

APPENDIX C continued

Appendix A: Provision Standards

Introduction

This appendix summarises the accessibility, quantity and quality provision standards the Council requires developers to follow and that it will use when assessing application for planning permission. Its Development Control Model is based primarily on the accessibility and quantity standards set out below.

The quality standards set out below are no less important but the extent to which development proposals conform to them is more a matter of judgement in the light of specific development proposals. However, they set out the Council's requirements as a guide for developers on the quality of provision the Council will expect them either to provide or fund. The Council will take them into account when appraising planning applications that incorporate open space or sport and recreation provision. In this context, quality standards are a **requirement**, although they must obviously be applied in a way which is reasonable given the specific circumstances of a proposed development.

The forms of open space, sport and recreation provision for which the Council has adopted provision standards are:

Multi-functional Greenspaces (MFGS)

- Amenity greenspaces
- Natural greenspaces
- Parks and gardens

Other public spaces

- Green corridors
- Civic spaces

Activity Spaces

- Allotments
- Formal play provision
- Multi-sport courts
- Youth Facilities

Outdoor Sports Facilities

- Artificial turf pitches
- Bowling greens
- Grass cricket, football and rugby pitches
- Tennis Courts

Indoor facilities

- Indoor sports halls and swimming pools

Accessibility Standards/Distance Thresholds

The Council's accessibility standards are expressed as distance thresholds: the maximum time and distance that potential users should have to travel. Different forms of provision can have any combination of walking, cycling and driving thresholds. Where a particular form of provision has more than one type of threshold, the Council will normally apply the most onerous in the urban areas of the District and the least onerous in the rural areas. However, in the urban areas if it is not practicable to have the required provision within the most onerous threshold – for example because the land that would be required is not available – it will apply the next most onerous.

General Requirements

The following requirements for design objectives, design principles, accessibility and management and maintenance are common to all spaces and therefore are set out at the start of the standards rather than repeated for each different form of provision. There are also some additional requirements under the headings for specific types of space which are set out in the appropriate sections below.

Design Objectives

Design quality is fundamental to ensuring that spaces are fit for purpose, attractive to potential users and easy to maintain. All greenspaces should therefore be designed by experienced landscape architects working to the following design objectives:

- **Character:** each space should have its own specific identify which responds to the character of the area in which it is set and makes good use of the existing topography and landscape or built features and habitats
- **Continuity and enclosure:** there should be a clear distinction between public and private spaces
- **Quality of the public realm:** spaces should be attractive, safe, uncluttered and designed in such a way as to be attractive and usable by everyone. There should also be views into and out of spaces, for example to appropriate landmarks.
- **Ease of movement:** it should be easy to get to and move through spaces and individual public spaces should be linked with one another as much as possible and designers should not propose fragmented greenspace provision if it is avoidable. In residential areas, people should generally have priority over vehicles.
- **Legibility and clear routes:** the routes through spaces should be clear, with landmarks or directional signs at appropriate locations
- **Adaptability:** spaces should be able to change over time to meet evolving local needs
- **Diversity:** spaces should offer variety and choice to potential users
- **Sustainability:** the design and management of greenspaces should actively promote environmental sustainability and

nature conservation, for example by protecting, restoring or creating new habitats, helping to shelter buildings to minimise the cooling effects of wind, minimising the impact of atmospheric pollution or heavy rainfall and providing shade. As much as possible, greenspaces should be linked to water courses so as to create wildlife corridors (which can include private gardens or other non-public spaces) and attractive walking/cycling routes. Where appropriate, new developments should include sustainable urban drainage.

- **Personal safety:** all spaces must appear safe and therefore not include areas where someone could be trapped or potential attackers could hide. Ideally, spaces in residential areas should be within sight of nearby roads or paths and residents in nearby properties. In addition there must be appropriate safety measures adjacent to areas of water which might be dangerous (eg notices regarding depths, life buoys) and adequate lighting for paths that may be used at night.
- **Appropriate facilities:** most spaces should have at least seats and appropriately signed litter and “pooper” bins. Bins must be bird, squirrel and rat proof and located at points where they can easily be accessed from the road system.

