, or where new development increases local needs’ (para 33).

Circular 05/2005 Planning Obligations

- 1.7 Government advice on Planning Obligations is set out in Circular 05/2005 *Planning Obligations*. Planning obligations are agreements between local planning authorities and persons with an interest in a piece of land and ‘intended to make acceptable development which would otherwise be unacceptable in planning terms’ (Para B3). Planning obligations can be used in three ways; to prescribe the nature of development; to secure a contribution to compensate for loss or damage created by a development; or to mitigate a development’s impact.
- 1.8 In accordance with Circular 05/2005 the Council will only seek to secure open space, sport and recreation which meet the five policy tests:
- is relevant to planning;
 - necessary to make the proposed development acceptable in planning terms;
 - directly related to the proposed development;
 - fairly and reasonably related in scale and kind to the proposed development; and

- reasonable in all other respects.

- 1.9 It is important to note that 'necessary' extends well beyond what is physically needed to make the development go ahead it includes the broader issues of planning policy, an obligation that is considered to be 'necessary' is something that would bring the development in line with objectives of sustainable development.
- 1.10 Obligations must be so directly related to proposed developments that the development ought not be permitted without them. This means that there should be a functional or geographical link between the development and the item provided.
- 1.11 The test of fairness and reasonable scale is in place to ensure that planning obligations should not be solely used to resolve existing deficiencies in infrastructure provision.
- 1.12 The circular sets out that contributions may either be in kind or in the form of a financial contribution. Planning obligations may be used to provide for future maintenance but where an asset is intended for public use local authorities should only be allowed to claim maintenance payments from developers for a limited period.
- 1.13 The circular provides guidance on pooled contributions in order that the combined impact of a number of developments can be secured in an equitable way. The use of standard formulae and charges to aid quicker resolution of negotiations and greater certainty for developers is also encouraged.

Local Development Framework (LDF) Policies

- 1.14 The Council's Local Development Scheme (LDS) March 2007 identifies the Development Plan Documents (DPD) that will form part of the Council LDF. The Council's LDF will be formed of policies of the London Plan and saved policies within the Council's adopted UDP.

The London Plan

- 1.15 The London Plan includes various policies on open space these include:
- Policy 3D.8 which sets out an assumption that new development should incorporate appropriate open space provision;
 - Policy 3D.12 which requires Boroughs to prepare open space strategies; and

- Policy 3D.13 which identifies that Boroughs should produce strategies on play and informal recreation.

The Haringey UDP (July 2006)

1.16 The Adopted Haringey UDP includes several policies relating to the protection and improvement of open space, sport and recreation provision in the Borough:

- OS15: Open Space Deficiency and New Developments – New developments in areas of open space deficiency will be expected to provide an appropriate area of open space, or improve accessibility or quality of nearby open space;
- OS11 Biodiversity – All development should respect biodiversity, and ensure that opportunities to enhance biodiversity are taken, in particular in areas deficient in accessible natural green space.
- OS12: Allotments – Council seeks to protect allotments. Where allotments are surplus to demand, other open space uses will be considered first before alternative land uses are considered;
- OS13: Playing Fields – Development of playing fields will only be allowed where the playing field is surplus to requirements, the site is not in an open space deficiency area, if access to existing open space nearby can be improved or following the approach in Diagram 1 of Chapter 3 PPG17 companion guide development would be acceptable.

Local Needs and Opportunities

1.17 In line with PPG 17 *Open Space, Sport and Recreation*, and the accompanying Good Practice Guide *Assessing Needs and Opportunities*, the Council has carried out a range of studies to assess local needs for Open Space Sport and Recreation. These include:

- Haringey Open Space and Sports Assessment (2003);
- Open Space Strategy (2005); and
- Children’s Playing Space Audit (2006)

Open Space and Recreation Standards

1.18 The Adopted Haringey UDP doesn’t define specific open space or recreation standards. In order to implement the UDP policies and secure sufficient provision

of open space and recreation facilities in new development the Council commissioned Atkins in to develop local open space and recreation standards based on the work previously carried out by the Council.

- 1.19 The approach to developing standards considers open space requirements in the Borough up to 2016 (the UDP end date) and takes into account Government planning policy guidance and best practice in deriving locally standards which reflect local needs. The approach considers the different types of open space separately.
- 1.20 The Council’s updated standards for Open Space, Sport & Recreation are given in Table 1.1. These standards support policies OS11, OS12, OS13, and OS15 in the UDP and for development control purposes these are the standards that will be applied when assessing proposed developments.

