

Part L: Open Space

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This part of the Development Requirements SPD provides further detailed guidance on the interpretation of the following Core Strategy policies, as appropriate:

- CS.9 Design and Distinctiveness
- CS.25 Healthy Communities
- CS.26 Transport and Communications
- CS.27 Developer Contributions

This section of the SPD provides information and advice on open space provision

The SPD will be used by Stratford-on-Avon District Council to help reach decisions on whether to approve or refuse planning applications. Making sure that applications comply with the guidance contained within the SPD will make it easier for the Council to grant planning permission.

The Council's Planning Policies are set out in the Core Strategy available at www.stratford.gov.uk/corestrategy

Key words or terms which appear throughout the document are included in the [Glossary](#)

L1. Open Space Provision

What is Open Space?

The definition of open space, which includes all open space of public value, is wide ranging and includes street trees, formal sports pitches, play areas and informal recreation areas within the development, linear corridors (including waterways), natural green areas, allotments and country parks.

The definition also includes communal areas of land not necessarily used for recreation but which can contain onsite infrastructure such as sustainable urban draining systems (known as SUDS), areas of planting and landscaping, visitor parking areas, communal driveways, and even areas set aside for facilities such as communal bin stores.

Open space is a fundamental part in the creation of healthy communities, offering health and recreation benefits to people living and working nearby. In addition, green or landscaped spaces offer ecological improvement and contributes towards green infrastructure, as well as being an important part in the landscape and setting of the built form and is a key component in achieving sustainable development.

Stratford-on-Avon District's Vision for Open Space

The Council's Open Space, Sport and Recreation Assessment Update (2014) and the Council's emerging Playing Pitch Strategy and Sports Facilities Strategy 2016-2035 outline the Council's vision for open space in our district and it is set out below:

To encourage the development of a well-connected and integrated network of open spaces, sporting and recreational facilities that make the best possible contribution towards a broad range of policy objectives, including:

- Biodiversity and wildlife;
- Culture and heritage;
- The local economy, including tourism;
- Community, health and wellbeing;
- Climate change adaptation and mitigation.

L2. High Quality Open Space Provision and Creating Active Communities

The provision of high quality multi-functional open space is considered an essential component in the creation of healthy communities. There is growing evidence which demonstrates the significant benefits that access to high quality open spaces play in improving both the physical and mental health and the general well-being of local communities¹. Physical activity has been shown to improve outcomes in the reduction of mental illness and to improve wellbeing. Research has shown that it also has a significant role to play in the prevention of ill-health². High quality green spaces are also shown to provide potential economic benefits for an area through including reducing costs on the public health service, urban regeneration and encouraging inward waterways to increase activity levels and improve physical health inequalities and outcomes is significant. Waterways can also provide a strong sense of place and investment. The potential to utilise connection and help shape the way people live their lives, feel about themselves and their relationships with others in their community – all creating better outcomes in terms of individual, community and societal wellbeing. The provision of high quality open space in our district will therefore contribute towards the delivery of wider strategic public health and corporate objectives.

Active Communities

To ensure that open spaces are designed to a high quality standard, applicants should have regard to [Part L7](#). High quality open spaces are multifunctional and should contribute towards achieving the Council's vision for open space as set out in the Active Communities Strategy.

Stratford-on-Avon District Active Communities Strategy (2019-2024)

The Active Communities Strategy is a comprehensive and broad strategic document that links the corporate objectives of Stratford-on-Avon District Council with the current National and Local Health and Wellbeing Agenda. The strategy seeks to enable and provide activities for local communities with the purpose of improving health and wellbeing. The strategy advocates exercise opportunities by working with key partners to raise the profile of the available offering. The strategy has three main themes:

- Strategic Theme 1 – Encouraging Active Communities to Improve Health and Wellbeing
- Strategic Theme 2 – Enhancing and Sustaining Facility Provision
- Strategic Theme 3 – Raise the Profile of Sport and Physical Activity

¹ World Health Organisation, 'Urban green spaces and health: A review of evidence ' (2016) http://www.euro.who.int/_data/assets/pdf_file/0005/321971/Urban-green-spaces-and-health-review-evidence.pdf?ua=1

² Houses of Parliament, 'Green Space and Health' (2016) <http://researchbriefings.files.parliament.uk/documents/POST-PN-0538/POST-PN-0538.pdf>

L3. Policy Approach

The Council's policy approach to open space and recreation facilities provision for residential development proposals is set out in Core Strategy Policy CS.25 'Healthy Communities'.