General Design Principles

- Green spaces should be linked to local pedestrian and cycle path systems wherever possible, including rights of way, bridlepaths and quiet lanes (note: rights of way and other means of access to the countryside are a County Council function and any proposed changes to existing path systems in the countryside must be agreed with it).
- New housing development could follow “home zone” principles in that they should be designed as predominantly pedestrian environments into which vehicles can be admitted. This requires much more than simple traffic calming measures such as sleeping policemen.
- The whole of the outdoor environment should be safe but visually stimulating for both children and adults and offer opportunities for them to play in imaginative ways, both close to home and in any nearby wooded or other greenspaces which can be accessed without crossing a major road. The green network and related play provision must not be allocated to “left-over areas” or parts of sites unsuitable for building but designed in from the start and link to likely pedestrian desire lines.
- Areas in which children are likely to play should be unique and designed to offer a varied, interesting and physically challenging environment, accessible to everyone, which offers opportunities for running, jumping, climbing, balancing, building or creating, social interaction and sitting quietly.
- The design of play provision should derive from and reinforce the character and levels of the site and incorporate any natural features there may be on it such as

rock outcrops or water courses. This will also help to encourage and facilitate use by children of all ages.

- Play provision should be designed generally to encourage children to explore their home environment and so incorporate hiding and “secret” places and link to nearby parts of the green network, especially woodland and other natural areas.
- Greenspaces should stimulate the senses of sight, sound, touch and smell and offer opportunities for children to manipulate materials. Accordingly they should incorporate variations in level and a range of materials of different kinds, textures and colours, such as timber, sand, rocks, dead trees and other natural materials and incorporate trees, shrubs and grass.
- Boundary fencing, gates, posts etc should be fit for purpose and well maintained
- Surfaces should be fit for purpose (inclusive of markings) and well maintained
- Management regime to suit particular landscape/habitat type eg differential mowing may be suitable to promote wildlife interests; not less than 1 m close mown edges to paths
- All paths should be kept clear of overhanging branches which cyclists or other users might hit
- All built and other facilities should be in clean, safe and usable condition

Mandatory Requirements

The following requirements are mandatory and not open to negotiation:

- All cycle paths must comply with the appropriate Oxfordshire County Council requirements for paths of adoptable standard
- Where appropriate all paths must be accessible to people with disabilities
- All lighting must minimise upward light spill and light pollution
- All street furniture and fixed play equipment must be approved by the Council’s where the facility is to be adopted by the District Council
- All signs must comply with the Council’s guidelines on signage
- Trees and shrubs must be selected and specified to provide year-round colour and interest

Accessibility

Accessibility has two key components: making it easy for potential users to get to spaces and making it easy to use them. Accordingly it is concerned with all potential users and not just those who are disabled in some way.

The Disability Discrimination Act 1995 and PPG17 both

promote the design of inclusive public spaces and environments that everyone can use. Since October 2004 service providers have been required to take reasonable steps to ensure that people with disabilities are able to use premises and spaces without unnecessary constraints. There is no clear definition of “reasonable” in this context, but it seems that there is no requirement to make all spaces accessible to people with disabilities all of the time. A useful policy is that greenspaces should be usable by all people to the greatest extent possible without the need for adaptation or specialised design.

In greenspaces, the key requirements are:

- Spaces and publicly accessible buildings or facilities within them should be fully accessible to people with disabilities
- On-site spaces should not generally be on the perimeter of sites but the focus of the development; in residential areas, no dwellings should “turn their back” on adjacent greenspaces.
- Adequate car parking (if required) should be either on site or close to the entrances
- Spaces should be traversed by a network of hard surfaced paths, where appropriate, which will shed water and are suitable for wheelchairs and baby buggies; maximum slope not more than 1:12 and then only for short distances; otherwise not more than 1:24. Paths must also be wide enough for two wheelchairs to pass and broadly follow desire lines to link the entrances to the space with points of interest either within the space or close to it (note: on some sites, such as playing fields and sports pitches, it will be necessary not to compromise the main use of the site). In some locations, it may be necessary to provide tactile clues to alert people with limited vision to trip hazards or changes in level.
- Clear and uncomplicated written information, signage and way-marking, with good colour contrast and simple lettering in an appropriate point size. Written information should include directions to points of interest or local community facilities (eg schools, shops, sports facilities) with approximate walking times and signs requiring dogs to be kept under control and fouling disposed of to “pooper” bins
- Easy to use latches and gates, if required

Wherever possible, greenspace designers should consult local disabled groups over the design of spaces and facilities.

