

JOINT LOCAL PLAN

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West Devon
Borough
Council



West Devon Borough Council

Open Space, Sport and Recreation (OSSR) Study 2017

Quantity, Quality and Accessibility Standards

CONTENTS

1	Introduction	3
2	Open Space Types in West Devon	4
	Table 1: Open Space Types and Purposes	4
3	Open Space, Sport and Recreation Standards	17
	Table 2: Quantity of Open Space in West Devon	18
	Table 3: Range of facilities based on settlement size	19
4	Securing Open Space, Sport and Recreation in Development	30
	Table 4: On site Provision or Off Site Financial Contribution	31
	Table 5: Requirements for on-site provision or off site contribution	33
	Table 6: Commuted Maintenance Sums	36
Appendices		
1	Greenspace Audit Summary	39
2	Outdoor tennis courts and bowling greens in South Hams	44
3	Play Space audit	45
4	Existing allotments in West Devon	56
5	Deficiencies in Accessible Natural Greenspace	57
6	Existing pitches and requirements to meet future demand	58
7	FIELDS IN TRUST characteristics of designated play	60
8	Summary of OSSR quantity standards	62
9	Accessible Natural Greenspace within 300m of towns and villages	63
10	Play areas with accessibility standards	64

INTRODUCTION

The National Planning Policy Framework (NPPF) sets a strong context for Councils to establish a clear and robust approach to the protection and delivery of Open Space. Paragraph 73 states:

“Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up to date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.”

This study establishes the standards that West Devon Borough Council will apply when considering applications for new development and the mechanisms for identifying whether development triggers the need to create on site OSSR or make a financial contribution to off-site facilities.

The report is structured as follows:

- Chapter 1, this chapter, introduces the document.
- Chapter 2: Open Space Types describes the types of open space recognised by West Devon Borough Council and provides a commentary on the key issues relating to quantity, quality and accessibility.
- Chapter 3: Open Space, Sport and Recreation Standards details the current provision in the West Devon and sets out the proposed future quantity, quality and accessibility standards set by West Devon Borough Council.
- Chapter 4: Securing Open Space, Sport and Recreation in Development sets out the way in which provision, or contributions for open space, sport and recreation, will be sought through development.

OPEN SPACE TYPES IN WEST DEVON

Table 1 provides details of the open space types recognised by West Devon Borough Council.

Table 1: Open Space Types and Purposes	
Parks and Gardens	Accessible, formal, high quality sites designed for recreation and community events. Parks and gardens should have a minimum size of 0.2ha and likely to include some ancillary facilities such as a play area, toilets or refreshment kiosk on site or nearby.
Natural Greenspaces	Areas for wildlife, quiet enjoyment and environmental awareness, including woodland, meadows, heath, moorland and coastal areas. <i>Accessible Natural Greenspace typically refers to natural spaces within walkable distances of towns and villages.</i>
Greenways	Walking, cycling or horse riding routes, whether for leisure purposes or commuting. Taken to include Public Rights of Way. Can also provide corridors for wildlife migration.
Playing Pitches	Turf or artificial surfaces for pitch based sports (football, rugby, hockey, and cricket).
Amenity Greenspace	Open grassland providing limited opportunities for informal activities. The intention is that amenity greenspace be replaced by Accessible Natural Space which delivers more positive community and environmental benefits.
Play/Youth	Areas designed primarily for play and social interaction involving children and young people such as equipped play areas, ball courts, skateboard and BMX areas and teenage shelters.
Sports and leisure facilities	Includes wet sports facilities (swimming pools), dry sports facilities (indoor sports halls) and outdoor sports facilities (tennis courts and bowling greens).
Allotments	Opportunities to grow produce.
Cemeteries and Churchyards	Quiet contemplation and burial.
Civic Spaces	Providing a setting for civic buildings, public activities and community events.

To set a background to the open spaces types the following section provides a commentary on the key issues relating to quantity, quality and accessibility.

2.1 Parks and Gardens

West Devon has two main parks:

- The Meadows, Tavistock, owned and managed by Tavistock Town Council
- Simmons Park, Okehampton, owned and managed by Okehampton Town Council

Tavistock and Okehampton are considered to be well served with parks although an increase in populations within the towns may put a strain on these important resources. There are also opportunities to improve some of the facilities within parks, rejuvenate layout and design and improve signage and interpretation. Opportunities to provide new, or improve existing, parks and gardens, alongside new development, will be actively pursued.

There are limited formal parks and gardens within the smaller towns and villages, but more commonly, there are informal sport areas and amenity green spaces.

West Devon is fortunate to have some formal gardens of significant importance within the rural areas. These include Buckland Abbey (Yelverton), The Garden House (Yelverton), Endsleigh Gardens (Milton Abbot), and Castle Drogo (Drewsteignton). Access to these gardens is primarily by car and entry is subject to an entrance fee. These gardens tend to cater more for tourist visits and members than they do for regular resident visits.

Parks and Gardens – What are the issues?	
Quantity	Maintain the extent of existing key parks and gardens.
Quality	<ul style="list-style-type: none"> - Improving layout, design and facilities. - Establish partnerships and funding opportunities for parks and gardens enhancement work. - Introduce management plans for key parks and review the maintenance. - Monitor to assess improvements in quality. - Promote multiple benefits for people and wildlife. - Pursue opportunities to improve quality of existing sites alongside development.
Accessibility	<ul style="list-style-type: none"> - Undertake reasonable access improvements to make parks and gardens available to all. - Improve linkages to and from parks - Improve signage and information. - Pursue opportunities to improve accessibility, both to and within existing sites, alongside development.
Key Challenges: Improve quality and accessibility	

2.2

Natural Greenspace

This type of public space provides the largest quantity of accessible land within West Devon. Natural England has developed standards relating to Accessible Natural Greenspace, notably that everyone should have an Accessible Natural Greenspace of at least 2 hectares in size, within 300m (5 minutes walk) from home. A distinction for the purposes of this study can be drawn between 'accessible' spaces within 300m of towns and villages and those over 300m from towns and villages within the wider countryside.

Appendix 1 contains a summary of a Greenspace Audit undertaken of public open space across West Devon. The Audit scores the quality and value of the site, and is based largely upon the Green Flag assessment criteria. The Audit provides a snapshot of the quality of the site (including quality of welcome, facilities, safety, biodiversity, community involvement, maintenance), and the perceived value to the community/local area (including in terms of accessibility, level and types of use, aesthetic value, contribution to wildlife). The Audit also includes recommendations for improvements to meet the needs of existing and new residents, and can form the basis of informing projects requiring investment through commuted developer sums. The Greenspace Audit included public open space within 300m of towns and villages, however did not assess those natural areas that fell on open moorland within Dartmoor National Park.

There are some significant Accessible Natural Greenspaces and woodlands within 300m of the towns and villages of West Devon (shown in Appendix 9) including:

- Tavistock Viaduct Walk Local Nature Reserve (Tavistock)
- Old Town Park Local Nature Reserve (Okehampton)
- Whitchurch Down (Tavistock)
- Parts of Dartmoor National Park within 300m straight line distance of towns and villages (relevant to Tavistock, Okehampton, Yelverton, Princetown, Mary Tavy, Peter Tavy, Brentor, Sticklepath, Belstone, Chagford and other smaller communities)

These town and village sites provide a wide range of opportunities for walking, contemplation, picnicking and play. The appearance is far more informal than the parks and their management regimes very different.

In the wider countryside, the most significant Accessible Natural Greenspaces and accessible woodlands are in the ownership of the National Trust, the Woodland Trust (e.g. Crowndale Woods), Forestry Commission (e.g. Abbeyford Woods, Lydford Forest), South West Water and the Devon Wildlife Trust (Meeth Quarry); then there are the moorland sites around the west of Dartmoor, within and adjacent to the Dartmoor National Park.

Notably in West Devon are South West Water owned (managed by South West Lakes Trust) Local Nature Reserves at Lopwell and Roadford, and also well used natural spaces around Burrator, Meldon, Fernworthy and Venford reservoirs. Predominantly within private ownership, but made accessible via a series of leases with the Council, are the Tamar Trails, a network of 25km of multi-use trails in the Tamar Valley which have opened up a large swathe of previously inaccessible woodland. The Borough also maintain the only public accessible slipway enabling watercraft access to the River Tamar at Weir Quay.

When taken as a whole these offer important areas of public space concentrated along the major river valleys, around reservoirs and on the moor. Despite many of the Accessible Natural Greenspaces being accessible on public rights of way, and occasionally by public transport, visits to these sites are commonly undertaken by car.

Accessible Natural Greenspaces support many informal sport activities including cycling, orienteering, recreational walking, mountain biking, climbing and, on/along watercourses, fishing, sailing and canoeing. The Borough also benefits from long stretches of the Sustrans National Cycle Route, Regional Walking Trails and the intimate network of Greenways linking up many Natural spaces.

Within Dartmoor National Park extensive areas of land are accessible under Access Agreements, as Common Land or under the Countryside and Rights of Way Act (2000). This land contributes significantly to the total within the Borough as a whole. Issues relating to access to Natural Spaces within the National Park are addressed in the Dartmoor National Park Management Plan and Recreation and Access Strategy for Dartmoor 2011-2017.

Much of the significant Accessible Natural Greenspace in West Devon fall either within the main towns or within 300m of towns and villages on the edge of Dartmoor. Deficiencies in Accessible Natural Greenspace therefore tend to fall in the areas more distant from Dartmoor to the west and north (see Appendix 1 of the West Devon Green Infrastructure Report for mapped deficient areas).

Opportunities to increase Accessible Natural Greenspace alongside and within new development will be actively pursued.

Accessible Natural Greenspaces – What are the issues?	
Quantity	<ul style="list-style-type: none"> Whilst there is no overall shortage of available countryside, wildlife sites and woodland across the Borough not all of it is publicly accessible within a reasonable distance of people’s houses. Opportunities therefore exist around some of the towns and villages to look for further Accessible Natural Greenspace, or linkages to it. Additional Accessible Natural Greenspace, and linkages to it, will be sought within new development.
Quality	<ul style="list-style-type: none"> Generally sites are high quality, with management reliant on agriculture, forestry practice, informal maintenance or formal management plans. However, the Greenspace Audit (Appendix XX) has highlighted sites where quality needs to be improved. Work with partners to seek opportunities to obtain agricultural, land management, forestry and other grants to further enhance management and to support the agricultural and forestry sectors. Promote multiple benefits for people and wildlife. Reconciling potential conflicts between public access and appropriate conservation management regimes is a specific management challenge on certain sites Within the National Park the Park Authority has a specific role to promote opportunities for the understanding and enjoyment of the area’s special qualities by the public
Accessibility	<ul style="list-style-type: none"> Access from development sites to local natural spaces needs to be secured. Opportunities to increase circular walks and links to sites in the open countryside to enable walking, cycling or use of public transport rather than car visits. Accessibility and availability of countryside sites needs active promotion
Key Challenges: Improve quantity and accessibility. Within the National Park achieve the statutory purpose of promoting understanding and enjoyment	

2.3 Greenways

Greenways provide opportunities for pedestrian and cycle movement within towns and villages and links out into the surrounding countryside. In West Devon there is an extensive network of green lanes, public rights of way, cycle ways and bridleways which spread out from the towns and villages.

Overall there is a considerable network of public access throughout the countryside but its use is variable, with certain areas under high levels of public pressure and other areas far less used. Details of public rights of way, cycleways, access land and Dartmoor Commons can be found via on Devon County Council’s website at http://www.devon.gov.uk/public_rights_of_way.

Opportunities to improve connectivity, particularly linking towns/villages and new development sites to significant recreational areas and green spaces and opportunities to increase, or improve, greenways, alongside new development, will be actively pursued. Provision of a good network of paths can help to reduce the need to travel by car and also encourage healthy, active lifestyles. There is an opportunity to identify Towns as “cycle hubs” to maximise co-ordinated approaches to cycle infrastructure.

The National Cycle Network Route 27 is particularly noteworthy, traversing the whole of West Devon in a north-south direction. Significant capital works have been undertaken in recent years to increase the proportion of the route that is off-road, and further efforts continue to improve accessibility and to the route from towns and villages.

Adopted pathways within towns and settlements and Public Rights of Way are the responsibility of the Highways Authority (Devon County Council) although landowners are required to keep them free of obstructions. West Devon Borough Council has worked in partnership with the County to support the development of off-road recreational routes for pedestrians and cyclists. Responsibility for maintenance of public footpaths and bridleways within the Dartmoor National Park has been devolved to the DNPA.

Unadopted pathways may be included within proposed developments, in which case they would be expected to be created to adoptable standards, with arrangements for long term maintenance to be secured through Section 106 agreements.