Table 1.1 - Open Space Standards in Haringey

Type of open space/provision	Standard
	1.65 ha per 1,000 population
Public Park provision	All residents within the Borough should have access to a public open space or park within 400m from home.
	All residents within the Borough should have access to a Metropolitan Park within 3.2km from home.
	All residents within the Borough should have access to a District park within 1.2km from home.
	Public parks within the Borough should meet the Green Flag ‘good’ quality standard.
	3sqm of play space per child
Children’s Play provision	All residents should have access to areas of formal and informal children’s play provision including:
	Doorstep Playable Space at least 100 sq.m in size within 100m of home
	Local Playable Space at least 300 sq.m in size within 400m of home
	Neighbourhood Playable Space at least 500 sq.m in size within 1000m of home.
	Play areas should be of the minimum sizes identified above and should provide the appropriate facilities (see Appendix B).
Playing Pitches	0.57 ha per 1,000
	All residents should have access to playing pitches within 400m of home.
Tennis Courts	95sqm of tennis court space per 1,000
	All households should have access to tennis courts within 15

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	minutes walk, this is equivalent to a 1.2km catchment
	Provision of new courts should be all weather courts rather than hard surface courts.
	1.82 ha of SINC per 1000
Natural and Semi-natural Greenspace	All residents should have access to an area of a Site of Importance for Nature Conservation of either Borough or Metropolitan Importance within 500m from home.
	0.24 ha of allotment space per 1,000
Allotments	All residents should have access to an area of allotment within 800m from home.
Amenity Greenspace	Needs to be determined on a site by site basis
	57 sqm per 1000
Indoor Sports Hall	All residents within the Borough should have access to sports halls within 20 minute walk of home, this is equivalent to a 1.6km catchment
	9.06sqm per 1000
Swimming pool	All residents within the Borough should have access to swimming pool within 20 minute walk of home, this is equivalent to a 1.6km catchment

TYPES OF PROVISION

Public Park Provision

- 1.21 Public park provision comprises formal and informal areas of open space which are publicly accessible and cater primarily for recreation including active and passive recreation. Parks in some cases may also accommodate children's play space and facilities for outdoor pitch sports. The open space assessment identifies a hierarchy of six types public park provision (refer to Table 1.2).
- 1.22 The open space hierarchy describes the typical range of facilities available at each park type and identifies the typical size and catchment area of each park type. The hierarchy was informed by a comprehensive appraisal of open spaces in the Borough and a residents survey which identified usage patterns. The public parks standard incorporates the needs associated with outdoor sports which are predominantly park based including tennis courts and bowling greens.

Children's Play Space

- 1.23 This comprises equipped children's playspace and casual playspace. For children aged under 5 years provision should be made for *Doorstep Playable Space* within a catchment of 100 metres of dwellings and with a minimum size of 100 sq.m. For young persons aged 0 -11 years, *Local Playable Space* should be provided within

a catchment of 400 metres. For children of all ages *Neighbourhood Playable Space* should be provided within 1000 metres of dwellings and should have a minimum area of 500 sq.m. Multi-use games areas (MUGAS) may be incorporated within neighbourhood spaces. In addition casual playspace in the form of ‘kickabout areas’, for use by children and adults, may be required (see Appendix B). Provision of children’s play space can be integrated within other types of open space provision particularly public park provision and amenity space provision. For these spaces contributions will still be required for establishing provision within existing spaces.

