



TEWKESBURY BOROUGH COUNCIL

OPEN SPACE STUDY

STANDARDS PAPER

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QUALITY, INTEGRITY, PROFESSIONALISM

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PART 1: INTRODUCTION

This is the Open Space Standards Paper prepared by Knight, Kavanagh & Page (KKP) for Tewkesbury Borough Council (TBC). It follows on from the preceding Open Space Assessment Report. Together the two documents provide an evidence base to help inform the future provision for open spaces in the Tewkesbury area.

The study sits alongside the Playing Pitch Strategy (PPS) and the Indoor Sport and Leisure Facility Strategy which are also undertaken by KKP (provided in separate reports). The open space typology of formal outdoor sports is covered within the associated PPS. The PPS is undertaken in accordance with the methodology provided in Sport England's 'Playing Pitch Strategy Guidance: An approach to developing and delivering a Playing Pitch Strategy' (2013). The Indoor Sport and Leisure Facility Strategy is in accordance with Sport England's Assessing Needs and Opportunities Guide (ANOG) for indoor and outdoor sports facilities 2014.

The evidence presented in this report should be used to inform local plan and supplementary planning documents. It helps identify the deficiencies and surpluses in existing and future provision. In addition, it should help set an approach to securing open space facilities through new housing development and help form the basis for negotiation with developers for contributions towards the provision of appropriate open space facilities and their long-term maintenance.

Scope

In accordance with best practice recommendations a size threshold of 0.2 hectares has been applied to the inclusion of some typologies within the study. This means that, in general, sites that fall below this threshold are not audited. The table below details the open space typologies included within the study:

	Typology	Primary purpose
Greenspaces	Parks and gardens	Accessible, high quality opportunities for informal recreation and community events.
	Natural and semi-natural greenspaces	Wildlife conservation, biodiversity and environmental education and awareness. Includes urban woodland and beaches, where appropriate.
	Amenity greenspace	Opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas.
	Provision for children and young people	Areas designed primarily for play and social interaction involving children and young people, such as equipped play areas, MUGAs, skateboard areas and teenage shelters.
	Allotments	Opportunities for those people who wish to do so to grow their own produce as part of the long term promotion of sustainability, health and social inclusion.
	Cemeteries, disused churchyards and other burial grounds	Quiet contemplation and burial of the dead, often linked to the promotion of wildlife conservation and biodiversity.

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	Typology	Primary purpose
Civic spaces	Civic and market squares and other hard surfaced areas designed for pedestrians including the promenade	Providing a setting for civic buildings, public demonstrations and community events.

The provision standards used to determine deficiencies and surpluses for open space are set in terms of quantity, quality and accessibility throughout the report.

No quantity or accessibility standards are set for the typologies of cemeteries and civic spaces. It is difficult to assess such typologies against catchment areas due to their function and usage. For cemeteries, provision should be determined by demand for burial space. Civic spaces are to some extent infrastructure provision; their existence is determined by other factors such as landscape design, travel networks and economic influences. Cemeteries and civic spaces do however receive a quality and value score.

PART 2: ASSESSMENT REPORT SUMMARIES

The following section provides a summary from the Assessment Report on a typology by typology basis.

Parks and gardens

- ◀ Four sites are classified as parks and gardens totaling over three hectares.
- ◀ Gaps in catchment mapping based on a 10-minute walk time are identified across most sub-areas. However, these are areas of lower population density which to some extent may be expected to not contain provision of this type.
- ◀ Quality of parks and gardens is evenly split above and below the threshold. The parks that score higher have good ancillary facilities and additional features for example, Victoria Pleasure Gardens. Although two parks score below the threshold, none are reported as having specific quality issues.
- ◀ All park provision score high for value; a reflection to the social interaction, health benefits and sense of place sites offer.

Natural and semi-natural greenspace

- ◀ Ten natural and semi-natural greenspace sites, equating to 810.35 hectares, are situated in Tewkesbury. This provides 9.33 hectares of provision per 1,000 population.
- ◀ A significant proportion of the total amount of natural and semi-natural greenspace provision in Tewkesbury can be attributed to four particularly large sites: Cleeve Common (455.93 ha), Highnam Woods (123 ha) Leckhampton Hill (69.99 ha) and Severn Ham (70.79 ha).
- ◀ The majority of natural and semi-natural sites in Tewkesbury (89%) score above the threshold for quality. The only site to score low is Henley Bank Community Wood. However, this site has no specific quality issues and its low score can be attributed to a lack of ancillary features.
- ◀ Catchment mapping identifies that all analysis areas in Tewkesbury are served by natural and semi natural greenspace provision based on a 30-minute drive time.
- ◀ All sites in Tewkesbury rate above the threshold for value. This is due to this typology providing high ecological value through the habitats they provide for animals and plant species. Higher scoring sites for value, such as Leckhampton Hill also offer educational and heritage value as well as social inclusion opportunities and health benefits.

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Amenity greenspace

- ◀ There are 40 amenity greenspaces in Tewkesbury, equating to 85.79 hectares. This provides 0.99 hectares per 1,000 population.
- ◀ Catchment mapping with a five minute walk time applied identifies a reasonably good distribution of amenity green space provision across all analysis areas in Tewkesbury, serving most areas of higher population density.
- ◀ A high proportion of amenity greenspace sites (83%) score above the quality threshold. Lower quality scores can mainly be attributed to size, lack of ancillary facilities and/or maintenance.
- ◀ In addition to its multifunctional role, amenity greenspace makes a valuable contribution to visual aesthetics for communities, hence the majority (85%) of sites rating above the threshold for value.
- ◀ Three sites score low for both quality and value. If a site cannot be improved, changing its purpose to that of a different form of open space provision could be considered.

Provision for children and young people

- ◀ There are 45 play sites in Tewkesbury, equating to 7.30 hectares. This provides 0.08 hectares per 1,000 population. A noticeably greater level of provision per 1,000 population (0.16 hectares per 1,000 people) is identified in Tewkesbury Area 2.
- ◀ Catchment mapping with a 10 minute walk time applied identifies a reasonably good distribution of play sites across all analysis areas in Tewkesbury. Although there are still some noticeable gaps, these appear to be in areas of lower population density.
- ◀ A high proportion of amenity greenspace sites (78%) score above the quality threshold. Again, lower quality scores can be mainly attributed to the tired look and dated appearance at some sites.
- ◀ Reflecting its role in providing healthy, inclusive and safe facilities, the majority of play sites across Tewkesbury (92%) rate above the threshold for value.
- ◀ There are six sites to rate below the threshold for both quality and value. This tends to reflect a limited amount and range of equipment at such sites; often to a poor level of standard.

Allotments

- ◀ There are 17 allotments sites in Tewkesbury, equating to over 16 hectares. Of these, two are owned and managed by Tewkesbury Borough Council, with others being managed by other parish councils, allotment associations, or are privately owned.
- ◀ Current provision for Tewkesbury is below the NSALG recommended amount.
- ◀ There are currently waiting lists for allotments within suggesting that demand for allotments is not currently being met by supply.
- ◀ All allotment provision in Tewkesbury scores above the quality threshold.
- ◀ All allotment sites are assessed as high value reflecting the associated social inclusion and health benefits, their amenity value and the sense of place offered by provision.
- ◀ With waiting lists, continuing measures should be explored to provide additional plots in the future.

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Cemeteries

- ◀ In Tewkesbury there are 35 churchyards and cemeteries equating to 19.21 hectares.
- ◀ The largest form of to burial provision in the area is Tewkesbury Cemetery at 3.41 hectares.
- ◀ There is a fairly even distribution of provision across Tewkesbury. However, the need for additional cemetery provision should be driven by requirement for burial demand and capacity. Tewkesbury Cemetery is understood to be nearing capacity.
- ◀ The majority of churchyard and cemetery provision (90%) in Tewkesbury rates above the threshold set for quality.
- ◀ The four sites that score below the threshold for quality; St Andrew's Church, Toddington St Catherine's Church, The Leigh, St Mary's Church, Dumbleton, St John the Baptist Church also have specific quality issues with loose headstones being noted.
- ◀ All cemeteries and churchyards are assessed as high value in Tewkesbury, reflecting the role they have within communities as well as their cultural and heritage value.

