



DERBYSHIRE DALES DISTRICT COUNCIL

OPEN SPACE STUDY

STANDARDS PAPER

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QUALITY, INTEGRITY, PROFESSIONALISM

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INTRODUCTION

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

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

Scope

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

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

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

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Analysis areas

For mapping purposes and audit analysis, the following analysis areas are applied (reflecting the geographical and demographical nature of the area). Analysis areas allow more localised assessment of provision in addition to examination of open space/facility surplus and deficiencies at a more local level. Use of analysis areas also allows local circumstances and issues to be taken into account. Derbyshire Dales is therefore, broken down as follows:

Table 2.1: Population by analysis area

Analysis area	Population (2015)
Derbyshire Dales	43,780
National Park (NP)	25,322
Derbyshire Dales	69,102

Figure 2.1: Derbyshire Dales analysis areas



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ASSESSMENT REPORT SUMMARIES

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

Parks and gardens

- ◀ There are 13 sites classified as accessible parks and gardens totalling 19.66 hectares. The majority of this provision (85%) is situated in the Derbyshire Dales (outside NP) Analysis Area.
- ◀ Catchment gaps are identified in both analysis areas. However, within the Peak District National Park Analysis Area, areas of a higher population density are covered by the 15-minute walk time catchment. Gaps in the Derbyshire Dales (outside NP) Analysis Area are met by other open space typologies such as amenity greenspace and natural and semi natural greenspace.
- ◀ Seven out of the thirteen park and garden sites in Derbyshire Dales score below the threshold for quality. However, this does not mean that these sites have any specific quality issues. The threshold for park provision is set particularly high to stay in line with the national standard set by the Green Flag Award Scheme of 60%.
- ◀ The highest scoring site for quality is Hall Leys Park, which is further reflected in its Green Flag status.
- ◀ Other sites, which significantly surpass the Green Flag pass mark of 66%, are the Whitworth Institute, Derwent Gardens and Ashbourne Memorial Park.
- ◀ No sites scoring below the threshold are observed as having any specific quality issues. Their low scores are merely a result of their comparison to sites of exceptional quality.
- ◀ All sites are assessed as being of high value, with the important social inclusion and health benefits, ecological value, economic value, educational value and sense of place sites offer being acknowledged.

Natural and semi-natural greenspace

- ◀ There are 21 sites classified as accessible natural and semi-natural greenspaces, totalling just over 519.04 hectares of provision.
- ◀ Derbyshire Dales is well served by natural and semi-natural greenspaces based on a 30-minute drive time catchment. The provision in the area also serves neighbouring authorities.
- ◀ Within Derbyshire Dales there are sites designated as Local Nature Reserves (LNRs), and Sites of Special Scientific Interest (SSSI). There are two sites classified as LNRs and two SSSIs.
- ◀ Derbyshire Dales is recommended to have approximately 69 hectares of LNR. As it stands, there is currently has 13.38 hectares of LNR. Therefore, the area currently falls short of the ANGSt by 113.90 ha.
- ◀ Over half (65%) of natural and semi natural greenspaces score above the threshold for quality. The highest scoring site for quality are Carsington Water, High Tor Pleasure Grounds and Lovers Walk.
- ◀ The majority (93%) of natural and semi natural sites score high for value; this can be attributed to their ecological value and contribution to biodiversity. Furthermore, they often provide recreational and educational opportunities.
- ◀ Only one site, Catcliffe Woodland, scores low for value. Although the site scores well for biodiversity and as a visual amenity, as a publicly accessible space it scores less i.e. the footpaths are not well maintained and there are less features.
- ◀ Given the rural characteristics of the area and containment of part of the Peak District National Park, need for additional natural and semi-natural provision is highly unlikely.