Greenways – What are the issues?	
Quantity	<ul style="list-style-type: none"> • West Devon is relatively well served with a strong network of greenways – however there are some opportunities to improve connectivity. • Where opportunities exist to complete “missing links” to improve public safety or to provide attractive circular routes these will be pursued.
Quality	<ul style="list-style-type: none"> • Adopted pathways and PROW within towns and settlements are maintained by the Highways Authority, and relevant landowners are also required to keep PROW accessible. • Generally there are high public satisfaction rates for the current quality of Greenways, paths, bridleways and cycle ways but there are some opportunities for local path enhancements.
Accessibility	<ul style="list-style-type: none"> • Encourage residents of towns and villages to make more use of the network of Greenways that surround the settlements through better promotion. • Many Greenways are isolated and opportunities should be sought to link these into existing networks. • Opportunity exists to improve the standard of some routes and remove obstacles to encourage access for those with disabilities (subject to negotiation and with consent of the landowner).
Key Challenges: Improve quality and accessibility; provide missing links	

2.4 Playing Pitches

Rising levels of obesity is a key challenge and increasing sport and activity is an objective supported by the Government and Public Health Authorities. The provision of informal opportunities for activity (parks, play areas, greenways, woodlands) play a part in encouraging active lifestyles however participation in formal sport is important for young and old alike.

There are a wide range of formal sports facilities across the Borough including natural turf and artificial surfaced rugby, football, hockey and cricket pitches.

In order to assess the level of provision, and identify any deficiencies, a Playing Pitch Strategy was undertaken by consultants on behalf of the Council in 2015 (and the associated Action Plan will be updated annually). The Strategy identified the following issues and deficiencies in playing pitch provision (separated into four 'sub areas'):

Okehampton

- The football and rugby pitches at Okehampton Community College have poor surfaces and drainage and their condition is adversely affected by their overuse. As well as meeting the college's needs, they are heavily used by Okehampton Youth FC, OCRA and Okehampton RFC at weekends.
- Okehampton RFC's pitches at The Showfield are overused and have collapsed drainage. There is an urgent need for training facilities for the club.
- The key issue is how to meet existing and latent demand for training and matchplay in football and rugby in Okehampton, as well as provide for future demand.
- Central venue events are now being held at Okehampton Community College pitches, organised by OCRA.
- Cricket club/OCRA are looking to develop cricket activity at Simmons Park, based around the existing cricket pitch which has an artificial wicket.
- Okehampton Argyle FC's ground at Simmons Park requires floodlights to progress through the league.
- A facility is required for football and rugby training. There is potential for a 3g AGP surface to meet this need.

Rest of Okehampton Sub Area

- Chagford FC has two adult football pitches, but no junior football. There is potential for youth football to be developed in association with the rebuild of the primary school and its replacement junior pitch
- North Tawton requires changing facilities and improved pitch maintenance at its active football club.
- Other settlements with particularly active clubs include Hatherleigh (cricket and football) and Belstone (especially cricket).
- Good new youth football development emerging in last two years in Hatherleigh and Chagford
- There is a need for smaller MUGAs in larger settlements such as Chagford.
- Chagford CC is particularly active in delivering youth cricket and have initiated the Dartmoor Cup for school teams in West Devon.

Tavistock

- Additional adult and two junior plus a mini football pitch required to meet growth in demand for football in Tavistock; preferably alongside existing provision at Crowndale (Tavistock Community AFC).
- Crowndale is operating at capacity, although recent drainage improvements should improve the situation.
- Extended clubhouse, improved car parking and lighting is ideally required at Crowndale, to improve sustainability and viability of the club.
- The football pitch at Langsford Park (Tavistock AFC) requires improved drainage and a perimeter path.
- The athletics track football pitch at Tavistock Community College has spare capacity, although drainage should be improved.
- An additional rugby pitch and safeguarding of Tavistock RFC's three existing pitches on private land is required.
- The impact of the recently installed artificial cricket wicket at Tavistock College to be monitored.
- It would be beneficial to negotiate community access to Mount Kelly College cricket pitch
- Limited access to the Mount Kelly AGP is currently restricting Tavistock Hockey Club's expansion, plus changing facilities on the site require updating.
- Tavistock Cricket Club's pavilion is in urgent need of upgrading.

Tavistock Sub Area

- The security of tenure at Whitchurch Wayfarers cricket ground is noted as an issue.
- The football pavilion at Fillace Park, Horrabridge requires upgrading and pitches would benefit from improved drainage.
- Floodlighting for Horrabridge Primary School MUGA required
- Pitches at Mary Tavy are underused. Princetown FC are the only club presently playing at Mary Tavy (and once they start using their own pitch at Princetown, the Mary Tavy pitches will not be used).
- There is variable provision elsewhere in the area for football.
- Cricket seems to be thriving with some strong clubs.
- Possible loss of Brentor cricket pitch.
- Opportunity for MUGA at Buckland Monachorum School.

Please refer to the Playing Pitch Strategy for further details.

The vast majority of outdoor sport facilities are owned or managed by voluntary sports clubs, Town and Parish Councils or are located on Devon County Council owned education sites or on Academy sites. If deficiencies are to be addressed these bodies need to work together to remedy the situation. Opportunities to increase, or improve, sports facilities, alongside new development, will be actively pursued.

The Council also recognises the complimentary role that grass pitches and all weather pitches play in providing a full range of accessible, and usable, facilities.

Outdoor Sports Facilities – What are the issues?	
Quantity	<ul style="list-style-type: none"> • Specific deficiencies have been identified in outdoor sports provision; in order to achieve increased participation and activity levels these need to be addressed with both grass and all weather pitches required • Working more closely with the Education Authorities, Academies and other school management bodies on dual use of school pitches is a key opportunity. • Opportunities to work with clubs, landowners and governing bodies to bring forward additional pitches. • Pursue opportunities to increase outdoor sports provision alongside development.
Quality	<ul style="list-style-type: none"> • The perceived quality of some pitches is poor. There is room for improvement in the quality of pitches and the associated facilities, such as changing rooms. • Opportunities for clubs to share facilities and resources. • Opportunities for improved all weather facilities. • Pursue opportunities to improve quality of existing outdoor sports facilities alongside development.
Accessibility	<ul style="list-style-type: none"> • Concentration of provision within the towns potentially leads to isolation from facilities for smaller settlements unless adequate public transport arrangements are in place, particularly for younger users. • Charging may deter potential users. • Club membership requirements may deter potential users. • Pursue opportunities to improve accessibility to existing sites, alongside development.
Key Challenges: Improve quantity, quality and joint use	

2.5 Amenity Greenspace

In the past the Council has recognised that amenity greenspace can provide opportunities for informal activities close to home or work and enhance the appearance of an area. Typically these spaces are relatively small areas of mixed vegetation, but largely grassed, scattered throughout the towns or villages, and often used by children for informal play, and commonly for dog exercise.

Amenity greenspace rarely has formal equipment, facilities or even seating, and tends to be associated with housing estate developments.

Although these areas provide open space within residential areas they are often left over spaces lacking a clear use. The Council does not propose to promote the further provision of on-site Amenity Greenspace, rather it proposes to promote either the provision of on-site Accessible Natural Greenspace, or improved linkages to off-site Accessible Natural Greenspace, recognising the multiple benefits such space can provide.

Amenity Greenspace – What are the issues?	
Quantity	<ul style="list-style-type: none"> • Retain existing amenity greenspace. • Where existing amenity greenspace is of low public benefit alternative uses may be sought. • Promote provision of Accessible Natural Greenspace instead of amenity greenspace.
Quality	<ul style="list-style-type: none"> • See Natural Spaces
Accessibility	<ul style="list-style-type: none"> • See Natural Spaces
Key Challenges: Improve quality and accessibility of Accessible Natural Greenspaces	

2.6 Sport and Leisure Facilities

Sport and leisure facilities are seen as key infrastructure which will support our ambition to deliver a healthy population and make the area a great place to live.

A 'Plymouth and South West Devon Sport and Leisure Facilities Plan' was undertaken by consultants on behalf of the Council in 2016. The Plan includes a detailed assessment of local needs and broader ambition for indoor and outdoor sport and leisure provision (excluding playing pitches), in line with national best practice and in particular the plan considers both the need for improved or new facilities and also the vision and ambition for sport. For West Devon this includes the health and wellbeing of the population and ensuring the towns and villages deliver facilities for their communities.

The scope of the Plan includes indoor and outdoor built facilities but excludes playing pitches and artificial grass pitches which have been assessed through the Playing Pitch Strategy. The Plan excluded other outdoor facilities such as tennis courts, and bowling greens for West Devon, however these facilities are considered in Appendix 2 of this Study, and local need will be further considered in local Town/Parish OSSR plans.

The key recommendations for the West Devon area identified within the Plan are:

- Deliver investment in the facility stock which has been identified as poor quality aiming to improve the facilities
- Develop a co-ordinated programme of activities across the schools to deliver improved access to sports facilities on schools sites
- Protect the existing facility stock within the districts or seek replacement for the facilities if they are closed
- Utilise the facility standards within the assessment report for identifying investment and developer contributions
- Ensure the investment plans are delivered through the leisure management Contract
- Maintain multi-sport venues in the key towns across the districts and deliver on a co-ordinated approach to provision in the towns

Quantity, quality and accessibility issues and standards are considered for three types of Sport and Leisure Facilities:

- Wet Sports Facilities (swimming pools)
- Dry Sports Facilities (sports halls or other indoor provision)
- Outdoor Sports Facilities (tennis courts, bowling greens)

Wet Sports Facilities– What are the issues?	
Quantity	<ul style="list-style-type: none"> • Retain existing levels of provision
Quality	<ul style="list-style-type: none"> • Maintain and enhance quality of provision
Accessibility	<ul style="list-style-type: none"> • Maintain existing levels of access
Key Challenges: Maintain existing levels of provision and ensure quality is improved or maintained by continued investment	

Dry Sports Facilities– What are the issues?	
Quantity	<ul style="list-style-type: none"> • Retain existing levels of provision
Quality	<ul style="list-style-type: none"> • Enhance quality of provision where it is recognised as poor and maintain elsewhere
Accessibility	<ul style="list-style-type: none"> • Overall accessibility is considered good
Key Challenges: Maintain existing levels of provision and ensure quality is improved or maintained by continued investment	

Outdoor Sports Facilities – What are the issues?	
Quantity	<ul style="list-style-type: none"> • Provision is adequate
Quality	<ul style="list-style-type: none"> • Quality is generally good and should be maintained
Accessibility	<ul style="list-style-type: none"> • Access is good, however potential to increase availability through use of access/booking systems
Key Challenges: Maintain existing levels of provision and quality and increase usage of facilities	

2.7 Play

The opportunity for free exploratory play is fundamental to a child’s ability to develop their physical and social skills. The opportunity for children to enjoy free unhindered open play has been curtailed over recent years and play has tended to be seen as a formalised activity within “play areas”.

Opportunities to provide new formal play facilities to meet national standards will be actively pursued alongside new development. Opportunities to improve existing formal facilities will also be sought and informed by the Play Spaces Audit (Appendix 3), and any local evidence of need (Neighbourhood Plans, Town/Parish OSSR Plans). Developers should also ensure that public spaces provided within new development sites are suitable for informal and natural play, focusing on “play experiences” rather than generic “play areas.”

The Borough Council owns very few play areas itself. The majority of play areas are owned and managed by Town and Parish Councils. Those associated with housing estates are commonly managed through management companies or residents groups. Play areas, skate areas and ball courts are often sited within the vicinity of outdoor sports facilities, amenity space or parks.

Play – What are the issues?	
Quantity	<ul style="list-style-type: none"> • Play areas are provided in many communities including small villages. This gives widest opportunity but means maintaining small isolated play areas at the expense of larger well used ones in towns and larger settlements. • Lack of play/recreation facilities for older children. • Opportunities to increase play value in public spaces outside formal play areas. • Pursue opportunities to provide new play spaces alongside development.
Quality	<ul style="list-style-type: none"> • Continued opportunities to look at more exciting and open ‘play spaces’ (e.g. LLAPs) rather than traditional ‘play areas’ (namely LAPs). • Need to ensure that play equipment meets reasonable requirements under the Disability Discrimination Act. • Ensuring play spaces are neighbour friendly. • Pursue opportunities to improve quality of existing play areas alongside development.
Accessibility	<ul style="list-style-type: none"> • A need to ensure that access into play spaces is to a reasonable standard and that appropriate levels of disabled facilities are available. • Pursue opportunities to improve accessibility, both to and within existing sites, alongside development.
Key Challenges: Continue to improve quality and accessibility	

2.8 Allotments

Allotments provide opportunities for those people who wish to grow their own produce – an increasingly popular activity.

Allotments exist in number of the larger towns and villages. There are 12 allotment sites in the West Devon (see Appendix 4). At a time of increased interest in sustainability, healthy eating and locally produced food, increasing the number of allotments in association with new development and known demand is an important issue.

Allotments fall into three separate categories:

- Statutory
- Temporary
- Private

Their status reflects the degree of protection from development for other purposes.

Statutory allotments fall under Section 8 of the Allotments Act 1925, being best protected in that a local authority must seek permission from the Secretary of State before selling or changing the use of such sites.

Temporary and private sites have protection against change of use provided by the normal planning procedures.

Allotments – What are the issues?	
Quantity	<ul style="list-style-type: none"> • There is limited information regarding demand for additional allotment sites. New sites will be sought within new development and in areas where it can be shown there is demand (e.g. existing waiting lists or requests lodged with the local Town or Parish Council, or within Town/Parish OSSR Plans).
Quality	<ul style="list-style-type: none"> • Potential contamination of sites with heavy metals. • Need for suitable facilities on site • Pursue opportunities to improve quality of existing allotments alongside development.
Accessibility	<ul style="list-style-type: none"> • Allotments tend to be on the edge of settlements due to the pressures on land in the middle of towns and villages. This presents some accessibility problems for certain residents. • Pursue opportunities to improve accessibility, both to and within existing sites, alongside development.
Key Challenges: Improve quantity and accessibility	

2.9 Cemeteries and Churchyards

These provide important public spaces within many towns and villages as areas for quiet contemplation and remembrance.