Management and Maintenance

A superbly designed but badly managed or maintained space is probably of less value to a local community than a poorly designed but superbly managed and maintained one. The key management and maintenance requirements are that:

- Area should be kept clean with litter bins emptied regularly and no dangerous litter such as broken glass left unattended
- There should be at most only limited evidence of vandalism or graffiti coupled with rapid and effective removal
- There should be very little or no evidence of dog fouling, with pooper bins” available at various points, plus notices relating to the avoidance of dog fouling. Pooper bins must also be clearly identifiable and separate from litter bins – for example, a different colour and clearly marked.
- There should be no or very little evidence of flytipping and rapid, effective removal of tipped material
- All paths should be kept clear of debris with surfaces in good condition and repaired
- All facilities should be in clean, safe and usable condition
- Lighting should be adequately maintained and working
- Grounds maintenance standards should be consistently high and demonstrate clearly that spaces are well maintained
- Grassed areas to have a low preponderance of broad leaved weeds; they must be cut to an even length and if clippings are left in place after cutting they must be short so as not to have a detrimental impact on the appearance of the area
- Horticultural areas and flower/shrub beds weed free and ideally mulched
- Flowering plants dead headed and pruned as necessary
- Woodland areas maintained in accordance with an approved management plan

MFGS: Amenity Greenspace Definition

- Informal greenspaces in and around housing areas and village greens

Accessibility Standard

- Walking 5 minutes/300 m

Quantity Standard

There are no specific quantity standards for amenity greenspace; instead, they are subsumed into general standards for multi-functional greenspace, covering amenity greenspaces, natural greenspaces and parks and gardens, of:

- Rural areas of the Vale 6.5 sq m per person
- Urban areas of the Vale 13 sq m per person

For the purposes of this standard, the Council defines the urban areas of the Vale as Abingdon, Cumnor, Faringdon, Grove and Wantage. It will determine the most appropriate mix of amenity greenspace, natural greenspace and parks and gardens in the context of specific development proposals.

Minimum Size

- 1,000 sq m (0.1 hectare)

General Characteristics

- part of a network of greenspaces within residential or other areas which link to major walking and cycling routes and bus stops
- Located away from sources of potential danger to unaccompanied children such as roads
- Designed to create a sense of place and provide a setting for adjoining buildings
- Clear definition between public and semi-private areas for residents and private spaces (eg domestic gardens)
- Views out of or across the space, ideally to local landmarks
- Designed and constructed in such a way as to ensure that the space does not become waterlogged after normal levels of rainfall this may require field drains or field drains plus soil amelioration

Planting and biodiversity

- Good balance of mown grassed areas, in varying widths or sizes (large enough for informal recreation such as kickabouts or mini-soccer where appropriate) and mixed indigenous and ornamental species and ages of trees or shrubs, but with a predominantly open character
- Range of habitat types eg woodland, ponds, grasslands, hedgerows
- Buffer or shelter planting as necessary

Facilities and Features

- Should incorporate informal provision for children and young people (eg spaces for a “kickabout”, quiet places to meet with informal seating and natural play features such as boulders, logs and hollows)
- Adequate litter bins
- May incorporate public art or heritage features (eg statues)
- Seats, in both sunny and shaded areas
- Adequate safety measures adjacent to potentially dangerous areas of water (eg rivers, canals)
- Path lighting where appropriate

MFGS: Natural Greenspace Definition

- Publicly accessible natural and semi-natural urban greenspaces - including woodlands, urban forestry, scrub, grasslands (eg downlands, commons and meadows) wetlands, open and running water, wastelands and derelict open land and rock areas (eg cliffs, quarries and pits)

Accessibility Standard

- Walking 15 minutes/900 m

Quantity Standard

There are no specific quantity standards for natural greenspace; instead, they are subsumed into general standards for multi-functional greenspace, covering amenity greenspaces, natural greenspaces and parks and gardens, of:

- Rural areas of the Vale 6.5 sq m per person
- Urban areas of the Vale 13 sq m per person

For the purposes of this standard, the Council defines the urban areas of the Vale as Abingdon, **Cumnor**, Faringdon, Grove and Wantage. It will determine the most appropriate mix of amenity greenspace, natural greenspace and parks and gardens in the context of specific development proposals.

Minimum Size

- 1,000 sq m (0.1 ha)

General Characteristics

- Naturalistic appearance which incorporates an appropriate range of wildlife habitats

Accessibility

- Entrances or access points and internal paths linked to rights of way, bridlepaths, quiet lanes and cycling routes and water courses to create wildlife corridors and a network of greenspaces

Planting and Biodiversity

- Good mix of native species and habitats, depending on site characteristics
- Wildlife protection areas
- Clearings or gaps in tree crowns to allow light penetration to woodland floor, where appropriate
- Well developed shrub, field and ground layers and wide, species rich edge, where appropriate
- The promotion of nature conservation within or adjacent to Oxfordshire County Council's Conservation Target Areas

Facilities and Features

- Clear and coherent signage to and throughout the site as appropriate
- Built heritage structures and natural features conserved
- Interpretation of flora and fauna as appropriate
- Litter bins and seats at key points
- Signs requiring dogs to be kept under control and fouling

- disposed of to “pooper” bins
- Adequate safety measures adjacent to areas of water (will depend on size, depth and current, if any)
- “Way marked” routes, where appropriate

Management and Maintenance

- Managed primarily for wildlife and nature conservation

MFGS: Parks and Gardens

Definition

- Urban and country parks and formal gardens

Accessibility Standard

- Walking 15 minutes/900 m
- Cycling 15 minutes/2250 m
- Driving 15 minutes/5625 m

As parks and gardens should be within walking distance of most potential users, the primary accessibility standard, and therefore the standard used in the Council’s Development Control Model, relates to walking. The cycling and driving accessibility standards will apply in the rural areas of the District where it would not be sensible to have a park or garden within walking distance of all residents.

