

Open Space Strategy

The development delivers accessible open spaces designed to:

- Serve community needs.
- Integrate landscape character and visual screening.
- Support sustainable drainage systems.

Guiding Policies and Standards

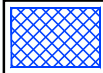
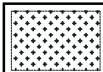
NHC's Local Plan 2011-2031, sets out the requirements for open space within new developments through the 'Natural Environment' policy NE6: 'New and improved open space'. The function, characteristics, and target areas for different types of public open space associated with new developments are set out in further detail in NHC's 'Developers Contributions' Supplementary Planning Document (SPD), adopted Jan 2023. These include:

- Playing Pitches: 1.2 Ha/person
- Equipped Play Areas: 0.25 Ha/person
- Parks & Gardens: 0.8 Ha/person
- Allotments: 0.3 Ha/person

Proposed Open Spaces

A network of open spaces has been designed with clear objectives for community, character, and biodiversity value.



Open Space Strategy	
Typologies defined by NHDC 'Developer Contributions SPD, Jan 2023	
	Equipped/ Designated Play facility Provision = 1,780.9 m ² (1,685 m ² required for 281 dwellings)
	Parks and Gardens Managed and accessible, high public value opportunities for informal recreation and community events (should be designed around community hubs where co-location of facilities is encouraged in accordance with Sport England's Active Design Guidance). Include Country Parks, urban parks, local recreation grounds, formal gardens and local/neighbourhood pocket parks" Provision = 3,263.8 m ² (5,392 m ² required for 281 dwellings)
	Amenity Green Space "Informal recreational 'doorstep'; spaces located close to people's homes providing a landscape and visual amenity role and supporting social interaction" Provision = 8,507.7 m ² (4,044 m ² required for 281 dwellings)
	Natural and Semi-Natural green Space "Sites that provide wildlife conservation, biodiversity and a natural capital function (e.g. water management, soil quality, carbon sequestration). This type of greenspace includes local nature reserves, local wildlife sites, woodland, grassland, scrubland, wetlands etc. It also includes agricultural land or grazing land where there are public rights of way" Provision = 20,337.9 m ² (12,132m ² required for 281 dwellings)
	Allotments (provided as a Community orchard) "Land where vegetables and fruit can be cultivated" Provision = 385.1 m ² (2,022m ² required for 281 dwellings)
Open Space not provided for in the development:	
• Playing pitches Min. recommended: 281 dwellings = 8,088 m ²	
• Other outdoor sports Min. recommended: 281 dwellings = 2,696 m ²	
• Multi-Use Games Area (MUGA)/ skateboard facilities etc... Min. recommended: 281 dwellings = 2,022 m ²	

Character Areas

Linear Park (Green Spine)

- Centrally located for community interaction and active travel.
- Features include accessible paths, seating, rain gardens, and attractive planting beds.
- Housing surrounds the park, ensuring natural surveillance and a sense of community ownership.

Open Space Typologies:

- Parks and Gardens
- Equipped/Designated Play

Southern Greenway

- A buffer zone with wide open spaces and attenuation basins for surface water management.
- Features a boardwalk, wildlife habitats, and connections to Back Lane and Botany Bay.
- Includes a small play area marking a site gateway.

Open Space Typologies:

- Natural & Semi-Natural Green Space
- Amenity Green Space
- Equipped/Designated Play

Eastern Greenway

- Transforms Back Lane into a pedestrian and equestrian-friendly route with widened verges and new access paths.
- Incorporates a wildlife buffer with drainage swales and managed vegetation.

Open Space Typologies:

- Natural & Semi-Natural Green Space
- Amenity Green Space

Northern Boundary (Rural Edge)

- A 12m wide green space blending with the rural edge and providing recreational paths, seating, and wildlife habitats.
- Includes connections to the public right-of-way and a small play area as part of the “Play on the Way” strategy.

Open Space Typologies:

- Natural & Semi-Natural Green Space
- Amenity Green Space
- Equipped/Designated Play

Western Boundary (Woodland Edge)

- A wide green buffer between housing and existing woodland, increasing to 15m where alongside assumed Ancient Woodland, and including new native shrub/scrub planting within the site boundary to deter access and improve habitat diversity.
- Features recreational paths, a swale for surface water runoff, and a community orchard offering social gathering opportunities.