Churchyards are primarily the responsibility of the individual churches or the diocese, and cemeteries are largely managed by Town and Parish Councils. Some closed cemeteries are managed by the Borough Council, with others managed locally.

Green cemeteries and woodland burial sites also exist providing alternative, less intensive, forms of burial and management.

Cemeteries and Churchyards – What are the issues?	
Quantity	<ul style="list-style-type: none"> • A number of communities are seeking, or have reserved land for, cemetery extensions. • A woodland burial site exists at Okehampton
Quality	<ul style="list-style-type: none"> • Churchyards are often carefully managed as befits their character. Opportunities exist to increase wildlife value by lessening the intensity of management but in a careful and respectful fashion.
Accessibility	<ul style="list-style-type: none"> • No identified issues.
Key Challenges: Improve quality	

2.10 Civic Spaces

These provide a setting for Civic Buildings, areas for public events, markets and busy thoroughfares.

All the main towns have Civic areas of varying sizes and prominence including:

- Bedford Square, Tavistock
- Red Lion Yard, Okehampton
- Town Square, Hatherleigh

- The Square, North Tawton
- Duchy Square, Princetown

The NPPF is clear about the role of civic spaces in encouraging social interaction and delivering health and wellbeing benefits. Civic spaces are important and the character and quality of them say a great deal about the town itself. Improvement works are often costly and concentrate on hard landscaping or the introduction of new features such as seating and lighting. Nevertheless, rejuvenation and improvement of civic spaces can have a very positive impact on civic pride, the quality of a location as a destination for visitors and to encourage the use by all age groups to promote greater levels of interaction between various demographic groups

Civic Spaces – What are the issues?	
Quantity	<ul style="list-style-type: none"> • Current range of civic spaces should be maintained. • New Civic Areas should be secured in major new developments
Quality	<ul style="list-style-type: none"> • Opportunities for enhancement should be sought in consultation with local communities and where any development is proposed nearby. • Opportunities for public art • Pursue opportunities to improve quality of existing civic spaces alongside development.
Accessibility	<ul style="list-style-type: none"> • Civic spaces should be available for all. • Pursue opportunities to improve accessibility to existing civic spaces alongside development.
Key Challenges: Improve quality	

3 OPEN SPACE, SPORT AND RECREATION STANDARDS

3.1 Introduction

As noted in the NPPF, Councils need to analyse existing Open Space provision and set standards for future provision. Without local standards for quantity, quality and accessibility the Council is in a vulnerable position when seeking external grant aid or contributions from developers.

However the setting of local standards is a complex and imprecise exercise and there is no nationally accepted approach. The standards set out in the sections below are the baseline requirements that the Council will seek to achieve on behalf of residents and visitors. The standards reflect national standards (where they are available) and local information. The standards will ultimately form the basis for negotiation with developers and the benchmark when seeking grant aid for the provision and improvement of open space, sport and recreation facilities.

The standards set are challenging and could leave the Council open to criticism for failing to deliver what are, in some cases, aspirational targets for quantity, quality and accessibility. Delivery of the standards is not something which the Council alone can be responsible for. Delivery is something which all organisations need to work on together and to support one another in achieving.

It is also inherent in setting standards that a hierarchy of provision comes forward. In terms of giving the greatest benefit to the largest number of people, the standards incorporate the focusing of effort into the larger towns and settlements.

This hierarchy of provision is proposed based on the settlement hierarchy in the Thriving Towns and Villages component of the Joint Local Plan.

Where new public space comes forward as part of new development, it should be noted that, outside the National Park the Planning Authority is West Devon Borough Council so development will be guided by the Joint Local Plan and the standards set out within this Study. Within the National Park, the National Park Authority is the Planning Authority so development will be guided by the *National Park Local Plan* but making reference to open space standards, and local issues, identified in this document.

3.2 Current Levels of Open Space Provision in the West Devon

Quantities of some types of open space within West Devon have been identified to inform the setting of future standards. This can be represented in hectares and as a quantity per 1000 people (which is often the manner in which it is quantified in national standards). Note that since greenways are linear features no quantity figure is given. For other open space types (e.g. cemeteries and civic spaces) quantity deficiency assessment should be undertaken on a case by case basis (e.g. through Neighbourhood Plans or as a development comes forward), however quality standards are set.

Table 2: Quantity of Open Space in West Devon		
Type of Public Space	Total Hectares	Ha/1000¹
Parks and Gardens	8.6 ²	0.16
Accessible Natural Spaces	80.34671 ³	1.5
Playing Pitches	62.9 ⁴	1.17
Equipped Playing Space	4.672 ⁵	0.087
Allotments	7.8429	0.147
Outdoor Sports Facilities (tennis & bowling greens)	2.56	0.0478

3.3 Future Requirements and Standards for Open Space, Sport and Recreation Provision in the West Devon

Section 2 sets the overall context and issues relating to open space in West Devon. Section 3.2 gives the current quantities of the open space types. In combination these establish the current baseline.

The NPPF requires that policies and underpinning evidence should be robust and secure adequate provision of Open Space, Sport and Recreation for the future. To achieve this, the following section sets out:

- Policy;
- Hierarchy of Provision; and
- West Devon Quantity, Quality and Accessibility Standards.

3.3.1 Policy

The Joint Local Plan includes policies setting out the context for delivering the future provision of OSSR.

3.3.2 Hierarchy of Provision

In rural areas, populations are dispersed and it is not possible for every settlement to have its own school, post office, general store, village hall and recreation ground. Instead some types of provisions tend to serve a wide hinterland but are based in larger villages or towns. This gives rise to the concept of a “settlement hierarchy” in which some forms of provision are concentrated in a limited number of ‘Main Towns’ and ‘Towns and Key Villages’ but intended to serve several settlements in the hinterland.

In order to set a strategic framework and to concentrate resources and effort into providing maximum public benefit in the locations where most people either reside or visit, the following hierarchy of provision within the West Devon is suggested. The hierarchy of settlements laid down here is that included within the Thriving Towns and Villages component of the Joint Local Plan:

¹ Based on 2011 census population for West Devon of 53,553 (census 2011)

² Figure includes Simmons Park in Okehampton and Tavistock Meadows. These two parks are also included in the Accessible Natural Spaces quantity figure.

³ See Appendix 5 – Accessible Natural Greenspaces calculation for detail of the green space included in this figure

⁴ Figure includes football, rugby, hockey and cricket pitches available for community use (see Appendix 6)

⁵ Figure includes active/equipped play space only, it does not include buffer/informal play space area.

Table 3: Range of facilities based on settlement size	
Type of Settlement	Suggested Range of Public Space
<p>Main Town</p> <ul style="list-style-type: none"> • Okehampton • Tavistock 	<p>Town Park</p> <p>Accessible Natural Greenspace</p> <p>Playing Pitches</p> <ul style="list-style-type: none"> • Football • Rugby • Cricket • Hockey <p>Outdoor Sports Facilities</p> <ul style="list-style-type: none"> • Tennis • Bowls <p>Greenways</p> <p>Play</p> <ul style="list-style-type: none"> • Local Areas for Play • Local Equipped Area for Play/Local Landscaped Area for Play • Neighbourhood Equipped Area for Play <p>Youth facilities (Skatepark/BMX)</p> <p>Allotments</p> <p>Cemeteries and Churchyards</p> <p>Civic Space and Market Squares</p>
<p>Towns and Key Villages <i>(brackets denote being within DNPA which are not identified specifically in the Joint Local Plan)</i></p> <ul style="list-style-type: none"> • North Tawton • Hatherleigh • Bere Alston • (Yelverton) 	<p>Park, Garden or Accessible Natural Greenspace</p> <p>Playing Pitches</p> <ul style="list-style-type: none"> • Football • Rugby <p>Outdoor Sports Facilities</p> <ul style="list-style-type: none"> • Tennis • Bowls <p>Greenways</p> <p>Play</p> <ul style="list-style-type: none"> • Local Areas for Play

	<ul style="list-style-type: none"> Local Equipped Area for Play/Local Landscaped Area for Play <p>Youth Facilities/Skatepark/BMX</p> <p>Allotments</p> <p>Cemeteries and Churchyards</p>
Sustainable Villages	<p>Greenways</p> <p>Accessible Natural Space</p> <p>Local Equipped Area for Play</p> <p>Village Halls (indoor bowls/badminton)</p>

The actual range of facilities available in Sustainable Villages (and indeed ‘smaller villages’) will be very site dependent and influenced by local land ownership. Similarly the availability of greenways and links in and out from these other settlements will be dependent on local circumstances. It is accepted that many of these other settlements enjoy a much wider range of Public Spaces, although some do not and there is a wide disparity of provision that is not easily remedied.

Where opportunities are brought forward to increase the quantity of public space in these Villages then it is suggested that this should be taken where there is community support and demonstrable public benefit (e.g. as identified within a Neighbourhood Plan or Parish/Town Open Space, Sport and Recreation Plan), in terms of high quality and good accessibility, and appropriate arrangements are in place to fund ongoing maintenance.

3.3.3 **West Devon Quantity, Quality and Accessibility Standards**

This section sets out the proposed future standards for the various types of open space.

Parks and Gardens

There are no specific national quantity standards for parks and gardens. The Council does not consider there to be an existing overall deficiency in parks and gardens although an increase in population may put a strain on these important resources. Within the Area Centres (Okehampton and Tavistock) the Council may therefore seek an off-site contribution towards improving the quality of and the accessibility to the existing parks (i.e. Simmons Park and The Meadows) however there will be no requirement for new parks.

The improvement of parks is considered to be an important issue for local people. There are a number of standards available for assessing the quality of parks and gardens. Many of these are aimed at driving up quality in order that parks and gardens can meet the national benchmark for quality excellence – the ‘Green

Flag' award. Quality standards for parks in the West Devon are set out in the table below and use similar criteria to those used for Green Flag.

Parks and Gardens
Quality
<ul style="list-style-type: none"> • Be welcoming and well signed • Be healthy, safe and secure • Be clean and well maintained • Be managed in a sustainable manner • Promote the conservation of wildlife and landscape • Reflect community needs and promote community involvement • Be well managed in accordance with a clear management plan • Be accessible to all users where reasonable • Include appropriate Public Art • Include reasonable access to public conveniences from the main town parks

Accessible Natural Greenspaces

The NPPF places an increased importance on the identification and management of natural spaces, ecological networks and green infrastructure – in particular paragraph 114 states that:

LPA's should set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure.

In recognition of the need for a comprehensive and cross border approach, the Council proposes two approaches:

- The adoption of specific Accessible Natural Greenspace Standards within this document (based on Natural England standards); and
- The adoption of a *West Devon Green Infrastructure Framework* that sets out a range of themes and actions.

Both will be used when considering whether development generates, or exacerbates, an impact on Accessible Natural Greenspaces and thus whether on site or off site measures or contributions are required.

With regard to quantity, West Devon Borough Council proposes to adopt a standard of 1.5ha /1000. This figure is based on the current level of Amenity Greenspace and incorporates Accessible Natural Greenspace within 300m of residents homes (including within Dartmoor National Park), the Tavistock Viaduct Walk and Old Town Park Local Nature Reserves (Roadford and Lopwell LNRs are not included in the figure as these are not within walking distance of any significant residential areas). Appendix 1 (Accessible Natural Greenspaces Calculation) gives more detail as to how the standard was calculated and these spaces are reflected in Appendix 9. The Council is seeking to move away from the provision of Amenity Greenspaces, which are often left over spaces lacking a clear use, towards Accessible Natural Greenspace.

Natural England has developed national standards in relation to Accessible Natural Greenspace. The standard suggests that people should have an Accessible Natural Greenspace of:

- at least 500 hectares (ha) in size no more than 10km from home;
- at least 100 ha in size no more than 5km from home;
- at least 20 ha in size no more than 2km from home;
- at least 2ha in size no more than 300m from home; and
- one hectare of statutory LNR per thousand people.

Most of the Accessible Natural Greenspace in the West Devon falls within the main towns and on the accessible fringes of Dartmoor. Deficiencies in Accessible Natural Greenspace therefore tend to fall in the areas further away from Dartmoor to the west and north although it is noted that there are accessible woodlands to the north and west (e.g. Abbeyford Woods and Lydford Forest managed by the Forestry Commission), and the recently opened Meeth Quarry (managed by the Devon Wildlife Trust). West Devon has 48.5ha of LNR (Old Town Park, Roadford, Lopwell and Tavistock Viaduct Walk LNRs), or 0.9ha per thousand people (based on the 2011 census population for West Devon of 53,553).

Given the scope of development only the 2ha within 300m accessibility standard is included below (as an aspiration), however the Natural England national standards for Accessible Natural Greenspace will be considered relevant for larger development sites (and these deficiencies are mapped in Appendix 1 of the West Devon Green Infrastructure Report).