Civic space

- ◀ There are two sites classified as civic spaces in Tewkesbury, equating to just 0.06 hectares.
- ◀ One site in Tewkesbury rates above the threshold for quality and one rates below. The site that rates below (Forthampton War Memorial) has fewer ancillary features.
- ◀ All civic spaces in Tewkesbury are assessed as high value; reflecting the social and cultural/heritage role and sense of place to the local community provision provides.

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PART 3: QUALITY STANDARDS

The quality standard is in the form of a quality and value matrix. In order to determine whether sites are high or low quality (as recommended by best practice guidance) the results of the site assessments have been colour-coded against a baseline threshold; high being green and low being red.

The primary aim of applying a threshold is to identify sites where investment and/or improvements may be required. It can also be used to set an aspirational quality standard to be achieved (if desired) in the future and to inform decisions around the need to further protect sites from future development (particularly when applied with its respective value score in a matrix format).

The base line threshold for assessing quality can often be set around 60%, based on the pass rate for Green Flag Award criteria (site visit criteria also being based on the Green Flag Award). This is the only national benchmark available for parks and open spaces. No other good practice examples are adopted for the setting of quality and value thresholds in the UK.

However, site visit criteria used for Green Flag are not always appropriate for every open space typology and are designed to represent an exceptionally high standard of site. Therefore, the baseline threshold (and subsequent applied standard) for certain typologies is lowered to better reflect local circumstances, whilst still providing a distinction between sites of a higher or lower quality.

Quality and value thresholds

Typology	Quality threshold	Value threshold
Parks and gardens	66%	20%
Natural and semi-natural greenspace	35%	20%
Amenity greenspace	40%	20%
Provision for children and young people	55%	20%
Allotments	45%	20%
Cemeteries/churchyards	45%	20%
Civic spaces	50%	20%

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Identifying deficiencies

Quality

The following table is a summary of the application of the quality standards in Tewkesbury.

Quality scores for all open space typologies

Typology	Scores				No. of sites	
	Lowest score	Average score	Highest score	Spread	Low	High
Allotments	57%	56%	84%	27%	0	17
Amenity greenspace	19%	44%	76%	57%	7	33
Churchyards and cemeteries	41%	53%	87%	45%	4	35
Civic spaces	40%	46%	51%	11%	1	1
Natural & semi-natural greenspace	26%	46%	60%	34%	1	8
Park and gardens	36%	59%	79%	43%	2	2
Provision for children & young people	30%	63%	86%	56%	10	35
TOTALS					25	131

A total of 156 sites identified in Tewkesbury are allocated a quality score. The majority (84%) score above the thresholds for quality. However, this does not necessarily mean that the other 16% are poor or have quality issues. Sites can score below the threshold due to a lack of ancillary facilities such as toilets, signage etc which may not be necessary at smaller sites.

Proportionally allotments (100%), cemeteries (90%) and natural and semi-natural greenspace (89%) score above the quality threshold respectively. However, nearly all typologies score well for quality, suggesting a generally high standard of open space provision in Tewkesbury. The exception is for parks and gardens and civic space which have more mixed ratings.

Forms of provision scoring below the threshold tend to be as a result of sites having a generally poorer appearance. Such sites can often be lacking in a diverse range of features and facilities in comparison to similar sites of the same typology. For example, park sites scoring below the threshold are noted as lacking ancillary features. Often sites scoring below the threshold are also observed as having a poorer standard of general appearance and maintenance.

Results from the Parks and Open Spaces Survey shows proportionally there are a higher percentage of parks and gardens (23%) and play sites (10%) viewed by respondents as being very satisfactory for quality.

Nearly all typologies are viewed by respondents as being quite satisfactory in terms of quality; with the exception of allotments and teenage provision. Both typologies receive a higher percentage for respondents having no opinion (29% and 41% respectively).

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Open space types viewed as being very and quite satisfactory includes parks, outdoor networks and play areas; a reflection to their popularity and frequency of use.

Value

The following table is a summary of the application of the value standards in Tewksbury.

Value scores for all open space typologies

Typology	Threshold	Scores				No. of sites	
		Lowest score	Average score	Highest score	Spread	Low	High
Allotments	20%	33%	43%	58%	25%	0	17
Amenity greenspace		3%	33%	70%	67%	6	34
Churchyards and cemeteries		30%	44%	77%	47%	0	39
Civic spaces		35%	39%	42%	7%	0	2
Natural & semi-natural greenspace		23%	34%	47%	24%	0	9
Park and gardens		33%	44%	56%	41%	0	4
Provision for children & young people		8%	33%	59%	51%	6	39
TOTALS						12	144

A total of 156 sites identified in Tewkesbury are allocated a value score. A high value site is considered to be one that is well used by the local community, well maintained (with a balance for conservation), provides a safe environment and has features of interest; for example, play equipment and landscaping. Sites that provide for a cross section of users and have a multi-functional use are considered a higher value than those offering limited functions and that are thought of as bland and unattractive.

The majority of sites (92%) are assessed as being above the threshold for value. The fact that all typologies have a high number of sites scoring high for value reflects their role in and importance to local communities and environments.

Only amenity greenspace and provision for children and young people have any sites below the value threshold. Lower value amenity sites are often a result of their small size and lack of features. Lower value play sites are often due to a lack of appropriate and range of equipment. This makes sites less attractive to visitors, in turn decreasing their use and value. However, the value these sites may provide in biodiversity and visual amenity for residents, by breaking up the urban form, can still be important.

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Quality and value matrix

Assessing the quality and value of open spaces is used to identify those sites which should be given the highest level of protection by the planning system, those which require enhancement in some way and those which may no longer be needed for their present purpose.

When analysing the quality/value of a site it should be done in conjunction with regard to the quantity and accessibility of provision in the area (whether there is a deficiency).

Presented below is a high/low classification giving the following possible combinations of quality and value for open spaces:

High quality/low value

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

High quality/high value

All open spaces should have an aspiration to come into this category and the planning system should then seek to protect them. Sites of this category should be viewed as being key forms of open space provision.

Low quality/low value

The policy approach to these spaces or facilities in areas of identified shortfall should be to enhance their quality provided it is possible also to enhance their value.

For spaces or facilities in areas of surplus a change of primary typology should be first considered. If no shortfall of other open space typologies is noted than the space or facility may be redundant/ 'surplus to requirements'.

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

Low quality/high value

The policy approach to these spaces should be to enhance their quality to the applied standards. Therefore, the planning system should initially seek to protect them if they are not already so.

Please refer to the Appendix for tables showing the application of the quality and value matrix. However, the following tables provide a summary of the matrix. The location and proximity to similar open space typologies has been used to identify if the action identified for a site should be a priority

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Policy implications and recommendations

Following application of the quality and value matrix a summary of the actions for any relevant sites in each analysis area is shown below.

Tewkesbury Analysis Area 1

Summary	Action
Allotments	
<ul style="list-style-type: none"> ◀ All sites rate high for quality and value 	n/a
Amenity greenspace	
<ul style="list-style-type: none"> ◀ Low quality ratings at two sites; Minsterworth Recreation Ground and Millennium Recreation Ground, Sandhurst. ◀ Calcotts Green rates low for quality and value 	<ul style="list-style-type: none"> ◀ Quality of sites should be enhanced if and where possible. Exploring options to improve ancillary features and general appearance is recommended. ◀ Explore if quality of sites should be enhanced (appears unused). Only enhance quality of site if also possible to enhance value.
Cemeteries and churchyards	
<ul style="list-style-type: none"> ◀ All sites rate high for quality and value 	n/a
Civic space	
<ul style="list-style-type: none"> ◀ No provision of this type 	n/a
Natural and semi-natural greenspace	
<ul style="list-style-type: none"> ◀ All sites rate high for quality and value 	n/a
Parks and gardens	
<ul style="list-style-type: none"> ◀ No provision of this type 	n/a
Provision for children and young people	
<ul style="list-style-type: none"> ◀ Low quality rating for Longford Play Area. ◀ Low quality and value for Coriander Drive Play Area and Sandhurst Play Area. 	<ul style="list-style-type: none"> ◀ Quality of site should be enhanced where possible; exploring the range and general quality of equipment is recommended. ◀ Quality should look to be improved only if value can also be enhanced. Potential enhancement of sites should be in context of other forms of provision; especially Coriander Drive where other play sites exist nearby.