Open Space Typologies:

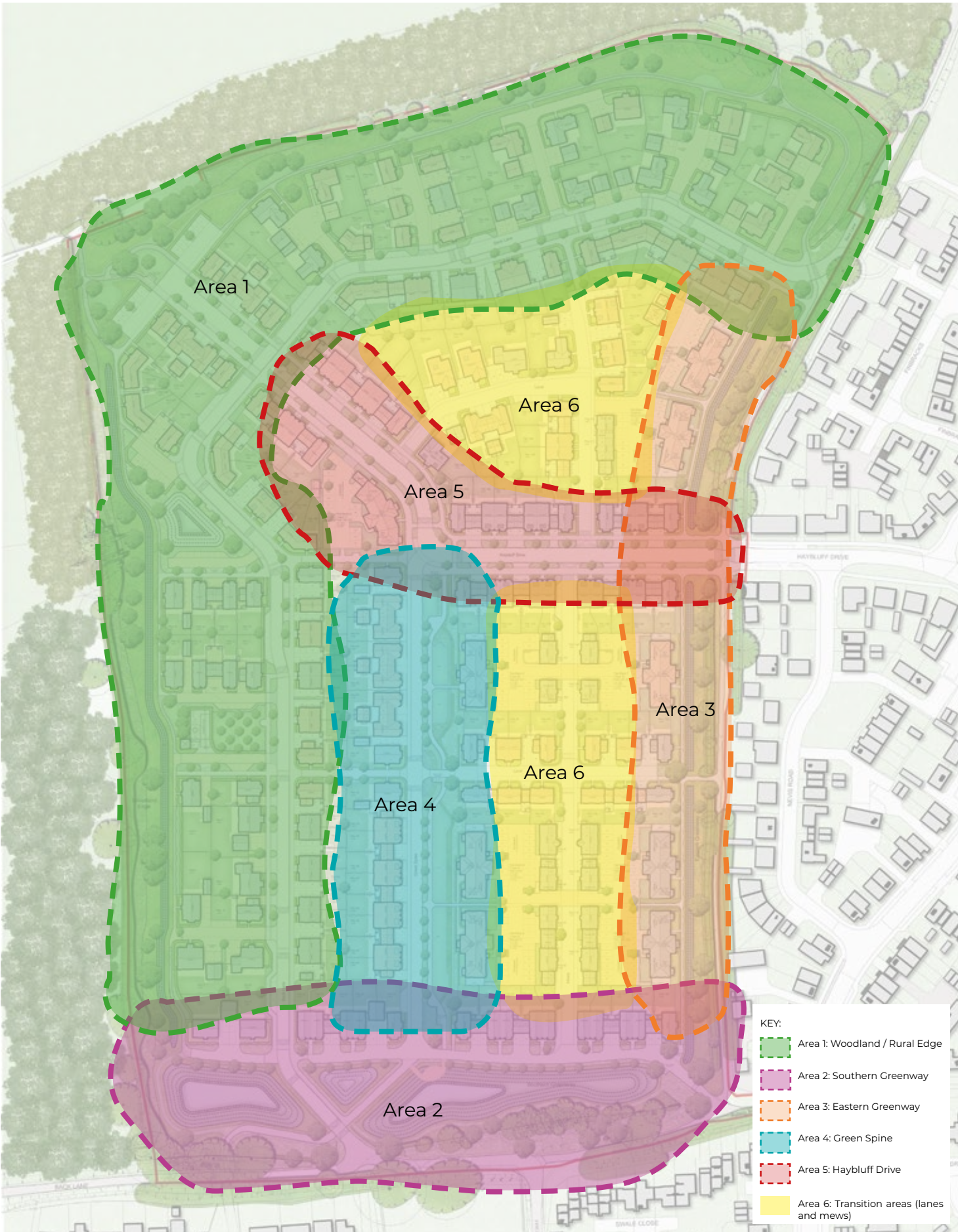
- Natural & Semi-Natural Green Space
- Amenity Green Space
- Allotments (as an equivalent function)

Incidental Spaces (Streets and Mews Lanes)

- Small pocket spaces with seating, ornamental trees, and planting.
- Designed as stepping stones along key routes.

Open Space Typologies:

- Amenity Green Space



Play Strategy

Overview and Approach

The play strategy focuses on distributed “Play on the Way” elements, fostering engagement through interaction with the landscape. This approach replaces traditional fenced playgrounds with integrated features and was promoted by NHC Officers through a series of design workshops.