Table 1.2 - GLA Parks Hierarchy

Open Space Categorisation	Typical Size of Open Space and Distance from Home	Characteristics
<p>Regional Parks and Open Spaces</p> <p>(Linked Metropolitan Open Land and Green Belt corridors)</p> <p>Weekend and occasional visits by car or public transport</p>	<p>400 hectares</p> <p>3.2-8 km</p>	<p>Large areas and corridors of natural heathland, downland, commons, woodland and parkland also including areas not publicly accessible but which contribute to the overall environmental amenity.</p> <p>Primarily providing for informal recreation with some non-intensive active recreation uses. Car parking at key locations.</p>
<p>Metropolitan Parks</p> <p>Weekend and occasional visits by car and public transport</p>	<p>60 ha</p> <p>3.2 km or more where the park is appreciably larger</p>	<p>Either i) natural heathland, downland, commons, woodland etc, or ii) formal parks providing for both active and passive recreation.</p> <p>May contain playing fields, but at least 40 hectares for other pursuits. Adequate car parking.</p>
<p>District Park</p> <p>Weekend and occasional visits by foot, cycle, car and short bus trips</p>	<p>20 ha</p> <p>1.2 km</p>	<p>Landscape setting with a variety of natural features providing for a wide range of activities, including outdoor sports facilities and playing fields, children’s play for different age groups, and informal recreation pursuits. Should provide some car parking</p>
<p>Local Parks</p> <p>Pedestrian visits</p>	<p>2 ha</p> <p>0.4 km</p>	<p>Providing for court games, children’s play spaces or other areas of a specialist nature, including nature conservation areas.</p>
<p>Small Local Parks and Open Spaces</p> <p>Pedestrian visits especially by children, particularly valuable in high density areas</p>	<p>Under 2 ha</p> <p>Less than 0.4km</p>	<p>Gardens, sitting-out areas, children’s play spaces or other areas of a specialist nature, including nature and conservation areas.</p>

Open Space Categorisation	Typical Size of Open Space and Distance from Home	Characteristics
Linear Open Spaces Pedestrian visits	Variable Where feasible	The Lea, canals, other waterways and associated open spaces and towpaths; paths; disused railways; nature conservation areas; and other routes which provide opportunities for informal recreation. Often characterised by features or attractive areas which are not fully accessible to the public but contribute to the enjoyment of the space.

Playing Pitches

- 1.24 This includes provision for playing pitches and other outdoor facilities. Playing pitches include grass, artificial and synthetic surfaces for team sports at junior and senior level. Space for changing facilities and dedicated car parking are also included within the standard.

Tennis Courts

- 1.25 This includes courts used for tennis courts on either a grass or all weather surface.

Natural and Semi-natural Greenspace

- 1.26 Natural and semi natural greenspace includes woodland (coniferous, deciduous, mixed) and scrub, grassland (e.g. downland, meadow), heath or moor, wetlands (e.g. marsh, fen), open and running water, wastelands (including disturbed ground), bare rock habitats (e.g. cliffs, quarries, pits).
- 1.27 Natural and semi-natural greenspace areas can represent open spaces which perform primarily a natural and semi-natural greenspace function and may also have ecological value. However, other types of open space provision such as public parks may also represent areas of natural and semi-natural greenspace.

Allotments

- 1.28 Open spaces where the primary use is allotment gardening or community farming.

Amenity space

- 1.29 This category would include green spaces in and around housing areas and landscaped areas. It may also include 'linking' open spaces, such as green corridors if these do not represent natural and semi-natural greenspaces.

Built Facilities including sports halls and swimming pools

- 1.30 These include indoor sports halls and leisure centres, swimming pools and associated facilities. The main need is to widen access to facilities not in secure public use and to upgrade and refurbish existing facilities.

General Considerations

- 1.31 In providing new open space the design of open space should take into account the needs of all sections of the community, and should ensure that the specific needs of particular groups are catered for including the elderly, wheelchair users, ethnic minorities and children.
- 1.32 Open spaces should be designed to enhance safety and security of users, parks and buildings within parks should have crime 'designed out' by including features such as appropriate natural surveillance. Further guidance on Design is provided in the SPG1a Design Guidance (2006).

APPLYING THE POLICIES

- 1.33 The process for considering planning obligations relating to new residential units which will be adopted by the Council is outlined in Table 1.3. It is important that developers enter into discussion with the Council as early as possible in the development process in order to determine the likely Open Space, Sport and Recreation requirements of their scheme. Applicants should also include sufficient detail in their applications for the proper assessment of the open space requirement by the Council. Any delay in talking to the Council about likely Open Space, Sport and Recreation requirements may result in a delay in determining any application. The process outlined here is in accord with Government guidance in PPG 17, the accompanying *Good Practice Guide* (2002) and Circular 05/05.
- 1.34 In certain cases the Council may seek open space contributions in relation to employment related development. The appropriate contribution will reflect the scale and type of development and the extent to which the workforce would be drawn from within the Borough. The range of contributions which may be sought

may include amenity greenspace, public park provision, natural and semi-natural greenspace and contributions towards indoor sports provision.