Quantity Standard

There are no specific quantity standards for parks and gardens; instead, they are subsumed into general standards for multi-functional greenspace, covering amenity greenspaces, natural greenspaces and parks and gardens, of:

- Rural areas of the Vale 6.5 sq m per person
- Urban areas of the Vale 13 sq m per person

For the purposes of this standard, the Council defines the urban areas of the Vale as Abingdon, **Cumnor**, Faringdon, Grove and Wantage. It will determine the most appropriate mix of amenity greenspace, natural greenspace and parks and gardens in the context of specific development proposals.

Minimum Size

- 5,000 sq m (0.5 hectare)

General Characteristics

- Well defined boundaries or perimeter, preferably enclosed with railings or walls
- A welcoming entrance with well presented information on the park and clear points of interest to draw visitors in
- Range of natural and man-made structures of heritage features such as ponds, statues, buildings and ornamental

- railings
- Reasonable privacy for the residents of nearby dwellings

Planting and Biodiversity

- Diverse species of both flowering and non-flowering trees, of various ages, including native species; also shrubs and plants providing a range of habitats
- Hedgerows, where present, reasonably dense, thick and bushy so as to provide habitats
- Some areas of dense planting, difficult for people to penetrate and in areas where they will not provide hiding places, but providing habitats for small animals and birds

Facilities and Features

- Facilities and features such as water features, public art, bandstands, play facilities, sports facilities and cafes which will attract users (where appropriate)
- Good views into, across and out of the park so that each visitor is providing a form of informal surveillance for other users
- Informative interpretation signs or other material relating to natural features (eg geology, land form); heritage features (eg statues, historic/listed buildings, bandstands); wildlife (eg details of the main birds and animals to be seen in the park); landscaping (eg information on trees and other planting and especially horticulture areas)

Other Public Spaces: Green Corridors

Definition

- Pedestrian and cycling routes through urban areas, including river and canal banks and cycleways, which are separated from motor traffic and link residential areas to town or village centres and community facilities such as schools, play areas, community centres and sports facilities.

Accessibility Standard

- No standard required

Quantity Standard

- No standard; green corridors will be created on an opportunistic basis which makes as much use of other forms of greenspace as possible

Minimum Size

- There is no minimum size, but corridors should generally be not less than 500 m (0.5 km) long

General Characteristics

- Clear signposted links to the wider network of cycling and

and pedestrian routes where appropriate in order to integrate developments with their surroundings and, where possible, public rights of way

- Where possible, extending public rights of way and access to the countryside for informal recreation. (Note: any measures relating to public rights of way must be agreed with the Countryside Service of Oxfordshire County Council)
- Cycling routes to be at least 3 m wide and constructed to adoptable standard as specified by Oxfordshire County Council
- Other surfaced paths to be at least 2 m wide
- Surface treatments, landscaping and infrastructure items (eg gates, signage, information and lighting) to be appropriate to the use of the paths and character of the local area
- Welcoming and apparently safe with no signs of litter, graffiti or damaged vegetation
- Adequate litter bin and “pooper” bin provision, with bins located at points where they can easily be accessed for emptying from the road system
- Freedom from flooding so that paths are not susceptible to water damage or become icy in winter where possible

Accessibility

- Where possible all paths to be suitable for wheelchair users throughout their length with both visual and tactile clues to alert users to changes in direction
- All routes through developments to be based on historical routes or existing desire lines and use landscape features as much as possible
- Appropriate safety features adjacent to areas of water (eg life buoys, warning notices)
- Appropriate safety measures adjacent to or at crossings of rail lines or busy roads
- Good sightlines along the route so that users can see potential danger well ahead

Planting and Biodiversity

- Good balance and variety of plants and shrubs, including both flowering and non-flowering species to provide year-round colour and interest
- Range of habitat types

Facilities and Features

- Signposting to places of interest or destinations (eg shops, leisure facilities, schools)
- Adequate street lighting where appropriate