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Tewkesbury Analysis Area 2

Summary	Action
Allotments	
<ul style="list-style-type: none"> ◀ All sites rate high for quality and value 	n/a
Amenity greenspace	
<ul style="list-style-type: none"> ◀ Low quality rating for Melrose Walk. 	<ul style="list-style-type: none"> ◀ Quality of site should be enhanced if and where possible. Reviewing general appearance and maintenance is recommended.
Cemeteries and churchyards	
<ul style="list-style-type: none"> ◀ St Catherine's Church, The Leigh and St John the Baptist Church rate low for quality 	<ul style="list-style-type: none"> ◀ Quality of sites should be enhanced if and where possible. Reviewing access and pathways should be considered.
Civic space	
<ul style="list-style-type: none"> ◀ Forthampton War Memorial rates below threshold for quality 	<ul style="list-style-type: none"> ◀ Review site to assess if quality improvements are required
Natural and semi-natural greenspace	
<ul style="list-style-type: none"> ◀ All sites rate high for quality and value 	n/a
Parks and gardens	
<ul style="list-style-type: none"> ◀ Low quality rating for Anglo-American Garden and Wheatpieces Community Centre Garden. 	<ul style="list-style-type: none"> ◀ Site quality should look to be reviewed (e.g. review general site appearance and features in line with other provision of same type).
Provision for children and young people	
<ul style="list-style-type: none"> ◀ Low quality rating for Walton Cardiff Play area and Tewkesbury Skate Park. ◀ Three sites rate lower for quality and value; Milton Way, Warwick Place and Melrose Walk. 	<ul style="list-style-type: none"> ◀ Quality of sites should be enhanced where possible; exploring the range and general quality of equipment is recommended. ◀ Quality should look to be improved only if value can also be enhanced. Enhancement of sites should be in context of other forms of provision nearby.

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Tewkesbury Analysis Area 3

Summary	Action
Allotments	
<ul style="list-style-type: none"> ◀ All sites rate high for quality and value 	n/a
Amenity greenspace	
<ul style="list-style-type: none"> ◀ Low quality rating at Pecked Lane Playing Field. ◀ Bramble Chase rates below the threshold for value. ◀ Bishops Cleeve PC Land rates low for quality and value 	<ul style="list-style-type: none"> ◀ Quality of site should be enhanced if and where possible. Reviewing general appearance and maintenance is recommended. ◀ Value should be enhanced if and where possible. ◀ Explore if quality of site should be enhanced (appears unused/maintained) only if possible to also enhance value.
Cemeteries and churchyards	
<ul style="list-style-type: none"> ◀ All sites rate high for quality and value 	n/a
Civic space	
<ul style="list-style-type: none"> ◀ No provision of this type 	n/a
Natural and semi-natural greenspace	
<ul style="list-style-type: none"> ◀ No provision of this type 	n/a
Parks and gardens	
<ul style="list-style-type: none"> ◀ No provision of this type 	n/a
Provision for children and young people	
<ul style="list-style-type: none"> ◀ Low quality and value rating for Pecked Lane Play Area. 	<ul style="list-style-type: none"> ◀ Quality of sites should be enhanced where possible; exploring the general appearance and quality of equipment is recommended.

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Tewkesbury Analysis Area 4

Summary	Action
Allotments	
<ul style="list-style-type: none"> ◀ All sites rate high for quality and value 	n/a
Amenity greenspace	
<ul style="list-style-type: none"> ◀ Low value rating at Alderton Playing Field. ◀ Gretton Playing Field rates low for quality and value 	<ul style="list-style-type: none"> ◀ Review value of site; should be enhanced if and where possible (improving quality of play equipment should increase value of whole site). ◀ Explore if quality of site should be enhanced (appears unused with little maintenance). Only enhance quality of site if possible to enhance value.
Cemeteries and churchyards	
<ul style="list-style-type: none"> ◀ St Andrew's Church, Toddington and St Mary's Church, Dumbleton rate low for quality. 	<ul style="list-style-type: none"> ◀ Quality of sites should be enhanced if and where possible. Reviewing general appearance and access should be considered.
Civic space	
<ul style="list-style-type: none"> ◀ No provision of this type 	n/a
Natural and semi-natural greenspace	
<ul style="list-style-type: none"> ◀ No provision of this type 	n/a
Parks and gardens	
<ul style="list-style-type: none"> ◀ No provision of this type 	n/a
Provision for children and young people	
<ul style="list-style-type: none"> ◀ Low quality rating for Alderton Play Area. 	<ul style="list-style-type: none"> ◀ Quality of sites should be enhanced where possible; exploring the range and quality of equipment is recommended.

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Tewkesbury Analysis Area 5

Summary	Action
Allotments	
◀ All sites rate high for quality and value	n/a
Amenity greenspace	
◀ Low value rating at Green Way.	◀ Review value of site; should be enhanced if and where possible.
Cemeteries and churchyards	
◀ All sites rate high for quality and value	n/a
Civic space	
◀ No provision of this type	n/a
Natural and semi-natural greenspace	
◀ Henley Bank Community Wood rates below threshold for quality.	◀ Quality of site should be enhanced if and where possible. Reviewing general appearance, signage and pathways is recommended.
Parks and gardens	
◀ All sites rate high for quality and value	n/a
Provision for children and young people	
◀ All sites rate high for quality and value	n/a

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Management and development

The following issues should be considered when undertaking site development or enhancement:

- ◀ Site's significance to local area and community.
- ◀ Planning permission requirements and any foreseen difficulties in securing permission.
- ◀ Gaining revenue funding from planning contributions in order to maintain existing sites.
- ◀ Gaining planning contributions to assist with the creation of new provision where need has been identified.
- ◀ Analysis of the possibility of shared site management opportunities.
- ◀ The availability of opportunities to lease site to external organisations.
- ◀ Options to assist community groups/parish councils to gain funding to enhance existing provision.
- ◀ Negotiation with landowners to increase access to private strategic sites.

Community funding sources

Outside of developer contributions there are also a number of potential funding sources* available to community and voluntary groups. Each scheme is different and is designed to serve a different purpose. In order for any bid to be successful consideration to the schemes criteria and the applicant's objectives is needed. Sources for funding applications are continuously changing and regular checking of funding providers should be undertaken.

* Source: Potential funding for community green spaces, DCLG

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PART 4: ACCESSIBILITY STANDARDS

Accessibility standards for different types of provision are a tool to identify communities currently not served by existing facilities. It is recognised that factors that underpin catchment areas vary from person to person, day to day and hour to hour. For the purposes of this process this problem is overcome by accepting the concept of 'effective catchments', defined as the distance that is willing to be travelled by the majority of users.

Guidance on appropriate walking distance and times is published by Fields in Trust (FIT) in its document *Beyond the Six Acre Standard* (2015). These guidelines have been converted in to an equivalent time period in the table below.

Open space type	Walking guideline	Approximate time equivalent
Parks & Gardens	710m	9 minute
Amenity Greenspace	480m	6 minute
Natural & Semi-natural Greenspace	720m	9 minute

However, in order to make accessibility standards more locally specific to Tewkesbury, we propose to use data from the survey consultation to set appropriate catchments. The following distances are recorded from the survey in relation to how far individuals are willing to travel to access different types of open space provision.

Typology	Applied standard
Parks and gardens	10 minute walk time (800m)
Natural and semi-natural	30 minute drive time
Amenity greenspace	5 minute walk time (400m)
Provision for children and young people	10 minute walk time (800m)
Provision for teenagers	10 minute walk time (800m)
	10 minute drive time
Allotments	15 minute walk time (1,200m)
Cemeteries	No standard set
Civic Spaces	No standard set

Most typologies are set as having a walk time accessibility standard. For certain typologies, such as amenity greenspace, accessibility is deemed to be more locally based. Subsequently a shorter accessibility standard has been applied.

For other forms of provision such as youth provision and natural and semi-natural greenspace a willingness to travel further is highlighted. This is particularly the case for natural and semi natural greenspace. Therefore, a drive time catchment has also been applied.