Opportunities to increase Accessible Natural Greenspace alongside new development will be actively pursued particularly where there are identified deficiencies in terms of quantity of local provision. Improving the overall network of Accessible Natural Greenspaces, and the links between them, is a priority identified for the Joint Local Plan and the themes and projects identified under this area of work are further explored in the *West Devon GI Plan*.

Contributions secured through this OSSR Study will be used to deliver any local requirements where identified in local Neighbourhood Plan, or Town/Parish OSSR Plan where they exist.

Appendix 1 is a summary table of a Greenspace Audit undertaken of public open space in West Devon. This summary table scores the quality and value of open space, and makes recommendations for improvements to open space. The Greenspace Audit included public open space within 300m of towns and villages.

This evidence base will be used when considering proposed developments, and the contribution such development can make towards local facilities and open spaces so that the needs of new residents can be met and best served.

It is recognised that Accessible Natural Greenspaces are extremely varied in their size, nature and appearance. It is not suggested that there are any detailed quality standards for such sites but a selection of the basic quality standards that apply to parks and gardens are considered appropriate as detailed in the table below.

Accessible Natural Greenspace Standards		
Quantity	Quality	Accessibility
1.5ha/1000	<ul style="list-style-type: none"> • Be welcoming • Be healthy, safe and secure • Be promoted in a sustainable manner • Promote the conservation of wildlife and the landscape • Reflect community needs and promote community involvement • Be accessible to all users where reasonable 	<p>At least 2ha in size no more than 300m from home</p> <p>Effective links from development sites to local Accessible Natural Greenspaces</p>

Greenways

Since greenways are linear features no quantity figures are given in Table 2. No specific quantity or accessibility standards for West Devon are set but the current range of paths should be maintained and new provision should focus on providing links between towns/villages and new development sites to significant recreational routes, recreational areas and green spaces. Provision of a good network of paths can help to reduce the need to travel by car and also encourage healthy, active lifestyles. The Council may therefore seek off-site contributions towards greenway/recreational links reflecting objectives identified in the *West Devon Green Infrastructure Framework* or any local requirements identified in Neighbourhood Plans, or Town/Parish OSSR Plans.

Greenways Standards		
Quantity	Quality	Accessibility
As required to provide effective links between destinations and to existing routes	<ul style="list-style-type: none"> • Be surfaced in a material suitable to the anticipated use • Not be obstructed • Be accessible and welcoming to all users where reasonable • Provide clear linkages between Accessible Natural Greenspaces and other public space 	<p>Effective links to Public Rights of Way and Public Highway network</p> <p>Key routes should be clearly signed showing destinations and distances or walking times</p>

Playing Pitches

The Fields in Trust⁶ has well established quantity standards for playing pitches and outdoor sports facilities as set out below:

Fields in Trust Playing Pitch Standards (ha/1000)			
Type	Urban	Rural	Overall
Playing pitches	1.15	1.72	1.20

⁶ Fields in Trust (2008). Planning and Design for Outdoor Sport and Play.

Based upon quantities of pitches (as detailed in the West Devon 2015 Playing Pitch Strategy – see Appendix 6 for full calculations) for football, hockey, cricket and rugby, and using dimensions detailed by the Sport England, there are currently 62.9ha of pitches available for community use (either used or not used). This gives a current provision of 1.17ha/1000 population. This figure does not include school pitches which are not available for community use.

The 2015 Playing Pitch Strategy suggests a need for the following further pitch requirements up to 2031:

- Football - 3 x adult pitches; 3 x 11v11 pitches of different sizes; 2 x 9v9 pitches; 2 x mini pitches (7v7 and 5v5).
- Cricket – One grass pitch
- Rugby – 3 pitches
- Hockey - One sand based artificial turf pitch

These further pitch requirements would require a further 10.3ha of land (or 0.2ha/1000 population), which if taken in addition to the existing pitch provision gives a target provision of 1.37ha/1000 population required for 2031 (based upon 2011 population level of 53,553).

This West Devon figure benchmarks favourably with the overall national quantity standard. However given the rural nature of the Borough, the West Devon figure clearly falls short of the Fields in Trust rural standard of 1.72ha /1000 population which would accentuate the deficiency in pitch space.

The 2015 Playing Pitch Strategy sets out a clear programme of required projects based both on existing need (thus an existing deficiency) and requirements from future growth. The quantity target below must be considered as the Borough average – with very specific local requirements set out in the Playing Pitch Strategy.

It should be noted that many Town/Parish Councils, or Neighbourhood Plan Groups are also undertaking to produce their own OSSR Plans to identify and prioritise OSSR projects at a local level, these will either be an appendix to Neighbourhood Plan (where one is being written) or a standalone document.

Where development is taking place the consideration of the need for sport facilities needs to consider:

- The actions set out in the 2015 Playing Pitch Strategy (and the annual updates thereafter); and
- The requirement for associated provision of changing rooms, floodlighting and ancillary facilities.
- Any local requirements identified in a Neighbourhood Plan, or Town/Parish OSSR Plan

The accessibility standards set out below reflect those set out in the national Fields in Trust guidance.

Playing Pitch Standards		
Quantity	Quality	Accessibility

1.37ha/1000	The governing bodies of most sports have quality and maintenance standards for the provision of an outdoor sport facility and its ancillary facilities, such as changing rooms and car parking. The quality standard for the provision and maintenance of sports facilities should aim to be as laid down by the relevant sports governing bodies. A list of governing bodies, and the websites which contain their outdoor sport facility standards, is at the Sport England website www.sportengland.org .	In locations as identified within the 2015 Playing Pitch Strategy (Action Plan) or the annual updates thereafter, and within Neighbourhood Plans, and/or Town/Parish OSSR Plans
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Play

Of all the types of public space provision, children's play space has had the most rigorous, long established and detailed set of standards. The standards relating to quality are set by the Fields in Trust and cover three types of play space:

- Local areas for play (LAPs);
- Locally equipped areas for play (LEAPs); and
- Neighbourhood equipped areas for play (NEAPs).

Historically the Council has pursued these standards. However, there is increased questioning as to whether small play areas containing limited pieces of equipment within a fenced square (i.e. a LAP) are what best stimulate children's imagination and free play.

Accordingly, the Council propose to adopt accessibility standards for LEAPs and NEAPs with the proviso that where alternative forms of play, using other materials or types of space (particularly based upon natural play, materials or space – commonly referred to as Local Landscaped Areas for Play or LLAP) can be demonstrated to provide equivalent or greater quality of play, the Council will look at these alternatives wherever possible and practicable. Typically it is anticipated that the Council will not be seeking LAPs unless there is a clear local need for such a space.

In terms of youth provision Town and Parish Councils, and community groups currently provide a range of:

- Skate parks;
- BMX tracks; and
- Multi-use games areas (MUGAs).

These facilities are provided to varying degrees within NEAPs in Area Centres and Local Centres, and the demand for new facilities will be considered based upon local evidence including Neighbourhood Plans, or Town/Parish Open Space, Sport and Recreation Plans.

The West Devon figure of 0.087ha/1000 population for equipped play areas is based on the boundaries of formal play spaces extending to a fenced boundary. Many play areas are unfenced, and for these the boundary is taken to be a logical perceived and tightly drawn boundary around the play equipment.

Equipped Play Spaces require space surrounding the play equipment where a fundamental intention is that these should be playful spaces where families can make active use of the spaces (often considered to be ‘buffer zones’ between equipped play space and neighbouring dwellings). These ‘buffer zones’ should be based on Field in Trust Guidance, and should be reflected around any proposed new play spaces. This Informal Play Space can be multi-functional and can perform an amenity function, or if well designed can contribute towards Accessible Natural Greenspace. The Fields in Trust propose a figure of 0.55ha/1000 population as a quantity standard for informal play space surrounding designated equipped playing space.

With regard to accessibility, the Fields in Trust suggests the standards set below.

	Fields in Trust accessibility standards for play	
	Walking distance	Straight line distance
Type		
Local equipped, or local landscaped areas for play (LEAP/LLAP)– for play and informal recreation	400m	240m
Neighbourhood equipped areas for play – for play and informal recreation, and provision for children and young people (NEAPs)	1000m	600m

West Devon will follow the Fields in Trust accessibility standards set out above; the approximate walking times associated with the above distances are considered likely to be 5 minutes for a LEAP and 15 minutes for a NEAP.

It is acknowledged that these accessibility standards may have more relevance, and be more readily applicable, in larger settlements rather than rural villages but they are set as aspirational standards. Within rural villages it is very unlikely that there will be more than one play area, and it is unlikely that more than one play area would be desirable or necessary. Existing play areas and straight line distances to existing LAP, LEAP and NEAPs are shown in Appendix 10 and are a useful starting point for identifying areas which are deficient in play provision, particularly in larger settlements.

An audit of current play areas is available in Appendix 3. The audit includes an assessment of the quality of the existing play area, and includes recommended measures that could improve the play areas. Where commuted sums from development are sought, this play quality assessment will contribute towards the evidence base of the standard of existing facilities, and act as a guide towards investment Local Neighbourhood Plans, or Town/Parish OSSR Plans will also be useful evidence as to the quality of and aspirations for local play and recreation facilities. Characteristics of designated play areas based on guidance by the Fields in Trust and as will be expected by South Hams District Council are given in Appendix 7.

Play Facilities Standards		
Quantity	Quality	Accessibility
<p>Equipped Play</p> <p>0.087ha/1000</p> <p>To be buffered in accordance with Fields in Trust Guidance (standard of informal play is 0.55ha/1000)</p>	<ul style="list-style-type: none"> • Be welcoming and well signed • Be healthy, safe and secure • Be clean and well maintained • Be designed in conjunction with users • Provide challenging and exciting play experience • Be sited so as to minimise impact on neighbours • Be accessible and welcoming to all users where reasonable 	<p>LEAPs/LLAPs: Pedestrian route: 400m, straight line: 240m, c. 5 minutes walking time</p> <p>NEAPs: Pedestrian route: 1000m, straight line: 600m, c. 15 minutes walking time</p>

Sport and Leisure Facilities

The quantity standards for Wet and Dry Sports Facilities are based on the Sports Facility Calculator (SFC) from Sport England which takes into account local population profiles and sports participation rates.

The SFC calculates the increased demand for sports facilities for a given population increase, using parameters developed from the Sport England Facilities Planning Model. These are used to estimate how many visits per week the population would generate for a Wet and Dry Sports Facilities, and these numbers are converted into the equivalent size of facilities needed to satisfy this demand.

The SFC uses information gathered on who uses facilities and applies this to the population profile of the local area ensuring the calculations are sensitive to the needs of the people who live there.

The SFC then turns this estimation of demand (visits per week) into the equivalent amount of facility which is needed to meet these visits each week.

The SFC gives a target total for the number of facilities that are needed to meet a population's sports facility needs. This is based on the local population, national participation rates and the national average for facility usage.

The Outdoor Sports Facilities (outdoor tennis and bowling greens) quantity standard is based on the existing provision of these facilities across West Devon which are considered sufficient to meet the current needs of the population. Any requirement for new facilities would be expected at the level set out by the quantity standard, and the need would be established by Neighbourhood Plans, and/or Town/Parish OSSR Plans.

In general, as borne out by the Sport and Leisure Facilities Plan, quantity in West Devon is less crucial at present than improving and maintaining the quality of existing facilities, and increasing availability and use of these facilities. Nonetheless, where communities identify and evidence a local need and sustainable case for such facilities, the Council will seek to support such proposals. It is also recognised that new development (and associated residents) will exacerbate pressure and levels of use on existing facilities increasing ongoing repair and maintenance pressures.

Sport and Leisure Standards		
Quantity	Quality	Accessibility
Wet Sports Facilities 0.0101 ha/1,000 Dry Sports Facilities 0.049ha/1,000 Outdoor Sports Facilities (tennis/bowls) 0.0478ha/1,000	<ul style="list-style-type: none"> The governing bodies of most sports have quality and maintenance standards for the provision of Sport and Leisure facilities. The quality standard for the provision and maintenance of Sport and Leisure facilities should aim to be as laid down by the relevant sports governing bodies. A list of governing bodies, and the websites which contain their outdoor sport facility standards, is at the Sport England website www.sportengland.org 	In locations as identified within the 2016 Sport and Leisure Facilities Plan or the annual updates thereafter, and within Neighbourhood Plans, and/or Town/Parish OSSR Plans

Allotments

The 1997 English Allotments Survey identifies a target allotment plot figure for Devon as a whole of 12 plots⁷ per 1000 households, which equates to 0.36 ha/1000 households or 0.15 ha/1000 people. West Devon Borough currently has a level of 0.147ha/1000⁸ people of allotment provision. It is proposed that the aspiration will be to raise provision to the target Devon standard, and accordingly the standard will be set at 0.15 ha/1000 people.

New allotments will be sought in relation to new development and in areas of high demand e.g. where there is a long waiting list for allotments, or where the need has been identified in a Neighbourhood Plan or Town/Parish OSSR Plan.

Although simple in layout, allotments benefit from a range of basic features. Quality standards for allotments are set out in the table below.