In September 2019 a number of Government reforms to CIL came into effect including the abolition of Regulation 123 (and the requirement to publish a list) and the introduction of annual Infrastructure Funding Statements (IFS); therefore there was a legal requirement for councils to have an IFS in place by December 2020. The Council's latest IFS is available to view at: www.stratford.gov.uk/ifs.

These changes have removed restrictions as to how Public Open Space can be secured within new development, as it can now be secured through either/and CIL and Section 106 developer contributions, and in some instances through planning conditions. The Infrastructure List as set out in the Infrastructure Funding Statement lists the projects that are eligible to be secured through CIL.

The Table in section L4 below provides further clarification of what types of open space are to be normally provided on site to serve the new development and secured via S106 Agreement or Planning Condition and which are strategic open spaces for the District funded via CIL receipts. The intention is to move away from the highly prescriptive piecemeal approach towards open space provision. This allows for a more imaginative solution, which may be adapted to site specific circumstances reflecting local needs and meeting broader environmental and health objectives.

L4. Open Space Typologies

The table L1 below sets out the types of open space that the Council will seek to secure and cross references the names given to the open spaces within Policy CS.25 of the Core Strategy and the 'Open Space, Sport and Recreation Assessment Update' (2014) produced by Arup (the 'Arup Update'). Public Open Space will now be secured through either/and CIL and Section 106 developer contributions, and in some instances through planning conditions.

Type of Open Space	CS.25 Reference	Arup Update Reference
Non-strategic Local Parks, local public gardens, amenity greenspace for informal recreation spaces, communal green spaces in and around housing, and village greens	Parks & Gardens and Amenity Greenspace	Parks & Gardens and Amenity Greenspace (See Arup Update Chapter 4)
Publicly accessible places where human control and activities are not so intensive so that natural processes of habitat creation and plant growth are allowed to predominate	Unrestricted Natural Accessible Greenspace	Natural and Semi-Natural Greenspace (See Arup Update Chapter 5)
Areas for play and social interaction involving children and young people, including Local Areas of Play (LAP), Local Equipped Areas of Play (LEAP), Neighbourhood Equipped Areas of Play (NEAP), Multi-use Games Areas (MUGAs), ball courts, skateboard areas, BMX tracks & teenage shelters	Children and Young People's Equipped Play Facilities	Provision for Children and Young People (See Arup Update Chapter 6)
Areas for outdoor sport and physical recreation primarily through formal sports pitches	Outdoor Sport	Outdoor Sport (See Arup Update Chapter 7)
Allotments and Community Gardens/Orchards	Allotments and Community Gardens	Allotments and Community Orchards (See Arup Update Chapter 9)
Indoor Sports	Not referenced	Indoor Sport (See Arup Update Chapter 8)
Strategic Parks and Civic Spaces	Not referenced	Other Spaces (See Arup Update Chapter 10)

NOTE: The policy approach has been informed by the Open Space, Sport and Recreation Assessment: Update to the PPG17 2011 Study (September 2014), the Playing Pitch Strategy Stage 'A' report (March 2021) and Sports Facilities Strategy 2016-2035. The PPG17 Study comprises part of the Core Strategy evidence base and is available to view using the following link: <https://www.stratford.gov.uk/techevidence>

L5. Open Space Provision for New Residential Developments

Policy CS.25, relating to [all Open Space typologies](#), will be applied to all proposals for residential development, where it is considered to be justified by the scale of development. This will include all development proposals for 10 or more dwellings.

Open space provision should be designed as an integral part of the development. Large residential sites will have a critical mass of population that generates wide ranging demands and should provide Parks & Gardens and Amenity Greenspace and Children and Young People's Equipped Play Facilities on-site. It is important therefore that open space provision is given appropriate consideration at the early stages of the planning application.