Table 1.3 – Step-by-Step Process for Calculating Open Space, Sport and Recreation Contributions

STEP 1 Determine if the type of development proposed generates a demand for any of the categories of Open Space, Sport and Recreation Space **(See Table 1.4)**

If YES



STEP 2 Calculate the relevant Open Space, Sport and Recreation Requirements

Public Parks	Children's play provision	Playing pitches	Natural & Semi-natural Greenspace	Allotments	Built Facilities
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STEP 3 Assess how far demand creates a quantitative deficit or qualitative shortfall, in any of the above forms of Open Space, Sport and Recreation space **(See Table 2.6)**

If YES



STEP 4 Decide whether provision should be made on-site or off-site



STEP 5 If NO, calculate scale of development contribution **(See Table 2.8)**

If YES, provide on-site (N.B some provision may be on site whilst others are off site)



STEP 6 Secure maintenance through commuted sum payment where relevant

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Step 1: Eligibility of dwellings and open space requirements.

1.35 The Council's open space standards will be applied where new residential development leads to a net gain in residential units. The Open space, Sport and Recreation needs generated will depend on the type of development being considered. Table 1.4 gives details of the needs for Open Space, Sport and Recreation space that may be generated by different types of development. For example, contributions for each of the categories may be collected for open market housing. Small extensions to existing dwellings will not be asked to contribute, and homes for the elderly will not be asked to contribute to the provision or upgrading of children's playspace.

Table 1.4 - Types of Residential Accommodation and Demand for Open Space

	Public Parks	Children's play provision	Playing pitches	Natural & Semi-natural Greenspace	Allotments	Built facilities
Open market housing	✓	✓	✓	✓	✓	✓
Affordable housing	✓	✓	✓	✓	✓	✓
Flats	✓	✓	✓	✓	✓	✓
Active elderly	✓	✗	✗	✓	✓	✓
Less active elderly	✓	✗	✗	✓	✗	✗
Commercial Development	✓	✗	✗	✓	✗	✓

1. Although extensions may add to demand for OS, it is not considered administratively cost efficient to collect contributions for them.
2. The following forms of development will not be subject to the policy; replacement dwellings, nursing homes and substitution house types.
3. Contributions at the normal rate will be sought in relation to replacement dwellings where three or more additional bedrooms are proposed.

Outline Applications

1.36 Outline planning approvals will be subject to a condition and/or planning obligation reserving details of open space requirements to the detailed planning application stage. Applications to amend previously permitted schemes will also be subject to assessment for open space purposes if additional qualifying residential units are contained in the revised application. Proposals to renew or extend the time limit of an existing permission will also be assessed for open space purposes under this supplementary planning document.

Commercial Development

- 1.37 For major commercial developments (Office or industrial development over 1000sqm or site of 1ha or above) the Council will negotiate an appropriate level of on site amenity greenspace. There may also be a need to provide a contribution towards those types of open space and recreation provision identified in Table 2.4.
- 1.38 In areas of open space deficiency the Council will consider whether the proposed level of employment is likely to exacerbate deficiencies. Where this is the case the Council will negotiate an appropriate level of off-site contribution, this will be calculated by applying the costs per person identified in Table 1.9.

Step 2: Calculating the open space requirements from a development.

- 1.39 If, having applied the principles in Table 1.4, a need for Open Space, Sport and Recreation space in association with the development has been established, then Step 2 should be carried out. This involves establishing:
- The total number of persons and number of children estimated to be occupying the development upon completion See Table 1.5 and Table 1.6.
 - Multiplying this by the level/area of Open Space, Sport and Recreation provision required per person.
- 1.40 Table 1.5 gives figures for total occupancy levels by size of dwelling. For example, a two bed dwelling is assumed to have occupancy of 1.3 persons. These figures are taken from the London Household Survey 2002 which included interviews of over 8,000 households across the City.

Table 1.5 - Average Household Occupancy (Haringey)

Dwelling Size	Ave Household Size (persons)
1 bedroom	1.3
2 bedroom	2.2
3 bedroom	2.8
4 bedroom	3.0
5 bedroom	4.1
6 bedroom	5.1
7 bedroom	3.0

Source: London Household Survey (2002)

- 1.41 The figures indicated for child yield are taken from the GLA Data Management and Analysis Group (DMAG) briefing on child yield. The table shows how many children can be expected in each housing unit based on the size and type of unit.