Other Public Spaces: Civic Spaces

Definition

- Town centre squares, pedestrian streets and other hard surfaced areas designed primarily for pedestrians

Accessibility Standard

- No standard required

Quantity Standard

- No standard; civic spaces will result from the design of town centre areas

Minimum Size

- No minimum size

General Characteristics

- Attractive spaces with a mix of hard and soft landscaping, in which pedestrians have priority over vehicles
- Design and detailing appropriate to the local context, with reasonable consistency in the choice of street furniture and signage, but used in such a way as to give each space a unique character with high quality materials appropriate to the local context
- Surrounding buildings front on to the space and contribute to its vitality both during the day and the evening
- Minimum of overhead wires and other intrusive elements

Accessibility

- Readily accessible by public transport from a wide area

Planting and Biodiversity

- Depends on the nature and location of the space but planting should consist primarily of ornamental species and be designed to enhance the space, provide shade and provide a setting for important buildings

Facilities and Features

- Effective street lighting (including the floodlighting of key adjoining civic and other buildings and decorative lighting)
- Informative and easily understood directional and other signs grouped where appropriate but without unnecessary visual “clutter”
- Pavement cafes and similar facilities to add vibrancy in good weather (if appropriate)
- Good mix of retail outlets (if appropriate)
- Active frontages to buildings
- Fountains and public art desirable
- Seats and litter bins

Activity Spaces: Allotments and Community Gardens

Definition

- Both statutory and all other allotment sites.

Accessibility Standard

- Walking 10 minutes/600 m
- Cycling 10 minutes/1500 m
- Driving 10 minutes/3,750 m

As allotments should be within walking distance of most potential users, the primary accessibility standard, and therefore the standard used in the Council's Development Control Model, relates to walking. The cycling and driving accessibility standards will apply in the rural areas of the District where it would not be sensible to have one allotment site within walking distance of all residents.

Quantity Standard

- 3.25 sq m per person

Minimum Size

- 0.2 ha (2,000 sq m)

Note: the traditional size of allotment plots is 10 rods. One rod is 272.25 sq feet so a 10-rod plot has an area of just under 253 sq m. On many allotment sites, however, 10-rod plots have been subdivided to smaller plots. The minimum size of 0.2 ha equates approximately to eight 10-rod or sixteen 5-rod plots.

General Characteristics

- Screen planting to provide some privacy while also allowing views into and out of the site
- Clear separation between adjacent allotments
- Signage at or outside the main site entrance giving details of ownership and how to apply for an allotment; also emergency telephone numbers
- Securely fenced with lockable gates

Planting and Biodiversity

- Good mix of species in planting around and within the site
- Dense, bushy hedgerows (where present)

Facilities and features

- No allotment more than 50 m from a mains water point
- Standard lockable shed for each plot
- Toilet facilities on all sites with 20 or more plots (can be a composting toilet if mains drainage not readily available)
- At least one on-site or on-street parking space to every 4 plots

Management and Maintenance

- All facilities in clean, safe and usable condition

Activity Spaces: Formal Play Provision

Definition

- Soft and hard surfaced areas offering play opportunities for everyone regardless of ability.

Accessibility Standard

- Walking 10 minutes/600 m

Quantity Standard

- 0.4 sq m per person

Minimum size

- 400 sq m

General Characteristics

- Sited minimum of 10 m from the nearest dwelling boundary or 30 m from the nearest door or window of the nearest dwelling, whichever is less, and to include buffer planting to screen site without compromising passive surveillance
- Separated from major vehicle movement and accessible from pedestrian routes and cycle ways
- Surfaced path to access site
- Safety surfacing for all equipment to comply with the relevant standard to EN1177, free from surface water ponding and designed to limit the need for maintenance.
- Safety surfacing around equipment for toddlers to be wet pour or similar approved. Bark, timber chips and tiled finishes will not be acceptable.
- All equipment must comply with the relevant standard to EN1176
- Dog free area fenced minimum 1 m high with minimum of two outward opening self closing pedestrian gates and 1 maintenance gate to enclose areas of grass and surfaced areas sufficient to allow informal play and ball games
- Optimum use of changes in level, textural and colour variety in materials used to stimulate senses

Facilities and Features

- Not less than 5 types of equipment to provide a variety of challenges and experiences designed for a range of ages, at least some of which should be suitable for disabled users
- Seating provision close to equipment in sun and shade
- Litter bins at entrances
- More adventurous play to be sited separately
- Signage stating name and telephone number of agency responsible for maintaining site