In certain circumstances, where on-site provision limits the amenity and recreational value of that provision and where off-site provision can better aid community integration and allow for the improvement of existing under-utilised open space, it might be appropriate to secure a financial contribution for some or [all of the typologies](#) to be provided off-site. [This will apply to schemes of 6-9 dwellings where open space will be secured](#) via S106 Obligations.

Requirements for other (non-residential) types of development

Open space should also be provided in association with other types of [non-residential](#) development, but the type and amount required will be determined on a case by case basis and guided by specific circumstances. This includes commercial developments and nursing homes, although provision for children and young people's equipment would not be sought in such circumstances.

L6. Calculating On-site and Off-site Provision of Open Space

The location and form of the provision will be assessed on a case-by-case basis. Where provision is to be accommodated on-site, calculations will be carried out to establish the amount and if needed, [any payable 20-year commuted sum for maintenance and management of the open space](#).

As highlighted above some circumstances may arise where site constraints do not allow for on-site provision of Parks & Gardens, Amenity Greenspace and Children & Young People's Play Facilities, but [new open space](#) could be provided off site within a reasonable distance from the development site (off site provision is defined as land not included within the planning application red line boundary). Negotiations between the case officer and applicant will facilitate consideration of off-site provision on a case-by-case basis. [New off-site Open Space and any commuted sums for management and maintenance would be secured by S106](#).

The calculation of on-site and off-site provision will be based on the following methodology and as set out in the steps below. The example used is for a 100 dwelling scheme based on the housing mix and type parameters set out in Core Strategy Policy CS.19.

Note: GLH and LMA open space requirements are dealt with differently to the rest of the District.

1. Set out the composition of the scheme and calculate the number of residents generated by the development

Dwelling Type	Average Occupancy	No. of units	No. of residents
1 bed flat (not required to provide Children's POS)	1	0	0
2 bed flat	1.2	0	0
2 bed house	2	35	70
3 bed house	2.6	45	117
4+ bed house	3.1	20	62
Total Residents		249	

2. How to calculate the amount of Open Space required by the proposed scheme in accordance with the standards in the Core Strategy Policy CS.25

Below is an example of how any new Open Space would be calculated based on the standards set out in Policy CS.25. (i.e. Parks & Gardens and Amenity Greenspace = 1.15ha per 1,000 people; Children and Young People's Play Facilities = 0.25ha per 1,000 people).

Type of Open Space	Sqm/1,000 population	No. of additional residents	Required Provision(sqm)
Parks & Gardens and Amenity Space	11,500	249	2,863.5
Children and Young People's Equipped Play Facilities	2,500	249	622.5

3. Open Space and Recreation rates

The following Open Space standards are set out in the Core Strategy Policy CS.25 and derived from the Open Space, Sport and Recreation Assessment (2014).

<u>Type of Open Space</u>	<u>Type of Settlement</u>	<u>Hectare/1000 population</u>
<u>Parks & Gardens and Amenity Greenspace</u>	<u>District-wide</u> <u>Individual Settlement</u>	<u>1.15 hectares</u> <u>Min provision of 1.15 hectares</u>
<u>Unrestricted Natural Accessible Greenspace</u>	<u>District-wide</u> <u>Stratford-upon-Avon</u> <u>Main Rural Centres</u> <u>Local Service Villages</u>	<u>4.92 hectares</u> <u>5.24 hectares</u> <u>0.75 hectares</u> <u>0.75 hectares</u>
<u>Children and Young People's Equipped Play Facilities</u>	<u>District-wide</u> <u>Individual Settlement</u>	<u>0.25 hectares</u> <u>0.25 hectares</u>
<u>Allotments and Community Gardens</u>	<u>District-wide</u> <u>Individual Settlement</u>	<u>0.4 hectares</u> <u>0.4 hectares subject to local circumstances</u>
<u>Outdoor Sport</u>	<u>Additional pitch/facility requirements on the basis of Sport England's Playing Pitch Strategy Guidance and the Council's needs assessment.</u>	