Allotment Standards	
Quantity	Quality
0.15 ha/1000	<ul style="list-style-type: none"> Be of suitable soil quality Be secured and gated Have a metered water supply on the site Reflect community needs and promote community involvement Be accessible and welcoming to all users where reasonable

Cemeteries and Churchyards

Management of cemeteries and churchyards lies with a variety of organisations and the actual nature of a cemetery or churchyard is very much a reflection of the organisation involved, the age of the site and the frequency with it is used for burials or memorials.

⁷ Plot size of 30m x 10m.

⁸ West Devon is estimated to have 7.84ha of allotments. See Appendix 4 for list of allotments and respective areas that contribute to this figure and level of 0.147ha/1,000 population.

Given this variability and the sensitive nature of the sites a basic quality standard is proposed. The location of any new cemeteries will be led by locally identified need (e.g. in a Neighbourhood Plan or Town/Parish OSSR Plan) and thus no generic standards are proposed.

Cemeteries and Churchyards Standards		
Quantity	Quality	Accessibility
To be defined by Parish level need for cemeteries and churchyards	<ul style="list-style-type: none"> • Be welcoming and well signed • Be healthy, safe and secure • Be clean and well maintained • Be managed in a sustainable manner • Promote the conservation of wildlife and landscape • Be managed in a respectful and appropriate manner 	Town or village specific

Civic Spaces

The current level of provision and the current range of civic spaces should be maintained. Each civic space is unique in its setting, size and character. Most of these civic spaces are long standing, with long established features and street furniture. Where opportunities arise to enhance these civic spaces, or indeed to create new ones, it is suggested that the quality standards set out below apply.

Civic Spaces Standards
Quality
<ul style="list-style-type: none"> • Be welcoming • Be health, safe and secure • Be clean and well maintained • Promote conservation of the built heritage • Promote community needs and promote community involvement • Incorporate locally appropriate materials, finishes, hard and soft landscaping, street furniture and lighting • Minimise unnecessary signage and inappropriate structures • Include appropriate Public Art

Summary

A summary of the key Open Space, Sport and Recreation quantity standards is given in Appendix 8.

4 SECURING OPEN SPACE, SPORT AND RECREATION IN DEVELOPMENT

4.1 Introduction

Where new development generates a need for Open Space, Sport or Recreation (OSSR), or exacerbates an existing deficiency, new provision will be required.

The provision may be by way of on-site facilities or an off-site financial contribution. This chapter sets out the measures for identifying the extent of the requirement – and calculating either the on-site quantity of facility or the off-site financial contribution to ensure that the impacts of the development are mitigated, either by providing new facilities/spaces for new residents, or by investing in making existing facilities sustainable and able to meet the pressures from new residents.

In following this process the requirement will be calculated in such a way as to be compliant with the requirements of the Community Infrastructure Levy Regulations 2010 (as amended) insofar as the requirement will be:

1. Necessary to make the development acceptable in planning terms;
2. Directly related to the development; and
3. Fairly and reasonably related in scale and kind to the development.

Following a review the baseline analysis of current availability of OSSR, and the likelihood of development having a direct impact on certain types of OSSR, the Council intends to seek on site provision or developer contributions for the following types of Open Space (in accordance with standards summarised in Appendix 6):

- Accessible Natural Greenspace
- Playing Pitches (and associated facilities)
- Play Facilities

On a case by case basis (where identified as a Town/Parish priority, e.g. through a Neighbourhood Plan, Town/Parish OSSR Plan), the Council may seek to negotiate contributions towards the following types of open space.

- Allotments
- Wet Sports Facilities
- Dry Sports Facilities
- Outdoor Sports Facilities (tennis and bowling greens)
- Greenways
- Cemeteries and Churchyards
- Parks and Gardens
- Civic Space

4.2 Thresholds and Eligibility for Providing On Site Facilities or Making Financial Contributions

Residential development of 5 or more dwellings will be required to make a contribution to OSSR facilities. This includes all open market housing and flats, affordable housing and flats and permanent mobile homes where provision, or a contribution, to all types of OSSR will be expected to address need generated from the development. For housing for active elderly, provision will only be required for Parks and Gardens, Accessible Natural Greenspaces, Greenways and Allotments. Extensions, replacement dwellings and nursing homes are excluded.

In seeking on site provision, or off site contributions, it is assumed that incoming occupiers will wish to make use of a range of OSSR facilities and that these are necessary in order to make the development sustainable within the terms of the NPPF. It is accepted that it is the number of residents rather than number of dwellings that generates the requirement for facilities, and a larger dwelling with more residents, will inevitably generate a greater requirement for facilities (and vice versa). However, in the absence of clear and defensible figures for average number of occupiers for various dwelling sizes, the average household size for West Devon will be used when calculating on site provision or off site contribution.

The West Devon average household size is 2.36 occupiers (2011 census data accessible at http://www.devon.gov.uk/2011_census_first_release.pdf).

4.3 On Site or Off Site Provision?

The consideration of whether an OSSR facility should be on site or off site will depend on the size of the development, and the extent, location, and quality of existing facilities in the locality

The Council will normally seek provision in accordance with Table 4 below. Although the table establishes the default approach there may be local circumstances where there is merit in switching from on site to off-site (or vice versa, or a combination of both). The Council will be open to proposals for alternative approaches and would wish to explore these at pre-application stage. If an alternative approach is agreed the assumption is that this would be cost neutral for the developer. If a developer is proposing an alternative approach then it should be evidenced and demonstrated in the Planning Statement (or other similar document).

Table 4: On site Provision or Off Site Financial Contribution					
OSSR Type	Number of dwellings				Comments and Minimum Size for On Site Provision
	5-9	10-49	50-199	200 +	
Accessible Natural Greenspace	Off site	Off Site	Off site	On site	Refer to South Hams Green Infrastructure Framework and Town/Parish OSSR Plans for information on projects in locality, and to Greenspace Audit. No fixed minimum size but facility must function well and be an integral part of design and layout
		On site	On site		
Playing Pitches	Off site	Off site	Off site	Off site	

			On site	On site	Will need to meet minimum Governing Body standards. See Sport England “Comparative sizes of Sports Pitches and Courts”
Play Spaces	Off site	Off site	On site	On site	Whilst in general LAPs are not supported, in the 10-49 range the Council may consider a split of LAP on site and off site contribution to a LEAP (if there is evidence of local need), or a sole off-site contribution to LEAP. Minimum size for onsite LAP is 100m ² (excluding buffer zone) and has to demonstrably work in design and functional terms. Small, isolated LAPs will not be supported and off site provision will be required in lieu. Minimum size for onsite LEAP is 400m ² (excluding buffer zone).
		On site			
Allotments	Off site	Off site	Off site	On site	Normal minimum is 6 plots giving 0.18ha. Smaller sites may be considered where local circumstances provide opportunities
			On site		
Greenways	Off site	Off site	Off site	Off site	Assumption is that on site access routes will connect to offsite routes and wider greenways network. Off-site contributions towards greenway/recreational links may be sought reflecting both objectives and specific projects identified in the South Hams Green Infrastructure Framework and Town/Parish OSSR Plans
Sport and Leisure Facilities	Off site	Off site	Off site	Off site	As defined by Town/Parish level need (including Neighbourhood Plans/Town or Parish OSSR Plans)
Cemeteries and Churchyards	Off site	Off site	Off site	Off site	As defined by Town/Parish level need (including Neighbourhood Plans/Town or Parish OSSR Plans)
Parks and Gardens	Off Site	Off site	Off site	Off site	Developments in Okehampton and Tavistock may be required to contribute to improving quality and accessibility to Simmons Park or The Meadows
Civic Spaces	Off site	Off site	Off site	Off site	Developments may be required to contribute towards enhancing and improving accessibility to existing civic space. Developments of 50+ dwellings may seek to incorporate new civic spaces in line with quality and accessibility standards
			On site	On site	

4.4 Levels of On Site Provision or Off Site Financial contribution

As has already been established in this study there are existing levels of OSSR provision in West Devon which need to be maintained when new development takes place. These standards are set out in section 3.3.3 and Appendix 8. For some types of OSSR the standard is based on current provision – for others types (where there is an existing deficiency) the standard for future provision lifts the current figure to take into account the deficiency.

These standards can be expressed in two ways:

- As a minimum quantity of land where on site provision is required
- As a commuted financial contribution where off site provision is required

The quantities of land and of site costs are based on calculating how much it would cost the Council to provide such facilities. The costs have been calculated using national standards (Sport England Quarterly Facilities Costs – 2nd Quarter 2016) and from data supplied by CABA Space based on a detailed breakdown of costs for provision of green space in the South West between 2005 and 2007 (adjusted based on RPI to make them valid to October 2015). It should be noted that these figures will be revised periodically based on RPI and the latest Sport England Quarterly Facility Costs to keep them up to date. These figures are set out in Table 5 below:

Table 5; Requirements for On-site provision or off site contribution					
OSSR Type	On site Provision		Off-site Financial contribution		Comment
	ha/1000	M2/person	£/m2	£/person	
Accessible Natural Greenspace	1.5	15	£20.80	£312	These costs come from data supplied by CABA Space based on a detailed breakdown of costs for provision of green space in the South West between 2005 and 2007 adjusted based on RPI to make them valid to October 2015.
Playing Pitch	1.37	13.7	£11.45	£157	Sport England Quarterly Costs (second quarter, 2016). Based on senior natural turf football pitch cost of £80,000 and pitch size of 7,420sqm
Playing Pitch - changing rooms	0.0069	0.069	£3,200	£221	Based on the above figures, 1.84 pitches would be required per 1,000 residents, or 543 residents would lead to a requirement for a football pitch, A 2 team changing room (area of 75sqm and cost of £240,000) would be required for 2 pitches, and therefore half a changing room is required per pitch with respect to calculating off-site contribution
Play Spaces (equipped area only, not including buffer)	0.087	0.87	£268	£233	These costs come from data supplied by CABA Space based on a detailed breakdown of costs for provision of green space in the South West between 2005 and 2007 adjusted based on RPI to make them valid to October 2015.
Allotments	0.15	1.5	£20.80	£31	These costs come from data supplied by CABA Space based on a detailed breakdown of costs for provision of green space in the South West between 2005 and 2007 adjusted based on RPI to make them valid to October 2015.
Greenways					Refer to Green Infrastructure Framework/Neighbourhood Plan, or Town/Parish OSSR Plan for offsite access

					projects in locality. Assumption is that on site access routes will connect to offsite routes and wider greenways network. Negotiations with respect to level of contributions would be undertaken where need is identified and on a case by case basis.
Wet Sports Facilities	0.0101	0.101	£17,000	£172	Standard calculated using Sport England Facility Calculator which takes into account local population profiles and sports participation rates. Costs from Sport England Quarterly Costs (2 nd quarter, 2016)
Dry Sports Facilities	0.0449	0.449	£3,100	£139	Standard calculated using Sport England Facility Calculator which takes into account local population profiles and sports participation rates. Costs from Sport England Quarterly Costs (2 nd quarter, 2016)
Outdoor Sports Facilities (tennis courts, outdoor bowls)	0.0478	0.478	£163	£78	Standard calculated based on assessment of existing facilities (Appendix 2), and costs from Sport England Quarterly Costs (2 nd quarter, 2016). Requirements to be based on evidence of local need/deficiencies as identified in Town/Parish OSSR Plans or Neighbourhood Plans.
Cemeteries and Churchyards					As defined by Town/Parish level need. Negotiations with respect to level of contributions would be undertaken where need is identified and on a case by case basis.
Parks and Gardens					Developments in Okehampton and Tavistock may be required to contribute to improving quality and accessibility to Simmons Park or The Meadows. Off-site contributions would fall under the £/person rate applicable to Accessible Natural Space
Civic Spaces					Developments may be required to contribute towards enhancing and improving accessibility to existing civic space. Developments of 50+ dwellings may seek to incorporate new civic spaces in line with quality and accessibility standards. Negotiations with respect to level of contributions would be undertaken where need is identified and on a case by case basis.
TOTAL				£1,343	This is the per person cost of capital provision of these standards of open space. This cost applies to provision of new open space/facilities or enhancing existing facilities (notably outdoor pitches or play which may often include provision of new facilities). Contribution per person is taken to be a reasonable measure of the impact of a proposed development, irrespective of whether new provision or improvement of existing facilities is required.

4.5 Addressing Local Circumstances

This OSSR study identifies that for the range of open space types that there is an overall West Devon Standard level of quantity provision. Details are in section 3.3.3 of this report. This level should not be diminished and this is the baseline assumed level of provision for new development. It is assumed new development will generate a need for additional provision and provide at this level.

For certain Open Space types there are already identified deficiencies. These will inevitably be exacerbated by new development. Such local deficiencies may be identified on a case by case basis as development is brought forward, however it is acknowledged that there is a variety of evidence that may be useful in such considerations – namely the Playing Pitch Strategy, Green Space audit (Appendix 1), Play Area audit (Appendix 3), Green Infrastructure Report, Neighbourhood Plans, and Town/Parish OSSR Plans (where they exist). These sources of evidence will be consulted when officers consider proposed new development and the likely impacts on OSSR facilities in the locality.

The assumption is that all new development will either create, or exacerbate, a need for OSSR. Calculations for on-site provision or off site financial contributions (in table 5) will be calculated accordingly. If an applicant/developer considers that there are local circumstances which reduce, or dispense with, the need for OSSR (in whole or part) then this case needs to be demonstrated and evidenced in the Planning Statement and raised in pre-application discussions.