No standard is set for the typologies of cemeteries and civic spaces. It is difficult to assess these typologies against catchment areas due to their nature and usage. For cemeteries, provision should be determined by demand for burial space.

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Identifying deficiencies

If an area does not have access to the required level of provision (consistent with the hierarchy) it is deemed deficient. KKP has estimated how many sites, of a minimum size are needed to provide comprehensive access to this type of provision (in hectares).

The GLA and FIT provide some guidance on minimum site sizes available for open spaces in instances where provision is deemed missing:

Minimum size of site:

Classification	Minimum size of site
Allotments	0.4 ha (0.025 per plot)
Amenity greenspace	0.4 ha
Natural and semi natural	0.4 ha
Parks and gardens	2 ha
Play areas (equipped)*	0.04 ha
Play areas (informal/casual)	0.10 ha

Source: GLA Open space strategies: Best practice guidance (2009)

Policy implications and recommendations

In general, the applied walk time catchment for each typology tends to cover the analysis areas. However, minor gaps are highlighted for certain typologies.

The table below summaries the deficiencies identified from the application of the accessibility standards, together with the recommended actions. Please refer to the Open Space Assessment Report to view the maps.

Tewkesbury Analysis Area 1

Typology	Identified need (catchment gap)	Action
Allotments	◀ No significant gaps in catchment mapping.	◀ No action required.
Amenity greenspace	◀ No significant gaps in catchment mapping. Areas of greater population appear to be generally served.	◀ No action required.
Natural and semi-natural greenspace	◀ No gaps in catchment mapping identified against 30-minute drive time	◀ Ensuring quality and access to existing provision should remain focus.
Parks and gardens	◀ No provision of this type identified in area	◀ Not considered that new forms of provision are required given area is served by other forms of open space such as amenity greenspace.
Provision for children and young people	◀ No significant gaps in catchment mapping. Areas of greater population appear to be generally served.	◀ No action required.

* Minimum recommended size for play areas by Fields In Trust

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Tewkesbury Analysis Area 2

Typology	Identified need (catchment gap)	Action
Allotments	◀ Minor gap identified to east of Tewkesbury	◀ New provision to help meet identified catchment gap should be explored.
Amenity greenspace	◀ Minor gaps identified against 5-minute walk time in Tewkesbury	◀ New provision to meet gaps not considered necessary. Gaps also served by natural sites such as Severn Ham and Tewkesbury Nature Reserve.
Natural and semi-natural greenspace	◀ No gaps in catchment mapping identified against 30-minute drive time	◀ Ensuring quality and access to existing provision should remain focus.
Parks and gardens	◀ Gaps in provision identified to north east of Tewkesbury	◀ Gaps served by other forms of open space such as amenity greenspace like Felham Way, Ashchurch Playing Field, and natural sites like Tewkesbury Nature Reserve
Provision for children and young people	◀ No significant gaps in catchment mapping. Areas of greater population appear to be generally served.	◀ No action required.

Tewkesbury Analysis Area 3

Typology	Identified need (catchment gap)	Action
Allotments	◀ Minor gap identified to south of Bishops Cleeve	◀ Extent of catchment gap unlikely to warrant new provision
Amenity greenspace	◀ No significant gaps identified against 5-minute walk time	◀ No action required.
Natural and semi-natural greenspace	◀ No gaps in catchment mapping identified against 30-minute drive time	◀ Ensuring quality and access to existing provision should remain focus.
Parks and gardens	◀ No provision of this type identified in area	◀ Not considered that new forms of provision are required given area is served by other forms of open space such as amenity greenspace.
Provision for children and young people	◀ No significant gaps in catchment mapping. Areas of greater population appear to be generally served.	◀ No action required.

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Tewkesbury Analysis Area 4

Typology	Identified need (catchment gap)	Action
Allotments	<ul style="list-style-type: none"> No significant gaps in catchment mapping. 	<ul style="list-style-type: none"> No action required.
Amenity greenspace	<ul style="list-style-type: none"> Gap in provision identified in Winchcombe against 5-minute walk time 	<ul style="list-style-type: none"> Not considered that new forms of provision are required given small population in area. However, area is not served by other forms of open space such as parks and gardens or natural/semi-natural greenspace.
Natural and semi-natural greenspace	<ul style="list-style-type: none"> No provision of this type identified. However, no gaps in catchment mapping identified against 30-minute drive time 	<ul style="list-style-type: none"> Ensuring quality and access to existing provision should remain focus.
Parks and gardens	<ul style="list-style-type: none"> No provision of this type identified in area 	<ul style="list-style-type: none"> Not considered that new forms of provision are required given small population in area. However, area is not served by other forms of open space such as amenity greenspace or natural/semi-natural greenspace.
Provision for children and young people	<ul style="list-style-type: none"> Gap identified in Winchcombe. 	<ul style="list-style-type: none"> Need for new form of play provision to help potentially meet gap should be explored.

Tewkesbury Analysis Area 5

Typology	Identified need (catchment gap)	Action
Allotments	<ul style="list-style-type: none"> Minor gap identified to west of Innsworth 	<ul style="list-style-type: none"> Extent of catchment gap unlikely to warrant new provision
Amenity greenspace	<ul style="list-style-type: none"> No significant gaps identified against 5-minute walk time 	<ul style="list-style-type: none"> No action required.
Natural and semi-natural greenspace	<ul style="list-style-type: none"> No gaps in catchment mapping identified against 30-minute drive time 	<ul style="list-style-type: none"> Ensuring quality and access to existing provision should remain focus.
Parks and gardens	<ul style="list-style-type: none"> Gaps in provision are identified to west of Innsworth and Brockworth 	<ul style="list-style-type: none"> Gaps served by other forms of open space such as amenity greenspace like Innsworth Open Space/ Tudor Mead Park and Green Way/ Mill Lane Playing Field.
Provision for children and young people	<ul style="list-style-type: none"> No significant gaps in catchment mapping. Areas of greater population appear to be generally served. 	<ul style="list-style-type: none"> No action required.

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PART 5: QUANTITY STANDARDS

The following calculation is an example of how quantity standards can be calculated for Tewkesbury. This is done on a typology by typology basis to inform how much open space provision per 1,000 people is needed to strategically serve the area now and in the future.

A current standard (on a 'per 1,000 population of head') is calculated by dividing the current level of provision for a typology by the population identified in each analysis area. A summary of the current standards set for Tewkesbury are set out below:

Analysis area	Current standard by open space type (ha per 1,000 population)				
	Parks & gardens	Natural & semi-natural greenspace	Amenity greenspace	Provision for children & young people	Allotments
Tewkesbury Area 1	-	15.11	2.59	0.07	0.23
Tewkesbury Area 2	0.03	22.84	0.79	0.16	0.07
Tewkesbury Area 3	-	-	1.48	0.05	0.19
Tewkesbury Area 4	-	-	0.36	0.04	0.40
Tewkesbury Area 5	0.12	3.29	0.52	0.05	0.23
TEWKESBURY	0.04	9.33	0.99	0.08	0.19

No quantity standard is set for cemetery or civic space provision. For burial space, provision should be determined by demand and remaining burial capacity. Civic spaces are to some extent infrastructure provision; their existence is determined by other factors such as landscape design, urban centres and economic influences.

The quantity standards can be used and applied to determine future open space requirements as a result of new housing growth.

Housing Growth Scenarios

Tewkesbury has five key housing growth areas. The growth is presented in terms of number of dwellings. In order to provide a growth population figure, an average household occupancy rate of 2.25 persons* per dwelling is used (as stipulated as part of the Joint Core Strategy).

It is important the Council secures appropriate contributions from all new developments to provide for the open space needs arising from the residents of a given development.

* Using the occupancy rate of 2.25 persons per household as set out within the Joint Core Strategy

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The table below sets out the number of dwellings and estimated population for each of the five strategic allocations:

Location	Number of new dwellings	Associated population increase
North West Cheltenham	4,285 (total) 2,225 (within Cheltenham) 2,060 (within Tewkesbury)	9,641
Innsworth	1,300	2,925
South Churchdown	1,100	2,475
North Brockworth	1,500	3,375
MOD Ashchurch	2,725	6,131

A summary of the open space requirement for each scenario if current provision levels are to be maintained is set out below.