4. Open Space being transferred to either a Town Council or Parish Council or Stratford-on-Avon District Council to maintain then calculate the management and maintenance costs

All Public Open Space will be adopted by either a Town Council or Parish Council or Stratford-on-Avon District Council. Depending on whichever option is chosen, management and maintenance will be covered by a 20-year commuted sum. The method of calculating a commuted sum will be written into the S.106 Agreement and calculated by the District Council and will apply to both full and outline planning applications. This will be done by using standard rates and the commuted sum will be an annual cost (including inflation) + 10.0% management fee x 20 (number of years).

It may be impractical for smaller schemes (up to 50 dwellings) to secure early delivery of the open space in which cases prior to the occupation of the 85th centile will be sufficient. In terms of larger schemes (50 dwellings or more) the first trigger should be prior to the occupation of the 50th dwelling with the final trigger being occupation of 85th centile.

Maintenance costs associated with the transferring of POS to a Council for adoption are set out in Section L10.

5. Where on-site provision is not possible calculate the amount of financial contribution for off-site provision

Payments in lieu of on-site provision of Parks & Gardens, Amenity Greenspace and Children & Young People's Play Facilities are only allowed in exceptional circumstances where fully justified on a case by case basis. The Council will calculate the off-site contribution applicable to schemes of between 6-9 dwellings and it will be payable before occupation of 50% of the dwellings.

L7. Public and Private Outdoor Space

Design of External Space

The design of external space (predominantly landscape and streetscape in the public realm, but also private and semi-private garden space) involving trees and other vegetation, sustainable drainage systems and hard materials, is an essential component of achieving successful development. High quality external spaces offer economic, social and environmental benefits. It is important then that the landscape scheme should be addressed during the early stages (ideally at the pre-application stage) of designing developments and be integral to the design of the whole of the proposal.

Landscape design

The success of a landscape design scheme will depend on the way in which it integrates the development proposals with its wider surroundings and the quality of works and their maintenance. Schemes should therefore seek to incorporate as many existing site features as possible, both to retain a sense of continuity in the appearance of the site and the contribution they make to the surrounding townscape and to re-use any existing valuable resources. Existing features may include trees, hedgerows, boundary walls or fences, water features, paving or other details particular to the site.

More information and guidance on landscape design can be found in [Part M: Landscape Design and Street Trees](#).

Space Function

It is important to ensure that all areas of land have a clear function (for which it is fit for use) and are clearly demarcated into private areas, or public realm. High quality design open spaces should be positive spaces that people wish to linger in and enjoy.

Where a lack of thought is given, awkward shapes of land can result, often on the periphery of the site and anonymously landscaped. Such spaces have no clear sense of ownership and quickly become neglected, poorly maintained and used for fly tipping.

Site Survey Analysis

The site survey (identifying ground level spot heights, contours and existing features) together with an analysis, should inform the landscape design proposals. Features (including trees, hedges, water bodies etc.) and site services to be retained or removed and important views to or from the site should be indicated on plans. The plans should also identify all site constraints and opportunities.

Open Space

Public open space provides a wide range of recreational and social functions, as well as giving urban dwellers their nearest opportunity for interacting with the natural environment beyond their own gardens.

The design should reflect identified user groups based on local requirements and should meet the standards set out in the Core Strategy Policy CS.25. Public open spaces should be designed to improve physical activity for all users, including the vulnerable groups such as elderly and young people and people living with disabilities.

The public open space should be in an easily accessible location with high quality priority links for pedestrians and cyclists.

The Council's requirements for public open space provision are set out in its adopted Core Strategy Policy CS.25 Healthy Communities.



Fig. L1 - High quality open space, Bancroft Gardens, Stratford-upon-Avon.