Table 1.6 – Child Yield by dwelling size

Dwelling Size	1 bed	2 bed	3 bed	4 bed	4+
Owner Occupied	0.01	0.11	0.42	0.98	0.22
Affordable	0.07	0.40	1.88	1.90	0.81

Source: DMAG Briefing 205/25

- 1.42 In order to establish the levels of open space provision per person, the amount of open space required is taken from the standards given in Table 1.1.
- 1.43 Residents of affordable housing schemes require open space at the same level of provision as those residents in open market housing, therefore affordable housing schemes will normally be expected to provide on site provision or off site contributions.

Step 3: Assessing whether there is an existing deficiency in provision within the catchment area of the site?

- 1.44 Step 3 involves assessing how far the demands from the new development will create a quantitative or qualitative deficit of Open Space, Sport and Recreation space in the relevant catchment area.
- 1.45 The catchment areas for the different open space categories are shown on maps appended to this SPD (refer to Appendix B). The distance thresholds shown on the map are measured ‘as the crow flies’, in some cases there may be issues of severance due to barriers such as roads or railways, which would mean that deficiencies are potentially greater than shown on maps in Appendix B. In these circumstances although a development maybe within the catchment of an open space the Council may identify that a deficiency exists due to barriers to access. Table 1.7 shows the eligibility criteria for assessing whether deficiencies exist.

Table 1.7 - Eligibility Criteria

<p>Public Park Provision</p>	<p>Is the scheme in one of areas identified with a deficiency of public park provision Figure B.1.</p> <p>Is existing public park provision within 400m of the site less than 1.65 ha/1000 (refer to Table B.1 for ward averages).</p> <p>Do any of the public open spaces within 400m from the edge of the scheme under perform in terms of their quality (are classified as “below average” in Figure B.2)</p>	<p>IF YES Contribution to new or upgraded facilities</p> <p>IF YES Contribution to new or upgraded facilities</p> <p>IF YES Contribution to upgraded facilities</p> <p>IF NO No Contribution to public park provision required</p>
<p>Children’s Play Space</p>	<p>Is the scheme in one of the areas identified with a deficiency in children’s play provision shown in Figure B.3, B.4 and B.5.</p> <p>Is existing children’s play provision within the ward less than 3sqm/chid refer to Table B.2 for ward averages).</p> <p>Is the scheme within the catchment of an existing Children’s Play area that has a low ranking for quality (shown on Figures B.3, B.4 and B.5).</p>	<p>IF YES Contribution to new or upgraded facilities (for each type of play provision that is deficient)</p> <p>IF YES Contribution required to upgrade existing facilities (calculated on the basis of cost of local playable space)</p> <p>IF YES Contribution required to upgrade</p> <p>IF NO No contribution required to upgrade existing facilities</p>
<p>Natural or Semi</p>	<p>Is the scheme in one of the areas identified as deficient in provision of</p>	<p>IF YES Contribution to on or off site</p>

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Natural Green Space	<p>natural or semi natural greenspace shown on Figure B.6.</p> <p>Is existing provision within the ward less than 1.82ha/1000 (refer to Table B.3 for ward averages).</p>	<p>facility.</p>
Allotment Provision	<p>Is the scheme in one of the areas identified as deficient in provision of allotment space shown on Figure B.7.</p> <p>Is existing allotment provision within the ward less than 0.24ha/1000 (refer to Table B.4 for ward averages).</p>	<p>IF YES</p> <p>Contribution to on or off site facility.</p> <p>IF YES</p> <p>Make contribution to improve quality of nearby allotment provision.</p> <p>IF NO</p> <p>No contribution required to upgrade existing facilities</p>
Playing pitch provision	<p>Is scheme in one of the areas identified as deficient in playing pitch provision shown in Figure B.8</p> <p>Is existing playing pitch provision within the ward in secure community use within less than 0.57 ha/1000 (refer to Table B.5 for ward averages).</p>	<p>IF YES</p> <p>Contribution to new or upgraded facilities</p> <p>IF YES</p> <p>Contribution to new or upgraded facilities</p>
Tennis Courts	<p>Is the scheme within a ward that is below the quantity standard of 95sqm/1000 (refer to Table B.6)</p>	<p>IF YES</p> <p>Contribution to upgrade of court within 1.2km of the site.</p>
Amenity greenspace	<p>Amount dependant on site characteristics.</p>	<p>It is expected that a design-led approach will be taken to the planning and siting of amenity greenspace. The Council will also consider the proposed garden sizes and the type and size of the public spaces when considering the appropriate level of amenity space provision.</p>