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Amenity greenspace

- ◀ A total of 73 amenity greenspace sites are identified in the Derbyshire Dales, totalling over 101 hectares of amenity space.
- ◀ Most amenity greenspace sites are located in the area outside the National Park (49). However, the National Park Analysis Area has the greatest amount of provision proportionally per 1,000 population with 1.92 (compared to 1.47 for Derbyshire dales as a whole as a whole).
- ◀ The multifunctional role of amenity greenspace to local communities is recognised and as such the expectation exists for provision to be locally accessible. There are no significant gaps in provision that are not serviced by other similar types of provision.
- ◀ Just over two thirds of amenity greenspace sites (67%) score above the quality threshold. However, there is still one third which rate below the quality threshold. However, this can be partly attributed to a number of sites being below 0.2 hectares, resulting in a lack of ancillary facilities.
- ◀ In addition to the multifunctional role of sites, amenity greenspace provision is, in general, particularly valuable towards the visual aesthetics for communities. This is demonstrated by the 86% of sites rating above the threshold for value. The contribution these sites provide as a visual amenity and for wildlife habitats should not be overlooked.
- ◀ It is unlikely that new provision is required as the small gaps in more densely populated areas (i.e. outskirts of Darley Dale and Matlock) are served by other forms of open space provision such as natural and semi natural.

Provision for children and young people

- ◀ There are a total of 450 sites across Derbyshire Dales identified as play provision with most being classified as LEAPs (26 sites).
- ◀ The Derbyshire Dales (outside NP) Analysis Area has the most provision for children and young people. Subsequently, this analysis area also has the most provision per 1,000 population (0.06 hectares).
- ◀ There is a reasonable spread of play provision across the area. The walk time catchment covers most of the areas of higher population density. There are some small gaps noted in the Derbyshire Dales (outside NP) Analysis Area, in particular in the north east.
- ◀ The majority of play sites (62%) are assessed as being overall high quality. The highest scoring sites are observed as having a high standard of quality and appearance of equipment and surfaces.
- ◀ All provision is rated as being of high value. This is due to the recognised benefits that play provides in terms of healthy, active lifestyles, social inclusion and interaction between children plus its developmental and educational value.

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Allotments

- ◀ There are seventeen sites classified as allotments in Derbyshire Dales, equating to over 11 hectares.
- ◀ Current provision is below the nationally recommended amount. This is supported by the fact that all sites are operating at capacity and most have a waiting list, suggesting demand for allotments is not currently being met by supply.
- ◀ The most significant gaps in provision, based on a 15 minute walk time, are in Wirksworth and Ashbourne. Provision within the National Park is also sporadic.
- ◀ More than half of allotments score high for quality. The lowest scoring sites are identified as being small and lacking in ancillary features.
- ◀ Wenselees Allotments and Main Street Allotments, Over Haddon are reported to have around 50% of plots not in use.
- ◀ All allotments in Derbyshire Dales are assessed as high value reflecting the associated social inclusion and health benefits, their amenity value and the sense of place offered by provision.

Cemeteries

- ◀ There are 33 sites classified as cemeteries, equating to over 24 hectares of provision.
- ◀ There are 17 active churchyards and 16 closed churchyards.
- ◀ The majority of cemeteries and churchyards are rated as high quality. However, three sites score below the quality threshold. This is a reflection of the lack of ancillary facilities (e.g. benches, signage), sense of security and general maintenance observed.
- ◀ All cemeteries bar one site is assessed as high value, reflecting that generally provision has cultural/heritage value and provide a sense of place to the local community.

Civic space

- ◀ There are twelve site classified as civic spaces in Derbyshire Dales equating to over half a hectare of provision.
- ◀ There are also likely to be other forms of provision in the Area (e.g. main streets, parks) that will provide localised opportunities associated with the function of civic space.
- ◀ The value of the sites is deemed to be good overall with a generally acceptable maintenance and appearance. They have a unique cultural/heritage value whilst providing a sense of place to the local community.