Find out more

CABE, The Value of Public Open Space: How high-quality parks and public spaces create economic, social and environmental value

<https://www.designcouncil.org.uk/sites/default/files/asset/document/the-value-of-public-space1.pdf>

Fields in Trust Fields in Trust 'Guidance for Outdoor Sport and Play – Beyond the Six Acre Standard'

<http://www.fieldsintrust.org/guidance>

Sport England, 'Active Design' (October 2015)

<https://www.sportengland.org/facilities-planning/active-design/>

Play Spaces

Open Space provision for play is central to children's physical, mental, social and emotional health and wellbeing. Through play children develop resilience and flexibility,

contributing to physical and emotional wellbeing.³ Play Spaces should be provided where children can play, where they can feel completely free, where they can safely push at the boundaries, learning and experimenting and where different generations can meet, binding the community together. The provision of opportunities to play as part of new housing development benefits future residents, in terms of providing an attractive environment for all, whilst providing a valuable play resource.

Within Stratford-on-Avon District, we want play spaces to be truly innovative and set new standards for play provision. To achieve this, play areas should be designed using the key design principles set out in Play England's 'Design for Play' (2008) and CABE's Inclusion by Design (2008). This will ensure that our play areas are innovative and inclusive from inception to completion.

Different types of playing spaces should be provided for different age groups, incorporating equipped play areas and areas for casual play and informal activities.

The design of play areas must be an integral part of the design process from the outset. Considerations include:

- The route between the dwellings and the play space is as safe as possible;
- Nearby roads are as safe as possible;
- Play spaces should be located away from main roads to prevent health risk of traffic pollution and traffic accidents;
- The play space has natural surveillance from nearby dwellings and/or road;
- The site is in an open and welcoming location;
- The site should be on land suited for the type of play opportunity intended;
- The site should be within appropriate walking guideline distances from dwellings for the type of function it provides, for example – LAPs 100m, LEAPs 400m, NEAPs 1,000m, MUGAs 700m, Playing Pitches 1,200m (see Fields In Trust 'Guidance for Outdoor Sport and Play – Beyond the Six Acre Standard');
- The site should be sufficiently far from dwellings and include buffer zones to reduce the likelihood of noise and disturbance, for example LAPs minimum 5m, LEAPs 20m, NEAPs 30m, MUGAs 30m (see Fields In Trust 'Guidance for Outdoor Sport and Play – Beyond the Six Acre Standard');
- The site should be integrated as far as possible with other local open spaces and amenity areas;
- The site should have adequate lighting for safer play;
- The site should include seating for parents and carers;
- The site should include fully inclusive and multi-functional play equipment of high quality and must meet Playground Equipment Standard BS EN 1176 or successor standards;
- The site should include impact absorbing surfaces beneath and around play equipment to meet BS EN Standards 1176 and 1177 (Impact Area and Critical Fall Height) or successor standards;
- The site requires appropriate boundary treatment;
- Where appropriate, the site could include an interesting eye catching design or

³ Mackett, R. et al (2007) 'Children's independent movement in the local environment', Built Environment, 33,4, 454-88.

feature;

- Making use of natural elements;
- Providing a wide range of play experiences;
- Ensuring it is accessible for both disabled and non-disabled children;
- Meeting community needs and complimenting nearby play spaces;
- Allowing children of different ages and abilities to play together;
- Building in opportunities to experience risk and challenge;
- Supporting imaginative play and creativity;
- Ensuring sustainable designs for the space and equipment;
- Providing litter bins (as required).

Find out more

National Play Strategy (2008)

<http://www.playengland.org.uk/resource/national-play-policy/>

Stratford-on-Avon District Active Community Strategy

<https://www.stratford.gov.uk/doc/205851/name/ED4124%20Stratford%20on%20Avon%20District%20Active%20Communities%20Strategy%202013%202018%20December%202013%20.pdf>

Department of Culture, Media and Sport, Design to Play (2008)

<http://www.playengland.net/wp-content/uploads/2015/09/design-for-play.pdf>

Inclusion by Design (PIP 2008)

<http://www.designcouncil.org.uk/kids-briefing-paper-our-play-our-choice-kids-consultation-disabled-children>

Fields in Trust 'Guidance for Outdoor Sport and Play – Beyond the Six Acre Standard'

<http://www.fieldsintrust.org/guidance>

An Essential Guide to BS EN 1176 and BS EN 1177

<http://wicksteed.co.uk/wp-content/uploads/2016/10/EN1176-and-EN1177.pdf>

Public/Private Distinction

Private space for houses should be located to the rear, wherever possible, and ideally backing on to similar private garden space with no public access. This arrangement provides property security and allows for relatively tranquil and sheltered spaces.