4.6 On Site Facilities - Future Ownership and Management

Where on site facilities are required the responsibility for future management will lie with the developer or other agreed management arrangements. The Council will use the s.106 agreement to secure arrangements that:

- Define the extent and type of OSSR on site (including a plan)
- Set out the design, initial establishment, implementation and completion measures
- Future Maintenance specification and funding arrangements
- Future ownership, management and arrangements
- Rights of public access and use in perpetuity

4.7 Off Site Facilities – Future Ownership and Management

Where an offsite financial contribution is being sought the intention will be that it be spent proportionately against the range of public and accessible facilities within a realistic distance which occupiers will travel to use the facility. However in order to allow spend against a planned programme of open space, sport and recreation facility improvements the Council will:

- Issue, and keep updated, an Infrastructure Delivery Plan, detailing major open space and playing pitch requirements.
- Flex spend across open space types in order to bring forward a managed programme in accordance with priorities, deficiencies or improvements identified the Infrastructure Delivery Plan, 2015 Playing Pitch Strategy,

Greenspace Audit, Play Audit, Green Infrastructure Framework, Neighbourhood Plans, and Town/Parish OSSR Plans.

- Allocate to new, extended and/or improved OSSR facilities.
- Allocate spend to facilities beyond the normal access distances where measures can be implemented to make these reasonably usable by incoming occupiers of a development.
- Pool funds with other developments (to a maximum of five) in order to deliver larger scale OSSR projects.
- Seek a 10 year period for the funds to be held to cater for long term planning and delivery of larger scale OSSR facilities.
- Secure that the landowner of the facilities undertakes to make the facilities available for public use in perpetuity.

In order to manage these new, extended or improved facilities the Council will seek the following commuted maintenance sums (Table 6) and secure them in the s.106. These will be used by the Council (where it owns the OSSR facility) or be passed to a third party providing the facility.

These costings are based data supplied by CABI Space for maintenance of green space in the South West between 2005 and 2007, from Sport England, and from current known rates of Local Authority maintenance costs. To cover a reasonable establishment and maintenance period (prior to the landowner taking on the maintenance responsibility) a 20 year commuted sum period will be applied. The sum includes planned and regular preventative maintenance (PPM) day-to-day repairs and the replacement of major components over the 20 year period.

Table 6 : Commuted Maintenance Sums		
OSSR Type	Annual Cost/m²	20 year cost/m²
Accessible Natural Greenspace	£0.95	£19
Outdoor Sports Facilities (based on outdoor tennis court)	£2.50	£50
Play Spaces	£19.40	£388
Allotments	£0.31	£6.2
Parks and Gardens (when sought in Tavistock and Okehampton)	£5.14	£102.8
Playing pitches	£0.51	£10.20

4.8 Securing Contributions

Developer contributions and the payment of commuted sums will be secured by an agreement under Section 106 of the Town and Country Planning Act 1990. The agreement will sets out the rights and responsibilities of each party. The Council will also consider Unilateral Undertakings, or other financial arrangements, where these secure the contributions in a satisfactory manner.

Off-site financial contributions may be pooled and subsequently allocated to a relevant facility within the immediate area, parish or catchment. It is noted that from April 2015 pooling will only be allowed for the contributions of up to five developments. Recipient facilities or projects will be named within s106 agreements.

4.9 Worked Example

Open Space, Sport and Recreation. Provision Calculation	
Development Site and Type	43 High Street, Anytown
11 Market dwellings and 3 Affordable dwellings	
Is housing type eligible and OSSR required?	
Market Housing	Yes
Affordable Housing	Yes
Permanent Mobile Home	No
Active Elderly	No
Is provision On Site or Off site?	Refer to Table 4
Parks and Gardens	Off site
Accessible Natural Greenspace	Off site
Greenways	Off site
Playing pitches	Off site
Playing pitches – changing rooms	Off site
Play Spaces	Off site

	Number of occupiers doesn't provide a minimum threshold size for on-site provision					
All other OSSR types (allotments, wet sports facilities, dry sports facilities, tennis and bowling greens, greenways, cemeteries, civic space) considered on a case by case basis if local evidence demonstrates a need						Off site
What are number of new persons?						
	A. Dwellings		B. Occupiers per dwelling		Total Number of occupiers (B x C)	
Total	14		2.36		33.04	
What are the required levels of on site or off site provision? Refer to table 5						
OSSR Type	On Site			Off Site		
	Occupiers	m2 person	Total m2	Occupiers	£ person	Total £
Accessible Natural Greenspace	33.04	15	495.60	33.04	312	10,308
Playing pitches	33.04	13.7	452.65	33.04	137	4,526
Playing pitches – changing rooms	33.04	0.069	2.28	33.04	192	6,344
Play Spaces	33.04	1.65	54.52	33.04	241	7,963
Total			N/A			£29,141
If off site provision what are the Commuted Maintenance Sums? Refer to table 6						
OSSR Type	Annual Cost/m2	20 year cost/m2	Quantity required off site/ m2	Total required £		
Accessible Natural Space	£0.95	£19	334.70	6,359		
Playing pitches.	£0.51	£10.20	452.65	4,617		
Play Spaces	£19.40	£388	54.52	21,154		
Total				£31,130		

APPENDIX 1: Greenspace Audit Summary

Site	Parish	Type of open space	Quality	Value	Scope for improvement	Area
Bere Ferrers Allotments	Bere Ferrers	Allotments	67	78	<ul style="list-style-type: none"> ○ Signage at road 	0.2800
The Down	Bere Ferrers	Amenity	59	52	<ul style="list-style-type: none"> ○ BMX area enhancement. ○ Meadow planting, incorporation of natural play features. ○ Signage 	1.5671
Bere Alston Allotments	Bere Ferrers	Allotments	63	68	<ul style="list-style-type: none"> ○ Signage (ownership/contacts). ○ Pedestrian links to village 	0.3872
Recreation field	Bere Ferrers	Amenity	55	52	<ul style="list-style-type: none"> ○ Creating safe pedestrian links to village 	0.5599
Playing Field	Bratton Clovelly	Amenity	57	53		0.3787
The Sporting Green	Bridestowe	Amenity	58	53	<ul style="list-style-type: none"> ○ Signage from village road. ○ Replacement of some older play equipment 	0.2435
Playing Field	Crapstone	ANGS	44	49	<ul style="list-style-type: none"> ○ Signage ○ Replacing dated play equipment, and adding more play equipment ○ Pitch improvements ○ Requires community consultation with respect best use of the site to meet local need 	0.7328
Allotments	Chagford	Allotments	66	71	<ul style="list-style-type: none"> ○ Enhance the welcome/signage from the road 	1.6367
Jubilee Park	Chagford	Amenity	65	58	<ul style="list-style-type: none"> ○ Some wooden equipment is dated and would benefit from replacement 	0.0727
Playing Fields	Drewsteignton	Amenity	52	57	<ul style="list-style-type: none"> ○ Potential for more equipment 	0.6287

Playing Fields	Exbourne	Amenity	40	50	<ul style="list-style-type: none"> ○ Creation of a car park for play area and pitch users ○ Replacement of dated play equipment and larger range of equipment required 	0.3234
Allotments	Hatherleigh	Allotments	73	74		0.3428
Allotments	Horrabridge	Allotments	52	59	<ul style="list-style-type: none"> ○ Level access ○ Signage and contact details for allotments 	0.2234
Community Play Park	Horrabridge	Amenity	72	64	<ul style="list-style-type: none"> ○ Toddler equipment 	0.1196
Playing Field	Lamerton	Amenity	58	59	<ul style="list-style-type: none"> ○ Equipment dated, poor quality and limited play value. ○ There is sufficient space for new and better equipment ○ Benches and seating 	0.7262
Recreation Field	Lifton	Amenity	60	62	<ul style="list-style-type: none"> ○ Replacement of dated wooding equipment as it becomes unfit for purpose 	0.7003
Victory Memorial	Mary Tavy	ANGS	61	71	<ul style="list-style-type: none"> ○ Quality of equipment varies. ○ Some wooden equipment would benefit from renewal/replacement 	1.2302
Fore Street Allotments	North Tawton	Allotments	48	53	<ul style="list-style-type: none"> ○ Signage at road and at allotments (ownership/contacts) ○ A new (additional) allotment would be useful in an accessible location. Current site appears to have reached capacity 	0.3822
Recreation Field	North Tawton	Amenity	66	69	<ul style="list-style-type: none"> ○ Potential to renew equipment and improve play value in the toddler play area ○ Community have expressed an aspiration for a MUGA within the park 	0.9563
Playing Field	Northlew	Amenity	64	69	<ul style="list-style-type: none"> ○ Signage at road, ○ Improve access and welcome to the site ○ Renewal/replacement of existing goalposts 	0.2443
Station Rd Allotments	Northlew	Allotments	62	62	<ul style="list-style-type: none"> ○ Equal access gate ○ Surfacing at entrance to improve access for all ○ Plenty of space for creation of new allotments within site 	0.7500

Wadlands Meadow	Okehampton	Amenity	67	34	<ul style="list-style-type: none"> ○ Scope for increasing biodiversity value – underused space without clear purpose at present 	0.1608
Simmons Park	Okehampton	Amenity	69	69		1.9803
Old Town Park LNR	Okehampton	ANGS	57	71	<ul style="list-style-type: none"> ○ Creating wheelchair access direct from the carpark. ○ Creation of a wheelchair accessible path to seating across ‘picnic area’ ○ Management of scrub encroachment onto ‘picnic area’ 	7.0361
Beare Bridge Rd	Okehampton	Amenity	59	46		0.2000
Peter Tavy Inn	Peter Tavy	Amenity	58	54	<ul style="list-style-type: none"> ○ Improve entrance to site ○ Incorporate natural play elements 	0.0808
Community Centre park	Dartmoor Forest	Amenity	68	63	<ul style="list-style-type: none"> ○ Junior multiplay ○ Incorporation of planting at lower boundary ○ Natural play features 	0.4232
Recreation Ground	South Zeal	Amenity	67	65	<ul style="list-style-type: none"> ○ Renewal of more dated pieces of toddler play equipment ○ Signage from road ○ Increase variety of skate equipment offer 	1.0095
Playing Fields	Spreyton	Amenity	63	57	<ul style="list-style-type: none"> ○ Dated playspace ○ Requires investment and replacement/renewal of equipment ○ General investment in the recreational facilities 	0.3631
Holmes Road	Sticklepath	Amenity	66	61	<ul style="list-style-type: none"> ○ Inclusion of an ‘accessible gate’ 	0.1762
Monksmead	Tavistock	Amenity	52	55	<ul style="list-style-type: none"> ○ Seating ○ Wildflower grassland ○ Improved facilities for children/teenagers, e.g. shelter 	1.1952
Canal Allotments	Tavistock	Allotments	57	62	<ul style="list-style-type: none"> ○ Private ownership amongst several owners – limited realistic scope for collective improvements 	1.071
Viaduct Walk LNR	Tavistock	ANGS	49	69	<ul style="list-style-type: none"> ○ Improving all ability access from Watts Road ○ Replacement of poor condition fencing. ○ Additional seating ○ Interpretation/site information boards. 	3.7213

Bannawell St	Tavistock	ANGS	35	48	<ul style="list-style-type: none"> ○ Access improvements required – gate, gradient, surfacing ○ Boardwalks/bridges in poor condition ○ Wooden furniture in poor condition ○ Play equipment dated requires complete renewal ○ Stream/wet areas potential for vegetation management to become a play feature ○ Significant potential to act as a recreational/wildlife/play area, but requires investment and redesign 	0.514
Plym Crescent	Tavistock	Amenity	34	26	<ul style="list-style-type: none"> ○ Requires investment in new and more play equipment. ○ Significant potential for improved value with investment. 	0.0731
Limes Lane, Manor Estate	Tavistock	Amenity	55	65	<ul style="list-style-type: none"> ○ Seating 	0.7857
Saxon Rd, Manor Estate	Tavistock	ANGS	45	68	<ul style="list-style-type: none"> ○ Signage to raise awareness of this path ○ Potential for sympathetic path improvements, and improving the footpath links at the Launceston Road end of the path 	0.2671
The Heights, Manor Estate	Tavistock	Amenity	55	65	<ul style="list-style-type: none"> ○ Seating 	0.4793
Courtlands	Tavistock	Amenity	70	59	<ul style="list-style-type: none"> ○ Good quality site, seemingly underused by community perhaps due to lack of awareness. ○ Some potential for improving surfacing in toddler play area to facilitate winter use. 	0.3477
Elm Close	Tavistock	Amenity	58	57	<ul style="list-style-type: none"> ○ Seating ○ Vary management and cutting regimes. ○ Introduction of wildflowers 	0.6000
Church Lea	Whitchurch	Amenity	58	54	<ul style="list-style-type: none"> ○ Requires investment in new and more equipment. ○ Play offer is of insufficient quantity and quality as the main play space for Whitchurch 	0.1600
Oak Road	Whitchurch	Amenity	53	48	<ul style="list-style-type: none"> ○ Some equipment is dated and would benefit from replacement ○ Safety surfacing would facilitate winter usage 	0.1043