Green corridors

- ◀ There is currently 1,146 kilometres (km) of fully accessible public footpaths and 158 km of accessible bridleways within Derbyshire Dales. Of the 1,304 km, 36.84km have been categorised as green corridors.
- ◀ The majority of sites (77%) score above the threshold for quality, with the two highest scoring sites being Derwent Valley Heritage Way (part 1, Cromford Canal) (93%) and Derwent Valley Heritage Way (part 3) (71%).
- ◀ The lowest scoring sites are less attractive in appearance and have lower standards of maintenance.
- ◀ All but two site scores above the threshold for value. The only site to score below the threshold, Imperial Road Path is small in size and also scores low for quality. Therefore, it is less likely to attract users.

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QUALITY STANDARDS

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

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

The base line threshold for assessing quality is usually set around 66%, to reflect the pass rate for the Green Flag Award criteria (site visit criteria also being based on the Green Flag Award). This is the only national benchmark available for parks and open spaces. No other good practice examples are adopted for the setting of quality and value thresholds in the UK.

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

Quality and value thresholds

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

For value there is no national guidance on the setting of thresholds. The 20% threshold applied is derived from our experience and knowledge in assessing the perceived value of sites. Whilst 20% may initially seem low it is a relative score - designed to reflect those sites that meet more than one aspect of the criteria used for assessing value.

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Identifying deficiencies

Quality

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

Quality scores for all open space typologies

Typology	Scores			No. of sites	
	Lowest score	Average score	Highest score	Low	High
Allotments	40%	58%	34%	9	8
Amenity greenspace	42%	73%	65%	24	49
Cemeteries/ churchyards	55%	78%	40%	3	13
Provision for children and young people	55%	82%	56%	19	29
Civic spaces	52%	71%	31%	4	4
Green corridors	58%	93%	69%	3	9
Parks and gardens	58%	84%	49%	7	6
Natural and semi-natural greenspace	43%	83%	61%	6	11
				75	130

The majority (63%) of assessed open spaces in Derbyshire Dales rate above the quality threshold set. Proportionally more cemetery (81%) and green corridor (75%) provision scores highly for quality than other typologies. However, there is a generally high quality of open space provision throughout Derbyshire Dales with 67% of amenity greenspace, 60% of play provision and 65% of natural and semi-natural provision scoring above the threshold.

The typology with the highest proportion of sites scoring below the set threshold for quality is parks and gardens. However, this can be attributed to the high threshold set for this typology in order to keep assessment of quality standards high, in line with the Green Flag Award pass rate of 66%.

Management and maintenance responsibilities of open space are undertaken by a number of organisations across Derbyshire Dales including housing developers, the County Council, the Wildlife Trust and the Woodland Trust. However, the majority of sites are managed and maintained by Derbyshire Dales District Council's 'Clean and Green Team'.

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Value

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

Value scores for all open space typologies

Typology	Scores			No. of sites	
	Lowest score	Average score	Highest score	Low	High
Allotments	32%	51%	40%	4	13
Amenity greenspace	43%	75%	68%	10	63
Cemeteries/ churchyards	72%	80%	69%	1	15
Provision for children and young people	61%	78%	38%	0	48
Civic spaces	54%	75%	40%	0	8
Green Corridors	45%	75%	62%	2	10
Parks and gardens	57%	77%	54%	0	13
Natural and semi-natural greenspace	45%	73%	58%	1	16
				18	187

The majority of sites (91%) are assessed as being of high value.

A higher proportion of amenity greenspace sites rate low for value. This reflects the number of sites within the typology that lack any particular ancillary features. This can make these sites less attractive to visitors. Amenity greenspace also contains a number of smaller sized sites. However, the role these sites play in providing a visual and recreational amenity may still be important in a wider context.

All provision for parks and gardens, civic space, children and young people and allotments rate high for value reflecting their role to local communities. There are also only a single cemetery and natural and semi-natural greenspace site which score low for value.

A high value site is considered to be one that is well used by the local community, well maintained (with a balance for conservation), provides a safe environment and has features of interest; for example, play equipment and landscaping.

Sites that provide for a cross section of users and have a multi-functional use are considered a higher value than those that offer limited functions and that are thought of as bland and unattractive.