The street elevation should have windows to habitable rooms and doors, allowing for natural surveillance of the street and the 'defensible space' between the dwelling and street.

Apartment blocks and non-residential buildings also need to clearly identify their fronts and backs. These buildings need to concentrate the main entrance or entrances on the street frontage and sides. The more private communal open space should be away from street views. Service areas should be hidden from the street or its visual impact (of car and cycle parking or a delivery zone, bin storage) be mitigated by good design.

Communal Open Space

For flats, the provision of individual private gardens may not be possible, so private communal open space will be required to provide an appropriate area of shared semi-private space. This can also provide an attractive setting for the building within the local context. The following guidelines apply to the provision of communal open space:

- The amount of private communal space provided for flats should be determined by the local context; however, as a guideline, the provision of 25 square metres of useable space per unit of accommodation would normally provide a functional area of communal open space;
- Communal open space should be allocated in proportion to the number of units in the building and to make this space comfortable and not over-dominated by the mass of a building it should be located and configured appropriately;
- Generally, private communal space for flats should be provided with some form of enclosure and privacy, while including a degree of overlooking by residents. In some instances, a robust boundary treatment may be needed, such as cases where traffic or other noise needs to be reduced;
- The private communal space provided should be suitable for normal domestic activities, such as relaxation, drying washing, BBQs etc. and not merely act as a grassed setting for the building;
- Developers of ground floor flats are encouraged to provide private outdoor sitting space directly linked wherever possible. Where direct access to private communal space is provided for ground floor flats, some defensible space should be provided which may include planting, to safeguard the privacy of residents from other users of communal space;
- Appropriate planting for the space should be provided and the arrangements for the management and maintenance of the space should be fully set out;
- Useable amenity space excludes narrow strips of land and excessively shady and noisy areas.

In cases where accommodation for the elderly (including sheltered accommodation) is proposed, the use and purpose of private communal space may need to differ from that of ordinary flatted development. Occupants are likely to be less mobile and have a range of disabilities. In these cases, careful consideration should be given to means of access, levels, hard standing, the type of planting (such as sensory), shelter and seating areas.

As general guidance, the provision of 20 square metres of private communal space per bedroom for elderly communal accommodation and 25 square metres per unit in other flatted accommodation would provide functional areas of private communal space.

Private Outdoor Space

An important component of good quality residential design is the provision of useable outside private space where residents can take advantage of fresh air and direct access to the natural environment. This is different from semi-private communal space (which is shared by residents).

Whilst acknowledging that external private space can be provided by a variety of means such as back or side gardens, roof terraces and balconies, the amenity value of such spaces is dependent upon a number of factors such as privacy, configurations, size of area, orientation, levels, accessibility, amount of daylight and degree of overshadowing.

Private outdoor space should be easily accessible for all physical abilities, but accessible only to those residents for which it is designed to be used.

The size of the private outdoor space may need to be increased:

- To reflect the local character;
- Where excessive shading renders significant areas of the garden unusable due to neighbouring buildings or other structures, trees, orientation;
- Where significant mature trees are to be retained within the garden space;
- To ensure areas of privacy;
- Where gardens are unusable due to their size, levels or configuration;
- Where parts of gardens are unusable due to excessive traffic or other noise (noise attenuation in the form of acoustic fencing may also be necessary).

The Council welcomes innovative proposals for the provision of private and communal outdoor space such as roof gardens, balconies, gardens integrated within the fabric of individual houses or flats and high quality landscaped grounds, so long as they do not unacceptably harm the amenity of neighbouring occupiers or the character of the area.

Residential Front Gardens

Front gardens are an important contributor to the landscape design of the street and green infrastructure, as well as providing opportunities for social interaction and providing 'defensible space' between the dwelling and street thus aiding security.