Scenario 1: North West Cheltenham

The North-West Cheltenham development is to provide 4,285 new dwellings. This will provide an estimated population increase of 9,641. For the purposes of calculating future open space requirements the provision standards set for Cheltenham are used.

Typology	Recommended standard* (ha per 1,000 population)	Open space requirement (hectares)
Allotment	0.25	2.41
Amenity greenspace	1.15	11.09
Natural and semi-natural	0.24	2.31
Parks and gardens	0.59	5.50
Provision for children and young people	0.04	0.39

Scenario 2: Innsworth

The Innsworth development is to provide 1,300 new dwellings. This will provide an estimated population increase of 2,925. Quantity standards for Tewkesbury Area 5 are used to calculate the open space requirement.

Typology	Recommended standard (ha per 1,000 population)	Open space requirement (hectares)
Allotment	0.23	0.67
Amenity greenspace	0.52	1.52
Natural and semi-natural	3.29	9.62
Parks and gardens	0.12	0.35
Provision for children and young people	0.05	0.15

* Although some of the housing allocation falls just within Tewkesbury, the standards for Cheltenham have been applied as the development is seen to service the Cheltenham area more.

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Scenario 3: South Churchdown

The South Churchdown development is to provide 1,100 new dwellings. This will provide an estimated population increase of 2,475. Quantity standards for Tewkesbury Area 5 are used to calculate the open space requirement.

Typology	Recommended standard (ha per 1,000 population)	Open space requirement (hectares)
Allotment	0.23	0.57
Amenity greenspace	0.52	1.29
Natural and semi-natural	3.29	8.14
Parks and gardens	0.12	0.30
Provision for children and young people	0.05	0.12

Scenario 4: North Brockworth

The North Brockworth development is to provide 1,500 new dwellings. This will provide an estimated population increase of 3,375. Quantity standards for Tewkesbury Area 5 are used to calculate the open space requirement.

Typology	Recommended standard (ha per 1,000 population)	Open space requirement (hectares)
Allotment	0.23	0.78
Amenity greenspace	0.52	1.76
Natural and semi-natural	3.29	11.10
Parks and gardens	0.12	0.41
Provision for children and young people	0.05	0.17

Scenario 5: MOD Ashchurch

The MOD Ashchurch development is to provide 2,725 new dwellings. This will provide an estimated population increase of 6,131. Quantity standards for Tewkesbury Area 2 are used to calculate the open space requirement.

Typology	Recommended standard (ha per 1,000 population)	Open space requirement (hectares)
Allotment	0.07	0.43
Amenity greenspace	0.79	4.84
Natural and semi-natural	23.25	140.03
Parks and gardens	0.02	0.18
Provision for children and young people	0.16	0.98

It is however unlikely that onsite provision of natural and semi-natural greenspace will be required given there is already significant amounts of natural provision in Tewkesbury Area 2. An alternative approach should be to seek offsite contributions towards existing sites in order to enhance current quality.

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North West Cheltenham

The North West Cheltenham development is further advanced than the other allocations. It is therefore possible to provide some initial best practice and design considerations regarding open spaces as part of the development. These are intended to ensure the most effective and efficient forms of open space provision are incorporated, whilst also making the most of opportunities to link the new development to existing communities.

The North West Cheltenham development is to provide 4,285 new dwellings. This will provide an estimated population increase of 9,641. Although some of the housing allocation falls within Tewkesbury, the standards for Cheltenham have been applied as the development is seen to service the Cheltenham area more.

Typology	Recommended standard (ha per 1,000 population)	Open space requirement (hectares)
Allotment	0.25	2.41
Amenity greenspace	1.15	11.09
Natural and semi-natural	0.24	2.31
Parks and gardens	0.59	5.50
Provision for children and young people	0.04	0.39

The following are options which should be explored further as part of North West Cheltenham. These are provided on a typology basis.

Allotments

Application of the quantity standard identifies there is a need for 2.41 hectares of new allotment provision to service North West Cheltenham. This is an equivalent to 96 plots based on an average plot size of 0.025 hectares (250 square metres) per plot. The standard of 0.25 hectares per 1,000 population applied to calculate future need is the same as the standard recommended by the National Society of Allotment and Leisure Gardeners (NSALG).

- ◀ *Locating new allotment provision adjacent to the existing allotment on Stanton Drive/ Church Road (KKP 56) to the eastern boundary of the development area should be considered.*

Providing new plots as an expansion of the existing site could in essence act as a 'social bridge' and help to link the new community to the existing communities nearby. The site could function as an open space used by both communities and help garner social cohesion.

This extension of the existing open space site could also help strengthen the physical separation to Swindon Village; helping to retain its current characteristics.

The new plots may also be an opportunity to help to meet the demand from the existing waiting list at the Stanton Drive/ Church Road site. At the time of writing, the site is understood to have a 1-2 month waiting list.

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It may also be necessary to provide some of the 2.41 hectares of allotment provision required as a separate standalone site in North West Cheltenham. This will depend on whether the requirement for the full 2.41 hectares can be provided as an extension to the existing site. Exploring the practicalities of who manages the new allotment provision will also be needed. Options may include the existing allotment association, Swindon Parish Council and/or Cheltenham Borough Council.

◀ *Consider alternative options of allotment provision*

Consideration should be given to allocating some of the 2.41 hectares of required provision as an alternative form but one which still allows for produce to be grown. Rather than providing 96 new plots, part of the land could be designated as a community orchard for example. This would still meet the criteria of allowing people to 'grow produce' but may also provide opportunities for greater social interaction. For instance, annual events could be hosted around planting and harvesting seasons. Such use could also promote greater inclusivity as individuals who would not ordinarily use or visit a traditional allotment, may be more open to visiting a communal garden/orchard.

◀ *Ensure sufficient ancillary facilities*

The increase of users on site as part of the potential expansion and creation of new plots may require new and/or improved ancillary facilities. Options may include improved fencing/security, car parking, toilets and/or access. If the majority or full allotment requirement of North West Cheltenham is to be provided as an extension to the existing site, consideration to the creation of an onsite indoor venue space would be beneficial. This could act as a focal/meeting point for the site and its users, host other facilities such as toilets and provide a safe and secure location for storage of large, expensive equipment. Such a facility could also help to provide opportunities for social interaction and cohesion between existing and new users.

Amenity greenspace

Application of the quantity standard identifies there is a need for 11.09 hectares of new amenity greenspace provision to service North West Cheltenham.

The current Planning Statement for the site details that '*informal and formal public amenity space will be provided across the site, well-located in relation to the proposed residential area. Neighbourhood areas will be intersected by a central linear parkland*'.

◀ *Distribution of amenity greenspace across development site*

This approach is encouraged as the role of amenity greenspace is often to act as a visual feature. Provision can also help to distinguish between residential and neighbourhood areas.

As part of this, consideration to the links and travel routes amenity spaces can provide (along with other forms of open space such as the aforementioned linear parkland) is important. Such routes can offer alternatives to vehicle based modes of transport and help enable and encourage healthy lifestyle choices. For example, a sufficient network of greenspaces with appropriate features such as paths and seating could help promote activities such as walking and cycling.

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◀ *Multiple use of amenity greenspace*

The multiple roles of amenity greenspace should be supported where possible. Looking to provide greater functions and uses of amenity greenspace should be encouraged where appropriate. Provision with a greater range and quality of ancillary features are often visited more frequently and better used. This also relates to the point above. Ancillary features that may potentially add to sites uses include appropriate pathways, seating, bins, play equipment (including outdoor gym provision), sports facilities (i.e. pitches) and/or cultural features such as art work/bandstands.

Not all amenity greenspace requires the addition of ancillary features. In some instances, the role of amenity space is to act as breaks in the urban form or as a visual amenity. It is important for such functions to also be considered.

Natural and semi-natural greenspace

Application of the quantity standard identifies there is a need for 2.31 hectares of new natural and semi-natural greenspace provision to service North West Cheltenham.

Provision of natural and semi-natural greenspace may take a variety of forms including for example woodlands, grassland and commons. The primary function of provision should be to encourage wildlife conservation, biodiversity and education opportunities.