Built Facilities	Is the scheme in one of the areas deficient in access to either swimming pools and sports halls as shown on Figure B.9 or B.10.	IF YES Contribution normally required for refurbishing or upgrading built facilities (Sports halls & community halls)
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- 1.46 If, having consulted Appendix B, it is concluded that the proposals create or exacerbate a deficit in any of the open space categories, then Step 4 must be followed. This involves deciding whether provision should be on-site or off site.

Step 4: Determining Whether Provision Should be Made On or Off Site

- 1.47 The Council is also keen to increase the quality and functionality of existing open spaces where the additional needs generated are not sufficient to merit on site provision. In the case of small sites it will be unrealistic and uneconomic to provide and maintain Open Space, Sport and Recreation Space on site. In this situation the Council will normally require applicants to make provision in an agreed alternative location, or to make a financial contribution for provision in line with its local strategies.
- 1.48 The indicative cut-off points for on site/off site provision are given below. They reflect conditions in Haringey and take into account the Borough household occupancy figure of 2.3 persons per household. Off site provision will normally be required for schemes below the thresholds in Table 1.8. In some cases a mixture of on and off site provision may be required. A lower threshold for on site provision may be appropriate where potential exists for opportunity led proposals to introduce open space provision which reflect the character, topography or environmental constraints of the site.

Table 1.8 - Thresholds for Off-Site Provision

Facility Type	Threshold
Built Facilities	Off Site provision unless identified in other LDF document
Public Park Local Park	200 dwellings
Public Park Small Local Park	100 dwellings
Children's Play Space	Doorstep Playable Space – 30 dwellings Local Playable Space – 100 dwellings Neighbourhood playable Space – 150 dwellings

Playing pitch provision	600 dwellings
Tennis Courts	Off site provision (upgrade of existing facilities)
Natural and semi-natural greenspace	60 dwellings
Allotments	200 dwellings
Amenity Greenspace	Site level negotiation

- 1.49 The provision of informal open space will depend on site specific features and requirements. In a number of instances, concept statements, outlined in Local Development Documents will list site level requirements. Applicants are asked to consult the Council's development control staff at an early stage to discuss these requirements. Contributions towards new provision and the refurbishment of existing built facilities will normally be required in relation to new development in the Borough.

Step 5: Estimating the level of commuted sum payments for off site provision

- 1.50 Where schemes are below the thresholds outlined in Table 1.8, then Step 5 must be undertaken; In this case financial contributions will be sought towards securing provision nearby. These contributions will be based on the average costs per square metre of provision taken from research by the Council based on recent Open Space Sport and Recreation provision within Haringey and other best practice. Current estimates of such costs are found in Table 1.9. They are based on the costs of site preparation, drainage, equipment, special surfaces, landscaping and other identified costs associated with each type of provision. These costs have been calculated at 2007 prices and will be reviewed annually.
- 1.51 The Council will allow some flexibility in the application of the developer contributions framework where no appropriate sites exist within the catchment area to meet the additional needs generated by the development. The Council will agree with the developer how equivalent open space, sport and recreational benefits can be secured.

Table 1.9 - Open Space and Recreation Contributions

Provision Type*	POS standard (Sq m per person)	Provision cost (£ per Sq m)	Contribution cost (£ per person)
Public Park Provision (District or Metropolitan Park) ³	16.5	43.22	713.13
Public Park provision (Local Park) ¹	16.5	46.22	762.63
Public Park provision (Linear or Small Local Park) ¹	16.5	48.04	792.66
Children's Play Space – Doorstep Playable Space	3	315.4	946.20
Children's Play Space – Local Playable Space	3	199.48	598.44
Children's Play Space – Neighbourhood Playable Space	3	301.28	903.84
Playing Pitch Provision ²	5.7	16.55	94.34
Tennis Courts	0.095	61.69	5.86
Natural and Semi-natural Greenspace	18.2	16.42	298.84
Allotments	2.4	32.26	77.42
Swimming Pools	0.009	6,580	59.22
Sports Halls	0.057	4,304	245.34

Notes:

1 Excludes children's play areas.

2. Cost excludes changing facilities and car parking.

3 Costs exclude children's play areas.

* All Costs exclude site clearance or major earthworks, Contingencies (min 10%), Preliminaries (min 5%), Engineering testing/checking for lighting, drainage and children's play equipment. All costs assume topsoil has to be imported for all items. Assumes drainage connections to main system are available locally.