In some situations, it may be appropriate for front gardens to not be provided, such as where there is a local tradition of houses fronting directly onto the pavement or in a 'homezone' or mews street. In such circumstances where there is a lack of 'defensible space' the design of streets and dwellings should achieve security by other means.

Residential Rear (or Side) Gardens

Proposals should give careful consideration to the size of the proposed rear or side gardens taking into account local context. As a general guideline, a rear garden length of 10.5m and width of 5m would provide a reasonably functional area of private outdoor space. However, for other site specific and design reasons (e.g. privacy requirements or overshadowing) gardens may need to be larger. Table L2 below provides the minimum sizes of private gardens serving different sizes of dwellings. It should be considered as a starting point for discussion with planning officers when designing private gardens for residential development.

Table L2: Indicative minimum garden areas by house size

House Size	Minimum Garden Area
2 bedroom homes	40 sqm
3 bedroom homes	50 sqm
4+ bedroom homes	62 sqm

Balconies

The installation of balconies on new buildings can offer a positive contribution, by providing outdoor sitting areas, where outward views will not unacceptably affect the neighbouring amenities or character of the area. To ensure that balconies are properly integrated into buildings and their surroundings, they should be considered early in the design process.

Roof Terraces /Green Roofs

In the interests of making best use of urban land, roof terraces can increase opportunities for private residential, and 'private' communal open space subject to there being no overriding design, functional or privacy concerns affecting the amenity of neighbouring residents and character of the area. Further information about green roofs is available in [Part E: Architectural Style, Construction and Materials](#).

L8. Pre Application Advice

Discussions between developers and officers of the District Council should take place as early as possible in the planning process, preferably at the pre-application stage. This is in order to establish the scale of provision required and the responsibility for future maintenance.

<https://www.stratford.gov.uk/planning-regeneration/pre-application-advice.cfm>

Applicants should ensure that sufficient information is included in the application to enable its proper assessment. Information should include the type, size and number of all dwellings/buildings proposed.

L9. Developer Obligations and Contributions

Public Open Space can now be secured through either/and CIL and Section 106 developer contributions, and in some instances through planning conditions. The Infrastructure List as set out in the Infrastructure Funding Statement lists the projects that are eligible to be secured. Further details can be found in Part U of the Development Requirements Supplementary Planning Document and on the website at: Infrastructure Funding Statement | Stratford-on-Avon District Council

Calculation of Commuted Sums for maintenance of Public Open Spaces

Arrangements will need to be made for the maintenance and management of any POS, and this will require the payment of a commuted sum to the District Council. This will involve a site-specific calculation of the annual maintenance costs over a period of twenty years, taking into account the various components that make up the open space, plus a management fee for managing the maintenance. A site-specific commuted maintenance sum will be calculated in accordance with the Section 106 Agreement when the POS is ready for adoption and the quantities and features within are confirmed.

This could include items such as:

- Preparation of ground, including drainage
- Pathways
- Planted areas
- Grass
- Trees
- Shrubs
- Features (e.g. ponds and structures)
- Hedging
- Fencing
- Signage
- Seating
- Litter bins
- Bird and bat boxes
- Gates
- Water Supply

Broadly indicative costs are to be produced periodically by the District Council in order to offer guidance to developers. However, each site will have unique requirements and costs, and the provided information should be regarded as advisory only, with definitive calculations produced at the point of application. The provision of such a calculation is dependent upon the provision of a detailed POS Scheme that demonstrates not only the quantum of POS to be provided but also visibly determines the specific provision of the various typologies and management prescriptions.