The approach to the provision of natural and semi-natural greenspace could be undertaken in one of two ways. A single form of natural provision could be provided to act as a clearly distinguishable 'nature' site. Or, provision could be integrated with other forms of open space to be provided in order to create a multi-use open space with natural features.

◀ *Single form of natural space*

A low impact standalone form of provision would be to establish a nature reserve site. Alternatively, a potentially appropriate single form of natural provision would be to consider incorporation of a *forest school*. The latter would particularly require consideration to the appropriate management of such a facility. There are, however, several agencies that exist which could assist with the set up and running. Such a feature may also benefit from being within easy reach of its main users i.e. the primary school.

◀ *Incorporating natural features with other open space*

Incorporating the required natural and semi-natural provision with other open spaces may be a more logical approach. The proposed central linear parkland which follows the watercourse running through the development site is an excellent opportunity to host the natural and semi-natural greenspace requirement. Consideration to integrating key features which promote the biodiversity and habitat role is encouraged. This should incorporate the actual natural provision (i.e. undisturbed habitats, variety of flora) as well as associated social benefits (i.e. appropriate access, interpretation boards).

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Parks and gardens

Application of the quantity standard identifies there is a need for 5.50 hectares of new park and gardens provision to service North West Cheltenham.

It is envisaged that the proposed central linear parkland will more than meet the requirements for parks and gardens. The parkland will act as a key form of open space provision serving the development. It holds the potential to also 'host' and meet the requirements for a number of other forms of open space (i.e. natural greenspace, play).

◀ *Appropriate infrastructure of linear parkland*

As it will run through the length of the site and link to the existing built environment at Swindon Village, it is important that the linear parkland is sufficiently served by appropriate infrastructure. Steps should be undertaken to ensure that the site does not act as a 'green wall' dividing the communities to such an extent that no one uses the site.

An appropriate network of pathways should be available to allow 'users' to travel in, out, across and through the site for a variety of reasons. Consideration that it will act as a travel route for many users but also as a recreational feature in its own right is needed.

As discussed under amenity greenspace, ensuring the paths are suitable for walking and cycling uses should be considered. An opportunity also exists for the site to accommodate provision for children and young people (i.e. play equipment) as well as natural and semi-natural greenspace features.

If the site is to be high quality and value park provision, consideration is needed to the features and facilities that existing parks and gardens within Cheltenham contain and work well. Many of the higher scoring park sites within the assessment report are identified as having features as set out below. The linear parkland could therefore include:

Potential features	- Appropriate pathway network
	- Seating, bins
	- Signage (directional and informative)
	- Appropriate and sensitive lighting
	- Provision for play
	- Ecological promotion (i.e. biodiversity, wildlife habitats)

In addition, given the linear design of the proposed parkland site, it would be appropriate to populate parts of the path network with other cultural/social benefits such as artwork and/or outdoor gym equipment. In essence this would create a 'cultural/physical activity trail' for users to follow. Further promoting the use and connectivity of the site to its users and local communities.

Higher quality and valued forms of parks provision often include a formal or informal 'event space or venue'. This could take a variety of forms such as more prescribed examples like a café or more casual examples like a bandstand or amphitheatre. The actual form of provision is flexible as the role of it is more important (i.e. to present opportunities for informal/formal social gathering and the potential for events).

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Provision for children and young people

Application of the quantity standard identifies there is a need for 0.39 hectares of new provision for children and young people to service North West Cheltenham.

Using the minimum site sizes as recommended by Fields in Trust (FIT), the requirement for 0.39 hectares of new play provision could be accommodated via a range of different type and size of play depending on its intended age of user. FIT guidance suggests the following minimum site sizes; LAP (0.01 hectares), LEAP (0.04 hectares) and NEAP (0.10 hectares).

◀ *Bigger, better forms of play provision.*

In order to provide a sufficient level of access to play provision, there should be at least two NEAP size sites (of a minimum 0.10 hectares each) provided as part of the development. Both NEAPs should look to contain provision which caters for a wide range of ages including older children.

The remaining 0.19 hectares required could for instance be provided in the form of five LEAP size sites.

It is recommended that LAP provision is avoided as it is often found that such small forms of play provision, often with limited range and imagination in terms of quality, are of less value and use in comparison to other play types. It is regularly considered that larger forms of play provision provide a greater and more meaningful level of play and social interaction.

◀ *Strategic location of play provision.*

Consideration to where new provision should be located is essential. To maximise the role of the central linear parkland it is logical for the two forms of NEAP to be provided within the proposed park style site. Given the type of play sites (with greater catchment distances) there would need to be a sufficient distance between the two NEAP sites in order to prevent overlap of provision.

A concept to consider is for the two NEAPS to be situated towards the northern and southern ends of the linear park; with a series of outdoor gym 'workstations' along a pathway between the two. This route, relating to the options previously set out, could help form a recreational trail within the linear park and help to promote social and health benefits.

The remaining LEAP provisions should look to be provided in neighbourhood areas with greater population density to ensure that more locally accessible forms of play are also available.

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PART 6: POLICY ADVICE AND RECOMMENDATIONS

The following section uses the application of the quantity, quality and accessibility standards to provide a series of recommendations to what the Council should work towards for future open space provision.

During times of financial austerity and ongoing local authority budget cuts, it is likely that the main mechanisms available to the creation and improvement of open space will be through housing development. Therefore, it is critical that local authorities have an informed view to the need for on and off site contributions.

The following recommendations are intended to help inform the Council's decision making processes and, along with the audit assessment, act as a toolkit towards seeking effective developer contributions.

Recommendation 1

- ◀ *Utilise quantity standards to determine open space requirements for strategic allocations*

As set out above, the quantity standards (based on the current levels of provision) should be used to calculate the amounts of open space required for any strategic development.

Any changes in the number of dwellings and/or population figures should be updated with the set quantity standards.

Recommendation 2

- ◀ *Standards set for quantity, quality and accessibility should be utilised in conjunction in order to determine future requirements*

Housing developments of a smaller scale than strategic allocations will also need to provide open space provision. The set quantity, quality and accessibility standards should be used to determine the amounts of open space required and help to inform whether the contribution of provision should be on or off site.

Recommendation 3

- ◀ *Sites helping to serve areas identified as having gaps in catchment mapping should be recognised through protection and enhancement*

The policy and implications summary for the accessibility catchment mapping (Part 4) highlights those sites that help to serve gaps identified for some forms of open space.

These sites currently help to meet the identified gaps in catchments. Often this is related to parks and gardens and amenity greenspace. The Council should seek to adapt these sites through formalisation and/or greater provision and enhancement of features linked to the other forms of open space. This is in order to provide a stronger secondary role as well as opportunities associated with other types of open space. This will help to minimise the need for creating new provision in order to address gaps in catchment mapping.

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Such sites should be viewed as key forms of open space. The quality and value of them should therefore be to a sufficiently high standard as the sites are likely to provide multiple social, health and value benefits.

Recommendation 4

- ◀ *Ensure low quality sites are explored for enhancement*

The policy approach to these sites should be to enhance their quality to the applied standards (i.e. high quality). This is especially the case if the site is deemed to be of high value. Therefore, they should initially be protected, if they are not already so, in order for their quality to try to be improved.

The policy and implications summary of the quality and value matrix (Part 3) identifies those sites that should be given consideration for enhancement if possible.

It is also important for other low quality sites (that may also score low for value) to be addressed in terms of their quality deficiency if possible.

Recommendation 5

- ◀ *Recognise low quality and value sites and how they may be able to meet other instances of need*

If no improvement to quality and/or value can be implemented for sites identified as low (Part 3), a change in primary typology should be considered. If no requirement for another type of open space is recognised, or it is not feasible to change the primary typology of the site, then only following this could a site be potentially redundant/surplus to requirements.

Recommendation 6

- ◀ *The need for additional cemetery provision should be led by demand*

No standards have been set for the provision of cemeteries. Instead provision should be determined by demand for burial space.

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Policy implications

The following section sets out the policy implications in terms of the planning process in Tewkesbury. This is intended to help steer the Council in seeking contributions to the improvement and/or provision of any new forms of open space (outside of the strategic allocation development sites).