Whitchurch Down	Whitchurch	ANGS	55	72	<ul style="list-style-type: none"> ○ Additional benches/seating ○ Renewal of seating around the 'Pimple' 	12.433
Woodpecker Way	Whitchurch	Amenity	60	60	<ul style="list-style-type: none"> ○ Seating ○ Wildflower or shrub planting may usefully increase wildlife value 	0.6878

APPENDIX 2: OUTDOOR TENNIS COURT AND BOWLING GREENS IN WEST DEVON

Parish/Town	Hectares	Tennis Court	Bowling Green
Bere Ferrers	0.22	1	1
Chagford	0.28	2	1
Hatherleigh	0.34	3	1
Mary Tavy	0.06	1	
North Tawton	0.16		1
Okehampton	0.4	4	1
South Zeal	0.06	1	
Spreyton	0.06	1	
Tavistock	0.64	8	1
Yelverton	0.34	3	1
TOTAL	2.56	24	7

Tennis court = 0.06ha

Bowling green = 0.16ha

This equates to 478sqm per 1,000 population or 0.0478ha per 1,000

APPENDIX 3: PLAY SPACES AUDIT

Town or Parish	Site name address	LAP, LEAP, NEAP, MUGA, skate, BMX	Equipment	Observations and quality/access improvements required	Quality 5 = Excellent, 1 = Serious weaknesses
Okehampton	Hawkins Walk	LAP	2 junior swings Hopscotch	<ul style="list-style-type: none"> ○ Good quality equipment and easily accessible ○ Limited value 	4
Okehampton	Wadlands Meadow	LEAP	Multiplay unit Nest swing 2 person spring mobile Sliding handle frame	<ul style="list-style-type: none"> ○ Good quality equipment and easily accessible 	5
Okehampton	The Heathers	LAP	Slide	<ul style="list-style-type: none"> ○ Limited play value ○ Dated equipment ○ Needs investment for any play value ○ Split level site ○ Useful space within estate 	1
Okehampton	End Long Barton Ave	LEAP	2 junior swings 3 person spring mobile Gyro spinner Multiplay unit	<ul style="list-style-type: none"> ○ Equipment installed within last few years ○ Room to expand ○ Site accessible 	4
Okehampton	Oak Road	Equipped as per LEAP, although limited by size	Toddler Multiplay unit 2 spring mobiles 4 person spring mobile Seesaw 4 pieces of static equipment Basketball hoop	<ul style="list-style-type: none"> ○ Equipment updated c.10 years ago ○ Lot of equipment in very small site ○ No potential to expand 	3
Okehampton	North Road	Skate park and earth BMX track	Youth shelter Concrete and steel skate park Earth BMX track	<ul style="list-style-type: none"> ○ Good size site and open. ○ Ramps all metal, potential to improve 	4
Okehampton	High St/Jubilee Close	LAP	2 metal climbing frames Toddler swing Tyre swing Slide	<ul style="list-style-type: none"> ○ Poor quality, accessibility and play value. ○ Dated. ○ No room to expand 	2

Okehampton	Simmons Park toddler play area by Sports centre putting green	LAP	2 spring mobiles Multiplay unit 2 person spring mobile	<ul style="list-style-type: none"> ○ Serves those visiting sports centre. ○ Limited value, novelty spring vehicle 	3
Okehampton	Simmons Park junior play area	NEAP	Large 3 person gyro spinner Webbed climbing frame 2 gyro spinners Zip wire Large Multiplay unit Stone climbing feature Nest swing Seesaw Climbing frame	<ul style="list-style-type: none"> ○ Relatively new equipment. ○ Varied and exciting ○ Good quality ○ Potential to expand if required ○ Potential to improve surfacing 	4
Okehampton	Simmons Park toddler play area	NEAP	2 spring mobiles 3 person spring mobile 2 toddler swings Slide 2 Multiplay units	<ul style="list-style-type: none"> ○ Relatively new equipment ○ Varied, potential for incorporation of more natural play ○ Potential to expand if required ○ Potential to improve surfacing 	4
North Tawton	Recreation field, north of Moor View	LEAP	Multiplay unit Basketball hoop Toddler swing Seesaw Spring mobile	<ul style="list-style-type: none"> ○ Potential to renew equipment and improve play value 	3
North Tawton	Recreation field, north of Moor View	NEAP	Wooden 6 piece assault course 2 junior swings Large Multiplay unit	<ul style="list-style-type: none"> ○ Good quality and variety of equipment for older children 	4
Spreyton	Recreation field, Cross Meadow	LEAP	Swing (currently without seats) Slide Multiplay unit Spring mobile	<ul style="list-style-type: none"> ○ Dated playspace ○ Requires investment and replacement/renewal of equipment 	2

Drewsteignton	Recreation field, end of wle Lane	NEAP	Zip wire 2 junior swings 2 toddler swings 4 piece wooden assault course Volleyball net Toddler slide Spring mobile	○ Potential for more equipment. Current equipment is dispersed.	3
Chagford	Jubilee Park	NEAP	2 junior swings Multiplay unit Nest swing Toddler 4 person seesaw 4 person spring mobile Wooden climbing box Gyro spinner 2 toddler swings	Good quality and variety. Some wooden equipment is dated and would benefit from replacement	4
Chagford Skate park	Jubilee Park	BMX and skate	Steel quarter pipes, grind box and rail	Good provision within a small space	3
South Zeal	Junior Children's playground, below High Street	NEAP	Large junior Multiplay unit Roundabout Nest swing 5 person rocking horse 2 junior swings	Recent investment, mainly good quality	3
South Zeal	Toddler Children's playground, below High Street	LEAP	Multiplay unit Toadstools 2 toddler swings 2 spring mobiles	Some potential for renewal of equipment	4
South Zeal	Recreation ground, below High Street	BMX and skate	Concrete ¼ pipe ramp, boxes and grind rail	Reasonable provision although variety limited	3

Sticklepath	Holmes Road	NEAP	Toddler spring mobile Toddler double spring mobile Roundabout 2 toddler swings Seesaw Wooden climbing frame Nest swing 2 junior swings Slide Large 16 piece wooden assault course	Good variety	4
Lamerton	Above Community Centre	4 pieces LAP/LEAP	Slide 2 toddler swings Climbing frame Roundabout	Equipment dated, poor quality and limited play value. Would benefit from new equipment, and sufficient space for additional pieces	2
Milton Abbot	The Parade (behind church)	LEAP	Toddler swing Junior swing Toddler table and chairs 4 person spring mobile 1 person spring mobile Basketball hoop Goal post Multiplay unit Balance poles		4
Lifton	Sports field, Leat Road	NEAP	2 toddler swings Spring mobile Toddler Multiplay unit Junior Multiplay unit Swinging tyres Chin up bars 2 junior swings Balance beam Twisty blocks	Mainly wooden equipment	3

Lifton	Arundell Gardens	LAP	Seesaw 2 junior swings Rocking horse	Dated equipment with limited play value. Requires renewal. No capacity for expansion	1
Bridestowe	Town Meadow	LAP	Toddler slide Hand spinner Standing swing	New equipment. Limited range of equipment but meets need of estate	5
Bridestowe	Recreation Ground above Fore Street	LEAP	Seesaw Spring mobile 2 junior swings 2 toddler swings Next swing Multiplay unit 2 goal posts		3
Bratton Clovelly	Below Village Hall, Church Meadow	LEAP	Seesaw 2 toddler swings 2 junior swings Multiplay unit		3
Northlew	Above Crowden Road	NEAP	4 log balancing poles 2 spring mobiles Large Multiplay unit Nest swing Spider web climbing frame Junior swing Toddler swing 1 large tree trunk for climbing	Good quality and variety of equipment, and high play value. Includes natural play	5
Hatherleigh	Next to Community Centre, toddler play area	LAP	2 toddler swings Toddler train wooden Multiplay unit 2 toadstools		4

Hatherleigh	Island Park, junior play area	NEAP	Balance pole Gyro seesaw Zip wire Nest swing Rotating spring mobile Wooden climbing frame 2 junior swings Climbing rock		4
Hatherleigh	Island Park	BMX and skate	Concrete ½ bowl, grind rails, boxes, Steps, ¼ pipe ramp		4
Hatherleigh	North of Hooper Close	LAP	Stone circle Standing swing Hand spinner		3
Hatherleigh	Oldham Road	LEAP	Stone circle 2 junior swings Junior Multiplay unit 3 person spring mobile Rotating gyro		3
Exbourne	To southwest of village, below A3072, set within recreational field	LEAP	2 junior swings Spring mobile Multiplay unit	Dated equipment. Wooden multiplay. Would benefit from investment in new equipment and renewal/replacement Access benefits would be useful	2
Brentor	Set within recreational field		Has been closed for some time, due to age of equipment and safety standards		
Mary Tavy	Coronation Park	LEAP	2 Junior swings Toddler Multiplay unit Junior Multiplay unit Boat static 2 toddler swings Currently closed due to vandalism and deemed unsafe	Quality of equipment varies. Some wooden equipment would benefit from renewal/replacement	2

Peter Tavy	Playing Fields, southwest of church	LEAP	Nest swing Toddler swing Large Multiplay unit 2 goal posts	Large multiplay within small site. No capacity to increase area	3
Princetown	Above Community Centre	NEAP	Zip wire Nest swing 8 piece wooden assault course Agility course Toddler Multiplay unit 2 toddler swings 2 junior swings Seesaw		3
Horrabridge	Above Fillace Lane	LEAP	Toddler Multiplay unit Toddler swing Nest swing Crows nest Log swing Junior swing Junior Multiplay unit	Good variety, access, and play value	4
Buckland Monachorum	Above roundabout at Cross Park	LEAP	Chin up bars Wooden climbing frame Wooden Multiplay unit Wooden balance poles 2 junior swings 2 toddler swings Metal climbing cube	Site difficult to access Equipment dated and of limited play value. Site has constraints	3
Yelverton	Village Park, south of Tavistock Road, junior	NEAP	10 piece wooden assault course Wooden Multiplay unit 2 junior swings	Good play value Site would benefit from more variety	3
Yelverton	Village Park, south of Tavistock Road, toddler	LEAP	2 toddler swings 1 spring mobile 2 person spring mobile Multiplay unit	Site would benefit from more varied equipment. Some potential for expansion	3

Crapstone	Seaton Way	LAP	Slide 2 junior swings 2 toddler swings	Poor site with limited play value. Would benefit from renewal/replacement of equipment	2
Milton Combe	Below Village Hall	LAP	Junior swing Toddler swing Goal post	Very small and localised site.	1
Bere Alston	The Down	NEAP	Chin up bars Toddler Multiplay unit 2 junior swings 2 toddler swings 9 piece assault course Balancing pole	Good site with varied equipment, particularly for juniors	4
Bere Alston	The Green, Pentillie Close	LEAP	Toddler climbing frame 4 piece wooden assault course Nest swing Climbing wall Gyro spinner	New site, accessibility and good quality	5
Bere Alston	Behind Parish Hall	Other	5 junior animal seats	Very poor site. Requires renewal	1
Bere Alston	Underways	LEAP	2 junior swings 2 toddler swings Zip wire Balance beams and logs	Varying quality, some kit will need replacing soon Limited by surrounding area, no room to expand	3
Bere Ferrers	Below Hensbury Lane	NEAP	Spring mobile 2 person spring mobile 2 toadstools Seesaw Zip wire 7 piece assault course Toddler Multiplay unit Toddler slide 2 toddler swings 2 junior swings	Varied site with good play value. Site is not easily accessible from village, but has onsite parking	4

Whitchurch Play Park	Top of Church Lea	LEAP	Slide Toddler swing 2 junior swings Basketball hoop Nest swing Seesaw Goal post	Age of equipment varies. Site tired and has significant potential for improvement and investment to serve Whitchurch	2
Tavistock	Tiddybrook 1	LAP	Toddler Multiplay unit		4
Tavistock	Tiddybrook 2	LAP	Toddler slide 3 toadstools Mirror		4
Tavistock	Tiddybrook 3	LEAP	2 junior swings Climbing net Junior Multiplay unit		3
Tavistock	Tiddybrook 4	LAP	3 toadstools Balance poles Mirror play feature 2 static flower features		4
Tavistock	Tiddybrook 5	LAP	3 toadstools Mirror play feature Balance poles		3
Bishopsmead	Oak Road, Toddler play area	LAP	2 toddler swings Toddler Multiplay unit Spring mobile		3
Bishopsmead	Oak Road, Junior play area	NEAP	Inclusive swing unit 4 junior swings 2 person spring mobile Large Multiplay unit 3 climbing bars Seesaw 5 piece wooden assault course Basketball hoop and court	Reasonable variety of equipment. Would benefit from improved surfacing Age of equipment varies, some pieces would benefit from replacement	3