Planting and Biodiversity

- Good mix of “child-friendly” (ie not sharp, spiky or poisonous) plant and tree species in the vicinity
- Generous use of planting to enhance amenity, stimulate the senses of sight, sound, touch and smell throughout the seasons and include autumnal colour
- Shade to some areas
- Shelter in exposed conditions

Management and Maintenance

- Safety surfacing in good condition
- Play equipment (including natural “equipment” such as fallen trees) in safe and usable condition
- Seats for children or parents/carers in safe and usable condition

Activity Spaces: Multi-sport Courts

Definition

- Hard or synthetic surfaced courts intended for football, basketball, netball and roller/in-line skating; can have either controlled or open access, although the latter is more common

Accessibility Standard

- Walking 15 minutes/900 m
- Cycling 15 minutes/2250 m
- Driving 15 minutes/5625 m

As multi-courts should be within walking distance of most potential users, the primary accessibility standard, and therefore the standard used in the Council’s Development Control Model, relates to walking. The cycling and driving accessibility standards will apply in the rural areas of the District where it would not be sensible to have at least one multi-court within walking distance of all residents.

Quantity Standard

- 0.5 sq m per person

Minimum Size

- 36.5 x 18.25 m (court only)

General Characteristics

- Reasonably sheltered from the wind
- A free-draining or impervious surface laid to appropriate falls in order to shed water to soakaways

Planting and Biodiversity

- Amenity planting composed mainly of native species to improve appearance, provide shelter and reduce light

pollution (where floodlit), reduce noise transfer and promote biodiversity

Facilities and Features

- Basketball hoops, if present, securely fixed with no sharp edges
- Recessed 5-a-side goals (goals should be recessed for safety reasons)
- Surrounded by a rebound surface 1.2 m high if intended for 5-a-side soccer use (note, however, that this is not desirable if the court is close to dwellings because of the noise generated by balls hitting the rebound surface)
- Ideally enclosed by netting which will prevent balls escaping from the court(s) area
- Ideally floodlit to give at least 75 lux
- Signage indicating ownership and who to inform of any maintenance requirements

Management and Maintenance

- Court surface in good condition
- Line markings, where present, in good condition
- Floodlights, where present, fully operational

Activity Spaces: Youth Facilities

Definition

- Provision for young people and designed to allow them to “hang out” and practise various sports or movement skills such as basketball, inline skating or skateboarding. Most teenage facilities include a mix of skateboard ramps, outdoor basketball hoops, shelters and other more informal areas. Ideally, they should be located close to a multi-court (see above).

Accessibility Standard

- Walking 15 minutes/900 m
- Cycling 15 minutes/2250 m

As youth facilities should be within walking distance of most potential users, the primary accessibility standard, and therefore the standard used in the Council’s Development Control Model, relates to walking. The cycling accessibility standard will apply in those rural areas of the District where it would not be sensible to have at least one youth facility within walking distance of all residents.

Quantity Standard

- 0.5 sq m per person

Minimum Size

- 1,000 sq m (0.1 hectare) excluding buffer zone

General Characteristics

- Located close, but not immediately adjacent, to a well used pedestrian route but more than 50 m from the nearest dwelling
- Area of at least 1,000 sq m, with facilities for teenagers (see definition above)
- Surrounded by a buffer zone, possibly with appropriate planting, between the facility and nearest dwellings
- Suitable safety surfacing beneath and around play equipment
- Accessible to children or adults with disabilities
- Effective drainage of all surfaces

Planting and Biodiversity

- Tough, but not prickly landscaping in the immediate vicinity of the area

Facilities and Features

- Mix of facilities such as skateboard/BMX ramps, basketball goals, teenage shelters
- Casual seating
- Low level lighting with both light and dark areas as appropriate
- Adequate provision of litter bins

Management and Maintenance

- Surfaces and structures in good condition and repaired as necessary
- Free from litter and dangerous materials eg broken glass

Outdoor Sports Facilities: Artificial Turf Pitches

Definition

- Artificial turf pitches for football, hockey and rugby/rugby training

Accessibility Standard

- Driving 15 minutes/5,625 m

While it will be desirable for many users of ATPs to walk or cycle to them, they serve a wide area and therefore a driving distance threshold is appropriate.