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Quality and value matrix

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

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

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

High quality/low value

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

High quality/high value

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

Low quality/low value

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

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

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

Low quality/high value

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

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

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Policy implications and recommendations

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

Derbyshire Dales (outside NP) Analysis Area

Summary	Action
<i>Parks and gardens</i>	
<ul style="list-style-type: none"> Six park and garden sites score low for quality. The lowest scoring sites are Yokecliffe Park and Cavendish Road Park. 	<ul style="list-style-type: none"> Site quality should look to be enhanced where possible (e.g. review site appearance and maintenance regimes). Look to increase formal recreation opportunities in order to increase quality in relation to Green Flag Award criteria. In turn, this may also enhance a sites value.
<i>Natural and semi-natural</i>	
<ul style="list-style-type: none"> Four natural and semi-natural sites score low for quality. The lowest scoring site is Rowsley Sidings. 	<ul style="list-style-type: none"> Site quality should look to be enhanced where possible (e.g. review site appearance and maintenance regimes). Also look to add features such as seats and bins and increasing the maintenance of sites to increase attractiveness. This will also likely impact on a sites value, increasing its visual amenity and sense of place.
<i>Amenity greenspace</i>	
<ul style="list-style-type: none"> Twenty one amenity greenspace sites score low for quality. The lowest scoring sites are Land In-between Hillcroft and Montamana House, Boylestone and Land to the Rear of 40-120 Mayfield Road, Ashbourne). Ten sites score low for value with the lowest being Lime Grove Subway. These same ten sites also score low for quality. 	<ul style="list-style-type: none"> Quality of sites, in particular those with possible recreational use and those which score low for quality and value, should be enhanced where possible. Look to improve general appearance of sites (e.g. explore options to improve site maintenance and make improvements to existing ancillary features and facilities). Work to increase the involvement of community and friends of groups in the management and maintenance of sites across the Area.
<i>Provision for children and young people</i>	
<ul style="list-style-type: none"> Seventeen sites score low for quality with the lowest scoring sites being Gorsey Bank Play Area and Hurst Farm Play Area. 	<ul style="list-style-type: none"> Look to improve the quality of equipment and surfaces where possible at lower scoring sites. In particular, at Gorsey Bank Play Area, which is classified as a NEAP.
<i>Allotments</i>	
<ul style="list-style-type: none"> Four sites score low for quality. The lowest scoring sites are Brailsford Allotments and Wenslees Allotments. 	<ul style="list-style-type: none"> Work with providers to deliver a more coordinated approach to the provision of allotments across the District including management of waiting lists and maintenance of sites.

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Summary	Action
Churchyards and cemeteries	
<ul style="list-style-type: none"> Three sites score low for quality with the lowest scoring site being Doveridge Cemetery. However, this is a new site which is not yet in use. The lowest scoring site which is in use is Longford Burial Ground. 	<ul style="list-style-type: none"> Look to improve general appearance of sites (e.g. explore options to improve site maintenance and make improvements to existing ancillary features and facilities).
Civic spaces	
<ul style="list-style-type: none"> Three sites score low for quality with the lowest scoring site being Buxton Road Gardens. 	<ul style="list-style-type: none"> Look to improve general appearance of sites (e.g. explore options to improve site maintenance and make improvements to existing ancillary features and facilities). Work to ensure high quality civic spaces are provided which are capable of hosting local community events and regular markets which help to promote towns and villages.
Green corridors	
<ul style="list-style-type: none"> Three sites score low for value with the lowest scoring site being Imperial Road Path. Imperial Road Path also scores low for value. 	<ul style="list-style-type: none"> Look to improve general appearance of sites (e.g. explore options to improve site maintenance). Continue to work towards aims set out in the new Statement of Action up to 2017 following on from the success of the Public Rights of Way Improvement Plan for Derbyshire (2007-2012).