Transfer of the Open Spaces

The Owner shall transfer ownership of the public open spaces (excluding highway related land or engineering / land drainage functions of SuDS/ balancing ponds) to the Council in accordance with the requirements set out below:

- The public open spaces are transferred with vacant possession free from any encumbrances on completion.
- The Owner shall transfer with Full Title Guarantee.
- The Owner shall ensure that the Council has the right to access the public open spaces from the public highway to enable the land to be maintained.
- The National Conditions of Sale (20th Edition) shall be deemed to be incorporated so far as they are not inconsistent with the provisions of these conditions.
- Title should be deduced in accordance with the Land Registration Act 2002.
- The purchase price is nil consideration.
- In the transfer of the Open Space Land to the Council the Council will covenant with the transferor for themselves and their successors in title that the same will run with and bind the land into whosoever hands the same may pass.
- Not to develop the Open Space Land or any part thereof for any purpose whatsoever save for the erection of non-commercial buildings ancillary to its recreational purposes to the intent that it shall remain in perpetuity as public open space for the enjoyment of the general public.
- To maintain the Open Space Land in reasonable condition to a reasonable standard and conforming to good horticultural practice.

Playing Pitch Requirements

Increases in population will inevitably lead to more use of playing pitches for a variety of organised sports, especially football. Participation rates are to be encouraged, with the benefits of team and individual sport being clear. As the District's population grows, new teams will be generated which in turn will put stress on, or exceed, current infrastructure provision.

The Council regularly refreshes its Playing Pitch Strategy (PPS), with the next iteration to underpin part of the evidence base for the South Warwickshire Local Plan. The PPS will review Team Generation Rates (TGR) as well as the current available infrastructure capacity across a range of sports. Where a deficiency is demonstrated then a plan is put into place to address this, and it is appropriate that developments that are contributing to the increased requirement contribute to the costs of providing the required infrastructure.

The costs of these improvements and expansions will be estimated in the PPS, and developments will be expected to contribute to these. It is appropriate that all developments will be expected to contribute to the overall increase in playing pitch capacity. In order to ensure compliance with the current pooling restrictions, Section 106 agreements will specify individual projects. However, in order for developers to plan appropriately, an approved Sport England calculator will be utilised. In some circumstances, the payment of a commuted sum for maintenance may be appropriate, where no other sources of income for the upkeep and maintenance of the improvement can be demonstrated.

L10. Open Space Charging Schedule 2022/23

Soft Landscaping

- Existing trees: no. x £200 = £ per annum
- Newly planted trees: no. x £100 = £ per annum
- Existing native hedge: m x 2 occasions x £0.8347 = £ per annum
- New native hedge: m x 2 occasions x £0.8347 = £ per annum
- Ornamental and amenity hedge: m x 5 occasions x £0.8347 = £ per annum
- Amenity grass: m² x 12 occasions x £0.0163 = £ per annum
- Ornamental grass: m² x 30 occasions x £0.0468 = £ per annum
- Perennial meadow grass: m² x 2 occasions x £0.0980 = £ per annum
- Bulbs in grass: m² x 1 occasion x £0.0980 = £ per annum
- Shrub beds: m² x £5.3290 = £ per annum
- New native shrub planting: m² x £5.3290 = £ per annum
- Existing scrub: m² x 2 occasions x £0.0980 = £ per annum
- Wildflower meadow: m² x £1.25 = £ per annum
- Wetland wildflower meadow: m² x £1.25 = £ per annum
- Climbers (L): no. x £5.3290 = £ per annum

- Path sweeping: m² x 52 occasions x £0.0228 = £ per annum
- Litter picking: m² x 52 occasions x £0.0029 = £ per annum
- Litter bin emptying and cleaning: no. of litter bins x 52 occasions x £0.7548 = £ per annum
- Seasonal leaf clearance: m² x 1 occasion x £0.0629 = £ per annum
- Park furniture maintenance: no. of furniture x 9 occasions x £1.3380 = £ per annum

- Parks & Gardens and Amenity Green Space: m² x 12 occasions x £0.0163 = £ per annum
- Incidental Public Open Space: m² x 12 occasions x £0.0163 = £ per annum
- Unrestricted Natural Accessible Green Space: m² x 2 occasions x £0.0980 = £ per annum

Play Areas

- Replacement of equipment: £3,500 per annum
- Repairs and maintenance: £650 per annum
- Annual inspection: £100 per annum
- Monthly inspection: £25 x 12 occasions = £300 per annum
- Weekly inspection: £10 x 52 occasions = £520 per annum

NB: a CPI% uplift (March) will be applied to the unit rates each financial year.