Quantity Standard

- 0.2 sq m per person

Minimum Size

- 1 pitch with changing accommodation and parking

General Characteristics

- As for grass sports pitches (see below)

Accessibility

As for grass sports pitches (see below), plus:

- Hard surfaced path between changing pavilion and entrance(s) to artificial turf pitch(es)

Planting and Biodiversity

As for grass sports pitches, plus:

- No broad leaved trees within 10 m or any pitch perimeter line marking

Facilities and Features

Changing pavilions

- As for grass sports pitches

Pitches, practice areas and other facilities

As for grass sports pitches, plus:

- Artificial surfaces to comply with relevant governing body requirements and BS 7044: Artificial Sports Surfaces
- All artificial turf pitches (and any safety surround areas) to be fully enclosed within lockable chain link, weldmesh or other see-through fence capable of withstanding ball impacts at least 3.0 m high along the sides of the pitch and 5 m high at the ends of the pitch
- Third generation artificial turf pitches for football to comply with the International Artificial Turf Standard published by the Federation Internationale de Football

Management and Maintenance

As for grass sports pitches

Outdoor Sports Facilities: Bowling Greens

Definition

- Lawn bowls green meeting appropriate governing body standards

Accessibility Standard

- Walking 15 minutes/900m
- Driving 15 minutes/5625 m

As bowling greens should be within walking distance of most

potential users, the primary accessibility standard, and therefore the standard used in the Council's Development Control Model, relates to walking. The driving accessibility standards will apply in the rural areas of the District where it would not be sensible to have at least one green within walking distance of all residents.

Quantity Standard

- 0.1 sq m per person

Minimum Size

- 6 rinks plus banks and ditches, a pathway at least 2 m wide all round the green and a pavilion. This requires a site of not less than approximately 41 x 47 m, ie approximately 1,900 sq m (0.19 hectare).

General Characteristics

- Green, banks and ditches to meet relevant governing body standards

Accessibility

- Hard surfaced path all round the green

Planting and Biodiversity

- Shelter planting/screening to provide summer time shelter from wind, privacy for bowlers and support biodiversity
- No broad-leaved trees overhanging the green

Facilities and Features

- Greens to have at least six rinks (to allow play along and across the green to even out wear)
- Changing pavilion with at least male and female changing rooms and social area

Management and Maintenance

- Grass sward kept short and clear of weeds

Outdoor Sports Facilities: Grass Sports Pitches

Definition

- Pitches for football (all codes), cricket, hockey, rugby (all codes)

Accessibility Standard

- Walking 15 minutes/900 m
- Driving 15 minutes/5625 m

As pitches should be within walking distance of most potential

casual users, the primary accessibility standard, and therefore the standard used in the Council's Development Control Model, relates to walking. However, the driving standard will apply in the rural areas of the District where it would not be sensible to have at least one pitch within walking distance of all residents.

Quantity Standard

- 16 sq m per person

Minimum Size

- Two pitches with changing accommodation and parking in Abingdon, Cumnor, Faringdon, Grove and Wantage; one pitch with changing accommodation in all other areas

General Characteristics

- External lighting in car parking areas
- External lighting on pavilions with PIR detectors
- Signs indicating that no dogs must at any time be allowed on the pitches
- Shade trees in car parking areas
- Adequately separated from adjoining residential properties
- Adequate measures in place to control light spill from floodlighting to adjoining properties and related land

Accessibility

- Hard surfaced paths following desire lines from parking areas to changing facilities
- Path system appropriate to the circulation needs of users of the site, with wide, hard surfaces in heavily trafficked areas (for example, at the exit from changing rooms)

Planting and Biodiversity

- Strong structure planting around the perimeter of the site using native species (designed as buffer planting to reduce wind on pitches and noise or light spill as appropriate to the site and adjoining properties or roads and also to promote biodiversity)
- Internal structure planting where appropriate
- Amenity or naturalistic landscaping in the vicinity of buildings and car parking

Facilities and Features

Changing pavilions

- Changing rooms (with the number of rooms appropriate to the number of pitches or other facilities on site) consisting of changing spaces, showers and drying area, plus separate changing for match officials where appropriate

- Capable of simultaneous male and female team and/or officials' use, where appropriate
- First aid room (essential only for pitch sports and athletics)
- Space for refreshments with kitchen
- No rooflights in flat roofs on single storey buildings
- Adequate secure maintenance equipment storage
- Lockable security shutters on all pavilion doors and windows
- Passive surveillance from nearby properties

Pitches, practice areas and other facilities

- Pitch orientation generally between 35 degrees west and 20 degrees east of N-S wherever possible
- Playing facilities meeting relevant governing body requirements in terms of length, width, even-ness of surface, boundary distances (cricket) and side clearances or safety margins
- Floodlighting to relevant governing body requirements for the standard of play
- No end to end slope on football, hockey, lacrosse or rugby or other winter season pitches greater than 1:40 (1:80 preferable); no side to side slope greater than 1:40 (1:60 preferable)
- Well drained pitch surfaces
- Winter sports grass pitches to have pipe drains plus sand slits where necessary (note: sand slits to be renewed every 10 years)