- Key play spaces include:
- Linear Park Play Space
 - Parsons Green Play Space
 - Botany Bay Play Space

Standards and Requirements

NHDC’s ‘Developers Contributions’ Supplementary Planning Document (SPD), sets out a requirement for new developments to provide 0.25 Ha of equipped/designated play space per 1,000 population (2.5 m2 per person).

For 281 dwellings (674 residents), the requirement is 1,685m². The development exceeds this, providing 1,761m² of play space.

- The SPD stipulates that for the scale of the proposed development at Roundwood, the developer should consider provision of the following categories of play facility:
- Local Area of Play (LAP)
 - Local Equipped Area of Play (LEAP)
 - Contribution towards a Neighbourhood Equipped Area of Play (NEAP)
 - Multi-Use Games Area (MUGA)

The agreed ‘Play on the Way’ approach is not compatible with these standard definitions and therefore no direct comparison can be made for each of the proposed spaces. However, it is acknowledged that the ‘Play on the Way’ approach cannot provide facilities equivalent

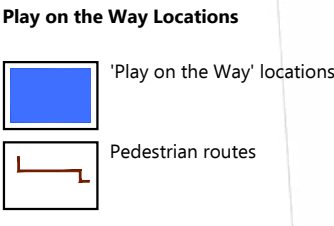
to a NEAP or MUGA. The developer therefore intends to enter dialogue with the local planning authority regarding the requirements for off-site contributions.

Access and Distribution

The Play Strategy seeks to ensure that most dwellings within the allocation site are within a walkable distance of a Play on the Way space so that all children and young adults have the same opportunities.

The Play Strategy has regard to the benchmark standards set by the Fields in Trust’s (FIT) Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard, England (November 2020). The FIT guidance sets out benchmark design standards for a range of play and sports facilities for children and young persons, including maximum recommended journey times relating to LAPs (1-minute walk/ 100m journey) and LEAPS (5-minute walk/ 400m journey).

Walkable routes and distances from the furthest dwelling within each housing block are illustrated on the adjacent plan.



The Play Provision

The detailed design of all proposed play facilities will be undertaken by a specialist provider and approved through the discharge of planning conditions. Specific requirements for each play area are set out in the subsequent pages. However, the applicant commits to an overarching quality benchmark standard underpinned by guidance from Play England and Make Space for Girls. Specifically, the Play on the Way spaces will be:

- Appropriate to the needs of the local community.
- Accessible for children within the appropriate walking time.
- Sited in open, welcoming locations.
- Visible from nearby dwellings or well-used pedestrian routes.
- Separated from areas of major vehicle movements and accessible directly from pedestrian routes.
- Universally designed to provide accessible and welcoming play opportunities for all children.
- Designed so that any high climbing structures are as far as possible from nearby dwellings and any potential visual intrusion is minimised.
- Integrated, as far as possible, with other open spaces and areas of amenity planting to provide separation from nearby dwellings.
- Accessible by footpaths with a firm surface.
- Surfaced in a manner fitting to the intensity of use.
- Designed to provide a stimulating and challenging play experience that may include but are not limited to: balancing, rocking, climbing, overhead activity, sliding, swinging, jumping, crawling, rotating, imaginative play, social play, and interaction with natural materials.
- Designed to provide opportunities to sit, climb or just lie around with friends. Elevated platforms and shelter provide a feeling of safety.
- Subdivided, where applicable, to make

room for more people. Barriers themselves will be functional, playful and natural.

- Designed with seating arranged to create a more social space where children can face each other rather than lined up along a wall. Seating will also be provided for accompanying adults, carers, and siblings.
- Considerate of the need for performance spaces - designed to facilitate informal performances and offer wide appeal including for community events.

Safety and Management Arrangements

All ‘Play on the Way’ spaces are sited in highly visible locations for good natural surveillance to be as free as possible from the fear of harm, crime and nuisance behaviour. All adjoining hard paved routes are to be lit, and emergency contact information is to be provided on signage at each space. All play equipment shall be compliant with BS EN 1176 and 1177 and safety surfacing will be applied to all applicable fall zones.

Play spaces are to be maintained safely and to the highest possible condition, taking account of the need for repair and replacement over time as necessary. Post-installation and annual safety checks will be undertaken by ROSPA.

The maintenance and management of each space will either be the responsibility of an appointed private management company or NHDC, subject to adoption.

Precedent Play Equipment from Duncan & Grove



Log climbing frame



Pull-up bars



H frame accessible swing



Stilted play hut



Log balance beam with stepping logs and climbing features