How is provision to be made?

The requirements for on-site or off-site provision will vary according to the type of open space to be provided. Collecting contributions from developers can be undertaken through the following two processes.

Community Infrastructure Levy (CIL) and Planning Obligations are the two main mechanisms available to the Council to ensure future development addresses any adverse impacts it creates. If required, Planning Conditions can be used to ensure that key requirements are met.

Planning obligations

Planning Conditions and Obligations (often known as Section 106 Agreements) require individual developments to provide or pay for the provision of development specific infrastructure requirements. They are flexible and deliver a wide range of site and community infrastructure benefits.

A development should make appropriate provision of services, facilities and infrastructure to meet its own needs. Where sufficient capacity does not exist, the development should contribute what is necessary, either on-site or by making a financial contribution towards provision elsewhere.

Community Infrastructure Levy (CIL)

The CIL is a relatively newer method of requiring developers to fund infrastructure facilities including open spaces. It should apply to most new developments and charges are based on the size and type of new development. It will generate funding to deliver a range of Borough wide and local infrastructure projects that support residential and economic growth.

CILs are to be levied on the gross internal floor space of the net additional liable development. The rate at which to charge such developments is set out within a council's Charging Schedule. This will be expressed in £ per m².

Seeking developer contributions

This document can help inform policies and emerging planning documents by assisting in the Council's approach to securing open spaces through new housing development.

The guidance should form the basis for negotiation with developers to secure contributions for the provision of appropriate facilities and their long-term maintenance.

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Determining contributions

The applied standards show that there is a continuing need for contributions of open space provision to be collected.

- ◀ Identify a deficit - the total amount of open space provision within the locality* and whether the amount of provision can contribute to the quantity standards/levels set for each typology following completion of the development (Part 5).
- ◀ whether the site in question is within the accessibility catchment standards as set for each open space typology (Part 4).
- ◀ whether enhancement of existing provision is required if either or both the quantity and accessibility standards are sufficiently met (Part 3).

In development areas where open space provision is identified as being sufficient in terms of quantity and accessibility, it may be more suitable to seek contributions for quality improvements to existing sites.

The flowchart on the next page sets out the processes that could be considered when determining developer contributions towards open space provision.

Off site contributions

If new provision cannot be provided on site it may be more appropriate to seek to enhance the existing quality of provision and/or improve access to sites. Standard costs for the enhancement of existing open space and provision of new open spaces should be clearly identified and revised on a regular basis by the Council. A financial contribution should be, for example, required principally but not exclusively for the typologies identified in this document; subject to the appropriate authority providing and managing the forms of open space provision.

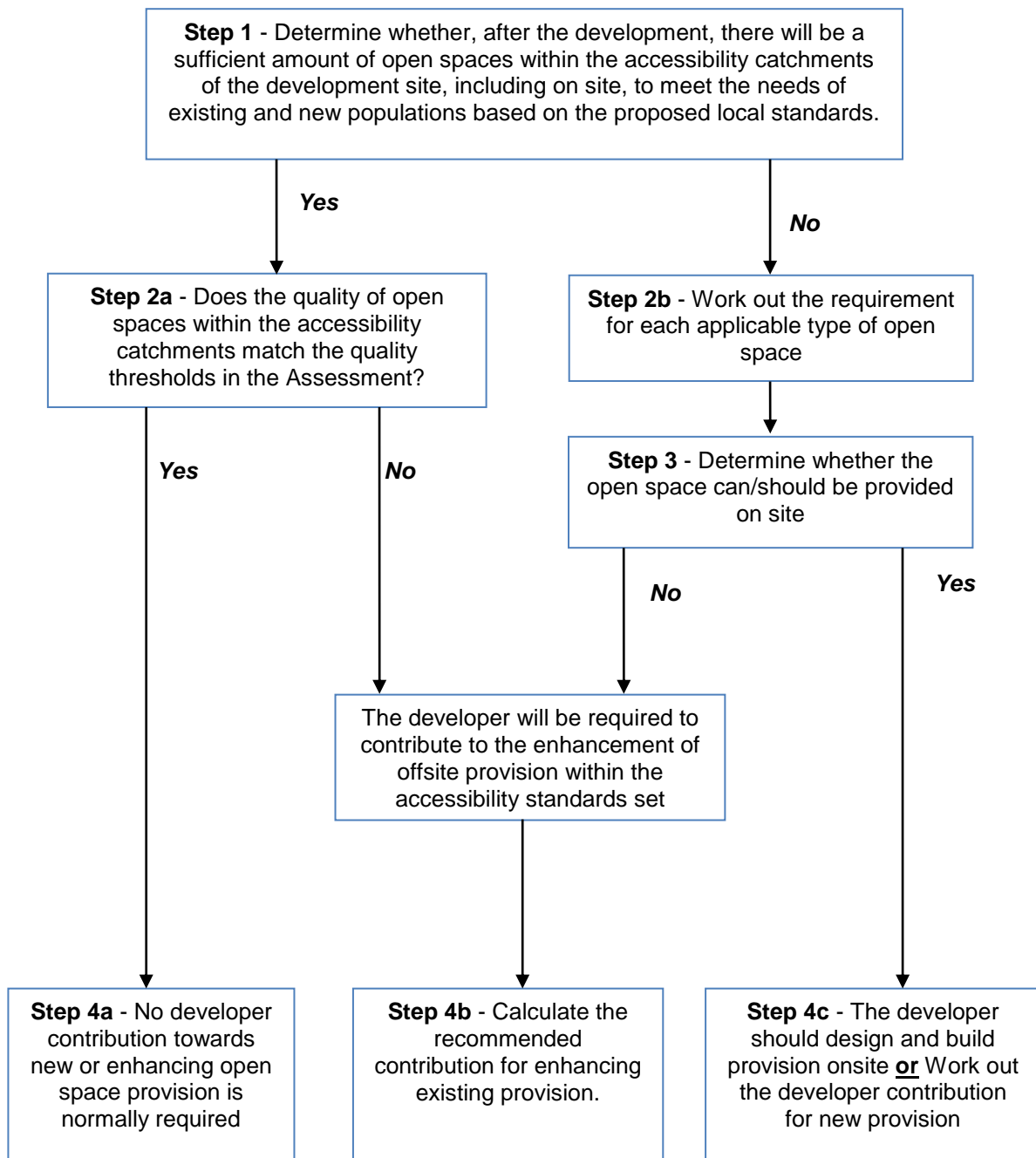
The wider benefits of open space sites and features regardless of size should be recognised as a key design principle for any new development. These features and elements can help to contribute to the perception of open space provision in an area; as well as also ensuring an aesthetically pleasing landscape providing social and health benefits.

* Recommend quantity provision levels and requirements (against the set standard) are used on a Ward level.

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The figure below sets out the processes that should be considered when determining developer contributions towards open space provision.

Determining s106 developer contributions



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Maintenance contributions

There will be a requirement on developers to demonstrate that where onsite provision is to be provided it will be managed and maintained accordingly. In some instances, the site may be adopted by the Council, which will require the developer to submit a sum of money in order to pay the costs of the sites future maintenance. Often the procedure for councils adopting new sites include:

- ◀ The developer being responsible for maintenance of the site for an initial 12 months or a different agreed time period.
- ◀ Sums to cover the maintenance costs of a site (once transferred to the Council) should be intended to cover a period between 10 – 20 years.

Calculations to determine the amount of maintenance contributions required should be based on current maintenance costs. The typical maintenance costs for the site should also take into consideration its open space typology and size.

Calculating onsite contributions

The requirement for open spaces should be based upon the number of persons generated from the net increase in dwellings in the proposed scheme, using the average household occupancy rate of 2.25 persons per dwelling. On this basis, 1,000 persons at 2.25 persons per household represent 444 dwellings.

The next stage is to calculate the open space requirement by typology per dwelling. This is calculated by multiplying 444 (dwellings) X the appropriate provision per dwelling by typology.

Using amenity greenspace in Tewkesbury Area 2 as an example, the recommended standard is 0.79 ha per 1,000 population (7,900 sq. metres per 1,000 population) or 444 dwellings. Therefore, by dividing 8,000 sq. metres by 444 dwellings a requirement for 18 sq. metres of amenity greenspace per dwelling is obtained.