Tavistock	Cranber Close	LAP	Large toddler Multiplay unit	Limited variety of equipment	2
Tavistock	Monksmead	LEAP	Slide Toddler swing 2 junior swings 10 piece wooden assault course	Site constrained by hill slope. Equipment aging, would benefit from some replacement	2
Tavistock	Meadows	NEAP	Nest swing Slide Climbing net Roundabout 4 toddler swings Seesaw gyro 4 junior swings Toddler Multiplay unit	Play space in process of being upgraded, majority of equipment now new Surfacing remains an issue, very muddy in winter/wet weather	3
Tavistock	Meadows	BMX and skate park	Steel equipment - ½ pipe, ¼ pipes, boxes, grind rails	Equipment starting to show signs of aging. Potential for renewal	2
Tavistock	Greenlands	LEAP	Goalposts 2 toddler swings 2 junior swings 2 piece wooden assault course	Very poor play space. Sufficient area to accommodate new and improved equipment	1
Tavistock	Bannawell St	LEAP	Toddler swing and 2 junior swings 10 piece wooden assault course Basketball hoop and court	Poor standard of equipment of poor play value. Access not great. Would benefit from complete renewal	1
Tavistock	The Heights, Manor Grove	LAP	2 person spring mobile Balance poles		3
Tavistock	Montgomery Drive, Manor Grove	LEAP	Climbing wall Junior Multiplay Unit 4 piece wooden assault course 4 person spring mobile		4
Tavistock	Beech Play Area, Manor Grove	LAP	Spring mobile 2 person spring mobile Balance poles		2

Tavistock	Courtlands	NEAP	Toddler multiplay Toddler swing Spring mobiles Junior Multiplay unit Junior and disability swing Nest swing Basketball hoop and football court	Good play space, varied and new equipment. Would benefit from some safety surfacing, as site suffers from mud in winter/wet weather	4
Lydford	Sports Field	LEAP	Multiplay Agility trail Swings Slide	New play space, not set within village	4
TOTAL	4.672ha, 0.087 ha per 1000 population				

APPENDIX 4: EXISTING ALLOTMENTS IN WEST DEVON

Parish/Town	Location	Area (Hectares)
Bere Alston	South of Bere Alston, to west of Fore Street	0.3872
Bere Ferrers	Adjacent to Social Club	0.3016
Chagford	On southern side of Chagford, to east of New Street	0.8959
Hatherleigh	North of Hatherleigh, adjacent to A386	0.3428
Horrabridge	On eastern side of Horrabridge, to south of Knowle Terrace	0.2234
Northlew	Off Station Road, southern edge of village	0.58
North Tawton	North of Fore Street, behind dwellings	0.3822
Okehampton	Castle Rd and Fatherford Rd	2.4818
Tavistock	Butchers Park Hill, and to west of Tavistock Canal (opposite College)	2.2469
TOTAL		7.8429ha (0.1465ha per 1,000 population)

APPENDIX 5: ACCESSIBLE NATURAL GREENSPACES CALCULATION

The figure for Accessible Natural Greenspaces takes account of amenity green space within towns and villages, and within 300m walk of significant residential areas.

The figure includes areas of the Dartmoor National Park which are within 300m of towns and villages. This includes Whitchurch Down, Roborough Down, west of Yelverton, east of Crapstone, south of Belstone, south of Sticklepath.

Two of West Devon's four Local Nature Reserves are included within the calculation as both are easily accessible by foot from the towns in which they are set. Roadford and Lopwell LNRs have not been included as both are several miles from significant populations.

Amenity green space	16.7263ha
Old Town Park LNR	7.03631ha
Tavistock Viaduct Walk LNR	3.7213ha
Tavistock Meadows	2.8828ha
Crowndale Woods, Tavistock	0.49ha
Areas of DNPA within 300m of towns and village	49.49ha
TOTAL	80.34671ha
Hectares per 1,000 population	1.5

(Based on 2011 census population for West Devon of 53,553)

APPENDIX 6: EXISTING PITCHES AND REQUIREMENTS TO MEET FUTURE DEMANDS

The tables below form the basis of 3.3.3 of the Open Space, Sport and Recreation Study. The number of existing pitches and requirements to meet future demand from new development are identified within the 2015 West Devon Playing Pitch Strategy. For further detail with respect to the current pitch provision across West Devon, or for background to figures for future pitch requirements, the reader is directed to the 2015 Playing Pitch Strategy.

Pitch dimensions are based upon Sport England figures – namely the Facilities Costs, second quarter 2016 document).

Current pitch provision				
	Type	Number of pitches	Size (sqm)	Total (sqm)
Football	Senior	24	7,420	178,080
	Junior 11v11	7	5,917	41,419
	Junior 9v9	1	4,108	4,108
	Mini	4	1,419	5,676
Cricket	Senior	20	14,152	283,040
Rugby	Senior	9	10,400	93,600
	Midi	4	2,580	10,320
Hockey	Senior	2	6,388	12,776
TOTAL				629,019 62.9 hectares

Pitch requirements to meet future demand				
	Type	Number of pitches	Size (sqm)	Total (sqm)
Football	Senior	3	7,420	22,260
	Junior 11v11 (U15/U16)	2	5,917	11,834
	Junior 11v11 (U13/U14)	1	4,928	4,928
	Junior 9v9	2	4,108	8,216
	Mini 7v7	1	2,623	2,623
	Mini 5v5	1	1,419	1,419
Cricket	Senior	1	14,152	14,152
Rugby	Senior	3	10,400	31,200
Hockey	Senior	1	6,388	6,388
TOTAL				103,020 10.3 hectares

APPENDIX 7: FIELDS IN TRUST CHARACTERISTICS OF DESIGNATED PLAY AREAS

Summarised and adapted from Fields in Trust *Planning and Design for Outdoor Sport and Play*
Chapter 6: *The Design of Outdoor Play and Sports Facilities*

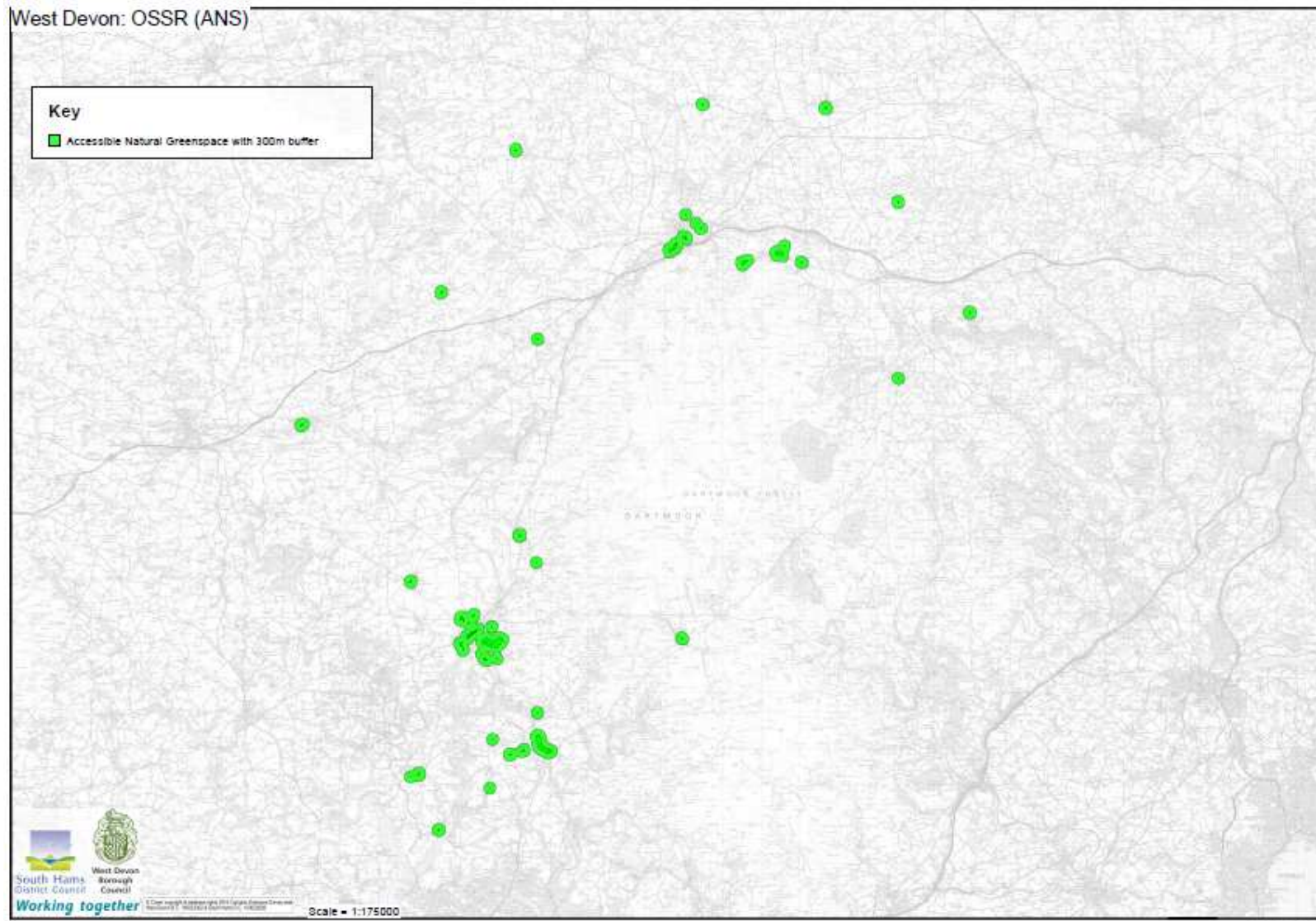
	Local Area for Play (LAP)	Local Equipped Area for Play (LEAP)	Neighbourhood Equipped Area for Play (NEAP)	Multi-Use Games Area (MUGA)
Age Provided For	Up to 6 years	Children beginning to go out and play independently (4 – 8 years)	Older children (8 – 14 years)	Older children (8 – 14 years)
Walking Time	1 minute	5 minutes	15 minutes	15 minutes
Access	Best positioned beside a pedestrian route that is well used			Near to car parks and support facilities helpful, good access for people with disabilities essential Access for emergency vehicles vitally important and amenity lighting on approach pathways helpful
Recommended Equipment	May have 600mm guard rail, low fence or planting to indicate perimeter May be need for barrier limiting speed of a child entering or leaving the site	Minimum 6 play experiences Boundaries recognisable by landscaping May be need for barrier limiting speed of a child entering or leaving the site Seating for accompanying adults/siblings Litter bins	Minimum 9 play experiences Boundaries recognisable by landscaping May be need for barrier limiting speed of a child entering or leaving the site Seating for accompanying adults/siblings Litter bins	Multi-sport rebound walls, goals, basketball and similar Robust fencing providing excellent visibility and durability, such as weld mesh or bar fencing Two gates, each minimum of 1.2m wide and outwards opening Consider floodlighting

Signage	To indicate area is for children's play and dogs are not welcome	To indicate area is for children's play and dogs are not welcome Name and telephone number of facility operator should be provided along with location of nearest telephone	To indicate area is for children's play and dogs are not welcome Name and telephone number of facility operator should be provided along with location of nearest telephone	To indicate area is for children's play and dogs are not welcome Name and telephone number of facility operator should be provided along with location of nearest telephone
Site Conditions	Well-drained, reasonable flat site surfaced with grass or a hard surface	Well-drained, reasonable flat site surfaced with grass or a hard surface, with impact absorbing surfaces beneath and around play equipment or structures as appropriate	Well-drained, both grass and hard surfaced areas with impact absorbing surfaces beneath and around play equipment or structures as appropriate	Avoid steep gradients and slopes, unstable ground and very exposed terrain Surface should be simple material, porous, engineered structure that will drain easily to prevent surface flooding
Recommended Minimum Size for Activity Zone	100m ²	400m ²	1,000m ² comprising area for play equipment and structures, and a hard surfaced area of at least 465 m ² (minimum needed to play 5-a-side football)	1,000m ² (25m x 40m)
Recommended Distance from Activity Zone to Nearest Dwelling	5m to forward-most part of nearest dwelling 1m strip of dense planting between exposed walls and activity zone	10m to dwelling boundary, 20m to façade of nearest habitable room Siting of equipment and boundary treatments to be taken into consideration	30m to dwelling boundary Greater distance may be needed where purpose-built skateboarding facilities are required Siting of equipment and boundary treatments to be taken into consideration	30m to dwelling boundary

APPENDIX 8: SUMMARY OF OPEN SPACE, SPORT AND RECREATION QUANTITY AND QUALITY STANDARDS

Type of open space	Quantity and quality standard
Accessible Natural Greenspace	1.5 ha/1000 population
Outdoor Sports Facilities – pitches	1.37 ha/1000 population
Outdoor Sports Facilities – changing rooms	0.0069ha/1000 population
Play Facilities (equipped and to be buffered in accordance with FIT guidance)	0.087 ha/1000 population
Allotments	0.15 ha/1000 population
Wet Sports Facilities	0.00101ha/1,000 population
Dry Sports Facilities	0.0449ha/1,000 population
Outdoor Sports Facilities (tennis courts and bowling greens)	0.0478ha/1,000 population
Greenways	As required to provide effective links between destinations
Cemeteries and Churchyards	As defined by Town/Parish level need
Parks and Gardens	Quality standards only (and only with reference to Simmons Park in Okehampton and The Meadows in Tavistock)
Civic Space	Quality standards only

APPENDIX 9: MAP SHOWING ACCESSIBLE NATURAL GREENSPACE WITHIN WEST DEVON (WITHIN 300M OF TOWNS/ VILLAGES)



APPENDIX 10: MAP SHOWING PLAY AREAS IN WEST DEVON WITH ACCESSIBILITY STANDARDS