1.52 Any contributions for built facilities would need to be added to this requirement. Assuming these figures, a 3 bed house, if contributions were needed for all the open space categories in Table 1.9 would contribute £6,186.50 and a one bed flat £2872.30 (Assumes Small Local Park, Doorstep play space, Pitch Provision, Natural & Semi-natural Greenspace and Allotments). When calculating the costs for parks the Council will consider the most appropriate type of provision for the area and will calculate costs on the basis of the type of provision that is best suited to meeting the needs of the area with reference to the costs in Table 1.9.

1.53 A worked example of calculations for a housing scheme, using the above process, is found in Appendix E.

1.54 Arrangements for developer contributions and the payment of commuted sums for management (see below) will be secured by an agreement under Section 106 of the Town and Country Planning Act 1990. The agreement will set out the rights and responsibilities of each party, taking account of this SPD.

Step 6: Maintenance Through Commuted Sum Payment

- 1.55 In accord with Circular 05/2005, developers will be required to make provision for the maintenance of Open Space, Sport and Recreation space they supply and retain on or off site. Developers may make their own arrangements for the maintenance of Open Space, Sport and Recreation space, subject to obtaining the Council's written agreement. Where developers wish to transfer ownership and future management to the Council or other body, they will be required to maintain the open space for 12 months, or other reasonable period for 'establishment' (as defined in the PPG 17 *Good Practice Guide*), as determined by the Council.
- 1.56 A commuted maintenance payment, covering the cost of maintenance for a 20 year period, will be sought by the Council. The scale of contributions is given in Table 1.10. A worked example is found in Appendix F.

Table 1.10 - Maintenance Contribution for Open Space, Sport and Recreation in Haringey

Open Space Type	POS Standard (Sq. m per person)	Maintenance Contribution (£ per sq. m)	Contribution cost (£ per person)
Metropolitan or District Park	16.5	13.30	219.45
Public Park provision (Local Park)	16.5	11.10	183.15
Public Park provision (Linear or Small Local Park)	16.5	13.48	222.42
Children's Play Space – Doorstep	3	29.40	88.2
Children's Play Space – Local	3	19.60	58.8
Children's Play Space – Neighbourhood	3	33.91	101.73
Playing Pitch Provision	5.7	4.31	24.57
Natural and Semi-natural Greenspace	18.2	1.18	21.48
Allotments	2.4	2.56	6.14

*Assumes facilities provided with a larger open space

RETURN OF UNSPENT CONTRIBUTIONS

- 1.57 The Council will spend development contributions in accordance with the planning obligations, planning guidance, LDF policies and the Council's assessment of local need. In general, such action will include:
- Acquisition of land, facilities and/or equipment for Open Space, Sport and Recreation use;
 - Laying out of land for Open Space, Sport and Recreation use;

- In defined circumstances, the maintenance of land and facilities for Open Space, Sport and Recreation use; and
 - The up-grading of land, facilities and equipment for Open Space, Sport and Recreation.
- 1.58 The upgrading of land and facilities for open space could include measures that deal with improving various aspects of open space value such as recreational, cultural, educational, amenity, landscape, heritage and environmental value (including biodiversity), or improvements to access to open space by providing new pedestrian or cycle routes or access to public transport. The exact nature of qualitative improvements will be dependent on the Council's assessment of local need.
- 1.59 There is a presumption that the contribution collected will go towards the type of provision that is required within the locality of the development. This is deemed to be the ward that the development is within or the appropriate accessibility standard (which ever distance is greatest).
- 1.60 Contributions under the guidelines in this SPD will be placed in ring fenced accounts set up and maintained for the provision and maintenance of Open Space, Sport and Recreation space in Haringey. The accounts will be submitted to the appropriate Executive Body of the Council at regular intervals. If funds remain unspent after 5 years following the completion of the development, the Council will review whether they should be repaid to the applicant together with accrued interest or whether they are required to implement longer term strategies.