The requirement for on or off site provision should be undertaken in conjunction with the accessibility and quality of existing open space provision. For instance, if an existing form of open space is located within access to the development there may not be a requirement to provide a new form of provision.

Equipped play areas recommendation

Residential developments should normally be required to meet the need for play provision generated by the development on site, either as an integral part of the design, or through payment of a development contribution which will be used to install or upgrade play facilities in the vicinity of a proposed development. Whilst the norm has been to expect provision to be made on site, consideration needs to be given to the feasibility:

The Fields in Trust (FIT) recommended minimum area of a formal LAP (Local Area for Play) is approximately 0.01ha, or 100 sq. metres (0.01ha). Similarly, the FIT recommended area of a formal LEAP (Local Equipped Area for Play) is approximately 0.04 hectares, or 400 sq. metres per 1,000 population (in line with those used for each analysis area). For larger forms of play i.e. NEAPs (Neighbourhood Equipped Area of Play), FIT recommends an area of 0.1 hectares per 1,000 population.

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Therefore, a significant amount of new housing in a development would be required (444 dwellings and over) to warrant on-site provision of formal children's play space.

This potentially means that for a number of development sites, formal children's play space provision should take the form of developer contributions to up-grade local equipped children's play facilities in the vicinity of the development. However, informal provision may still need to be made on site in locations where the nearest existing play provision is deemed too far away.

The extent to which the amount of the required provision should be made on site by way of informal provision would be determined on a case by case basis subject to site size, shape, topography, the risk of conflict with existing neighbouring residential properties and feasibility. Any informal provision can include useable informal grassed areas but should not include landscaping areas as these are regarded as formal provision.

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APPENDIX ONE

Quality and Value matrix

Assessing the quality and value of open spaces is used to identify those sites which should be given the highest level of protection by the planning system, those which require enhancement in some way and those which may be redundant in terms of their present purpose. Further guidance on the quality and value matrix is set out on Part 3.

Tewkesbury Area 1 Quality and Value Matrix

Allotments		
		Quality
		High
		Low
Value	High	Longford Allotments Sandhurst Allotments Highnam Allotments
	Low	

Amenity greenspace		
		Quality
		High
		Low
Value	High	Sandhurst Village Green Norton Playing Field Longford Playing Field Ashleworth Village Green Innsworth Open Space Middleton AGS, Innsworth Highnam Recreation
	Low	Minsterworth Recreation Ground Millenium Recreation Ground, Sandhurst Calcotts Green

Cemeteries		
		Quality
		High
		Low
Value	High	St Peter's Church, Minsterworth St Mary's, Priors Norton St Mary's & Corpus, Down Hatherley St Giles Church
	Low	

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Natural and semi-natural greenspace			
		Quality	
		High	Low
Value	High	Lassington Wood Highnam Wood	
	Low		

Provision for children and young people			
		Quality	
		High	Low
Value	High	Norton Play Area Middleton Play Area Highnam Play Area	Longford Play Area
	Low		Sandhurst Play Area Coriander Drive Play Area

Tewkesbury Area 2 Quality and Value Matrix

Allotments			
		Quality	
		High	Low
Value	High	Rose Place Allotments Station Lane Allotments Apperley Allotments	
	Low		

Amenity greenspace			
		Quality	
		High	Low
Value	High	Derek Graham Memorial Park Ashchurch Playing Field Twyning Village Green Ludlow-Hewitt Memorial Playing Field The Vineyards Feltham Way Gloucester Road Amenity Greenspace Snowdonia Road AGS Nightingale Way AGS	Melrose Walk
	Low		

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Cemeteries			
		Quality	
		High	Low
Value	High	Tewkesbury Abbey St. Nicholas Church Tewkesbury Cemetery Deerhurst Church St Mary's, Elmstone Hardwicke St Mary's Church, Forthampton St Michael and All Angel	
	Low		St Catherine's Church, The Leigh St John the Baptist Church

Civic space			
		Quality	
		High	Low
Value	High	Mill Avon Moorings	
	Low		Forthampton War Memorial

Natural and semi-natural greenspace			
		Quality	
		High	Low
Value	High	Severn Ham Falcon Road Tewkesbury Nature Reserve Coombe Hill Nature Reserve	
	Low		

Parks and Gardens			
		Quality	
		High	Low
Value	High	Victoria Pleasure Gardens	Anglo-American Garden Wheatpieces Community Centre Garden
	Low		

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Provision for children and young people			
		Quality	
		High	Low
Value	High	Ashchurch Playground TRAC - Twyning Recreation and Amenity Complex Canterbury Leys Play Area Wheatpieces Community Centre Play Area The Vinyards Play Area Feltham Way Play Area 1 Feltham Way Play Area 2 (Skate Park) Snowdonia Road Play Area Nightingale Way Play Area Falcon Road Play Area Davey Road Play Area Apperley Play Area Twyning Play Area	Walton Cardiff Play Area Tewkesbury Skate Park
	Low		Mitton Way Play Area Warwick Place Play Area Melrose Walk Play Area

Tewkesbury Area 3 Quality and Value Matrix

Allotments			
		Quality	
		High	Low
Value	High	Nortenham Allotment	
	Low		

Amenity greenspace			
		Quality	
		High	Low
Value	High	Finlay Way Homelands Park The Grange	
	Low	Bramble Chase	

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Cemeteries		
		Quality
		High
		Low
Value	High	St Michael & All Angels Church Cleeve Cemetery St James Church, Stoke Orchard St John the Baptist, Tredington St John the Baptist, Oxenton St Martin's, Woolstone
	Low	

Provision for children and young people		
		Quality
		High
		Low
Value	High	Bramble Chase Play Area Homelands Park Play Area Stoke Orchard Play Area Bishops Cleeve Youth Facilities
	Low	

Tewkesbury Area 4 Quality and Value Matrix

Allotments		
		Quality
		High
		Low
Value	High	Alderton Allotments Mill Lane Allotment Vineyard Street Allotment Castle Street Allotment
	Low	

Amenity greenspace		
		Quality
		High
		Low
Value	High	Stanton Guildhouse
	Low	Alderton Playing Field
		Gretton Playing Field

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Cemeteries			
		Quality	
		High	Low
Value	High	Stanton Church Winchcombe Cemetery St. Peter's St Margarets Christ Church, Gretton St Peter's, Stanway St Barnabas's, Snowhill St Michaels's, Buckland St Catherine's Church, Wormington St Mary's Church, Great Washbourne St Edwards Church, Hawling St George's Church, Didbrook	St Andrew's Church, Toddington St Mary's Church, Dumbleton
	Low		

Provision for children and young people			
		Quality	
		High	Low
Value	High	Greet Play Area Snowhill Play Area	Alderton Childrens Play Area
	Low		

Tewkesbury Area 5 Quality and Value Matrix

Allotments			
		Quality	
		High	Low
Value	High	Old Parton Road Allotments Churchdown Park Allotments Brockworth Allotment 1 Shurdington Allotments Staverton Allotments	
	Low		

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Amenity greenspace			
		Quality	
		High	Low
Value	High	John Daniels Recreation Ground Mill Lane Playing Field Tudor Mead Park Churchdown Recreation Ground	
	Low	Green Way	

Cemeteries			
		Quality	
		High	Low
Value	High	Badgeworth Church St George's Church St Johns, Innsworth Parish Church, Shurdington Saint Mary's, Great Witcombe St Mary's, Boddington	
	Low		

Natural and semi-natural greenspace			
		Quality	
		High	Low
Value	High	Badgeworth Nature Reserve	Henley Bank Community Wood
	Low		

Parks and Gardens			
		Quality	
		High	Low
Value	High	Churchdown Park	
	Low		

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Provision for children and young people		
	Quality	
	High	Low
Value	High	
	Low	

Churchdown Playground
 Tudor Mead Park Play Area
 Bird Road Play Area
 Mill Lane Play Area
 Nightjar Road Play Area
 Witcombe Village Hall Play Area
 Zinnia Close Play Area
 Goodmoor Crescent Play Area
 Oakhurst Close Play Area
 John Daniels Play Area
 Churchdown Play Area