Management and Maintenance

- Grass lengths appropriate to sport with full grass cover on grass pitches
- Posts and goals safe and free from rust or sharp edges, with hooks for nets where appropriate
- Line markings straight and easily seen
- Surface repairs carried out quickly and effectively
- Surround netting and entrance gates to artificially surfaced areas in good condition
- Floodlights in full working order
- Information on site ownership and the facilities available at the site entrance
- Contact details for emergencies at any pavilion

**Outdoor Sports Facilities:
Tennis Courts**

Definition

- Tennis courts, usually with a hard or synthetic surface, and with or without floodlighting

Accessibility Standard

- Walking 15 minutes/900m
- Driving 15 minutes/5625 m

As tennis courts should be within walking distance of most

potential users, the primary accessibility standard, and therefore the standard used in the Council's Development Control Model, relates to walking. The cycling and driving accessibility standards will apply in the rural areas of the District where it would not be sensible to have at least one court within walking distance of all residents.

Quantity Standard

- 0.8 sq m per person

Minimum size

- 36.5 x 18.25 m (court and safety margins) plus surround

General Characteristics

- Reasonably sheltered from the wind
- A free-draining or impervious surface laid to appropriate falls to shed water to soakaways
- Surrounded by netting which prevents balls escaping from the court(s) area
- Oriented within 30 degrees of north-south

Planting and Biodiversity

- Amenity planting composed mainly of native species to improve appearance, provide shelter, reduce noise transfer and promote biodiversity

Facilities and Features

- Posts and tennis nets
- Clearly marked courts with adequate safety surrounds
- Floodlighting (if present) to meet governing body requirements

Management and Maintenance

- Court(s) surface, posts and nets, surround netting and floodlighting (if present) in good condition

Indoor Sports Halls and Swimming Pools

Definition

- Large scale indoor sports facilities operated by the public, commercial or voluntary sectors

Accessibility Standard

- Driving 15 minutes/5625 m

While it will be desirable for many users of indoor sports facilities to walk or cycle to them, they serve a wide area and therefore a driving distance threshold is appropriate.

Quantity Standard

- Sports halls, other indoor “dry” sports facilities and related ancillary accommodation: 0.08 sq m of building per person
- Indoor swimming pools and related ancillary accommodation: 0.06 sq m of pool building per person

Minimum Size

- Sports halls: 4 badminton court hall plus changing
- Pools: 25 m x 4 lanes (8.5 m total width) plus changing

General Characteristics

- External lighting, with movement or passive infra-red (PIR) detectors
- Entrance clearly identifiable from the car park
- No landscaping in which potential attackers could hide

Accessibility

- Accessible by public transport: nearest bus stop within 250 m of entrance/access points
- Adequate parking for the range of facilities available, with a tarmac surface in good repair and at least two designated disabled spaces close to the main entrance
- Cycle parking

Planting and Biodiversity

- Attractive landscaping to the site and building, incorporating native species where possible

Facilities and Features

Internal Support Areas

- Reception desk immediately inside main entrance and clearly visible
- Disabled toilets
- Baby changing facility in male and female changing areas or toilets
- General accessibility for people with disabilities – see separate checklist
- Décor and finishes in good condition
- Clear route from reception to changing and activity areas

Activity Areas

- Meeting appropriate governing body or Sport England standards
- Adequate storage, accessed from activity areas
- Mat storage, where required, physically separate and vented to outside air
- Décor and finishes in good condition

Changing Areas

- Separate male and female changing (although mixed sex villages desirable for pools)
- Adequate locker provision
- Adequate shower and toilet provision
- Décor and finishes in good condition

Management and Maintenance

- Professionally managed

Useful Information

- CABE Space (undated), *A Guide to Producing Park and Green Space Management Plans*
- CABE Space (undated), *Green Flag Award Winners (various years)*
- Children's Play Council (2002), *More than Swings and Roundabouts: Planning for outdoor play*
- DETR/CABE (2000), *By Design - Urban design in the planning system: towards better practice*
- DTLR (2002), *Improving Urban Parks, Play Areas and Open Spaces* (report on research undertaken by the University of Sheffield for the Urban Green Spaces Taskforce)
- English Nature (1995), *Accessible Natural Greenspace in Towns and Cities* (Research Report 153)
- English Nature (2002), *Providing Accessible Natural Greenspace in Towns and Cities*
- Kit Campbell and Geraint John (ed, 1995), *Handbook of Sports and Recreation Building Design*, Volumes 1, 2 and 3
- National Playing Fields Association (2001), *The Six Acre Standard*
- Sport England (various dates), *Lottery Guidance Notes*
- Sport England (various dates), *Planning Bulletins*