Peak District National Park Analysis Area

Summary	Action
Parks and gardens	
<ul style="list-style-type: none"> One park scores low for quality: Riverside Gardens. 	<ul style="list-style-type: none"> Site quality should look to be enhanced where possible (e.g. review site appearance and maintenance regimes). Quality can have a direct impact on a sites value. Therefore, improving overall site appearance will likely also increase value. Look to increase formal recreation opportunities in order to increase quality in relation to Green Flag Award criteria. Increasing quality in relation to Green Flag Award criteria should also see site value increase.
Natural and semi-natural greenspace	
<ul style="list-style-type: none"> Two sites score low for quality: Catcliffe Wood and Endcliffe Wood. Catcliffe Wood also scores low for value. 	<ul style="list-style-type: none"> Where appropriate, work to improve the quality of natural and semi natural greenspaces as publicly accessible sites including, for example, increasing interpretation signage and footpath maintenance.

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Amenity greenspace	
<ul style="list-style-type: none"> Three sites score low for quality with the lowest scoring site being Open Space on Castle Mount Crescent, Bakewell. 	<ul style="list-style-type: none"> Quality of sites, in particular those with possible recreational use should be enhanced where possible. Look to improve general appearance of sites (e.g. explore options to improve site maintenance and make improvements to existing ancillary features and facilities). Work to increase the involvement of community and friends of groups in the management and maintenance of sites across the Area.
Provision for children and young people	
<ul style="list-style-type: none"> Two sites score low for quality: Winster Play Area - Wensley Road and Youlgreave Play Area, Youlgreave. 	<ul style="list-style-type: none"> Look to improve the quality of equipment and surfaces where possible at lower scoring sites.
Allotments	
<ul style="list-style-type: none"> Five sites score low for quality with the lowest scoring sites being Haddon Road Allotments and Tideswell Church Lane Allotments. 	<ul style="list-style-type: none"> Work with providers to deliver a more coordinated approach to the provision of allotments across the District including management of waiting lists and maintenance of sites.
Cemeteries and churchyards	
<ul style="list-style-type: none"> All assessed sites score high for quality and value. 	<ul style="list-style-type: none"> n/a
Civic spaces	
<ul style="list-style-type: none"> One civic space site scores low for quality: Victoria Gardens. 	<ul style="list-style-type: none"> Look to improve general appearance of sites (e.g. explore options to improve site maintenance and make improvements to existing ancillary features and facilities). Work to ensure high quality civic spaces are provided which are capable of hosting local community events and regular markets which help to promote towns and villages.
Green corridors	
<ul style="list-style-type: none"> All sites score high for quality and value. 	<ul style="list-style-type: none"> n/a

Management and development

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

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

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Community funding sources

Outside of developer contributions there are also a number of potential funding sources¹ available to community and voluntary groups. Each scheme is different and is designed to serve a different purpose. In order for any bid to be successful consideration to the schemes criteria and the applicant's objectives is needed. Sources for funding applications are continuously changing and regular checking of funding providers should be undertaken.

¹ Source: Potential funding for community green spaces, DCLG

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ACCESSIBILITY STANDARDS

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

Guidance is offered by the Greater London Authority (GLA) (2008): 'Open Space Strategies: Best Practice Guidance' with regard to appropriate catchment areas for authorities to adopt. However, in order to make accessibility standards more locally specific to Derbyshire Dales we propose to use data from the survey consultation to set appropriate catchments. The following standards are recorded from the survey in relation to how far individuals are willing to travel to access different types of open space provision.

Table 4: Accessibility standards to travel to open space provision

Typology	Applied standard
Parks and gardens	15 minute walk time (1200m)
Natural and semi-natural greenspace	30 minute drive time
Amenity greenspace	15 minute walk time (1200m)
Provision for children and young people	15 minute walk time (1200m)
Allotments	15 minute walk time (1200m) and 15 minute drive time
Cemeteries/churchyards	No standard set
Civic spaces	No standard set
Green corridors	No standard set

The majority of open space typologies are set as having an accessibility standard of a 15-minute walk time. However, natural and semi-natural provision has a 30-minute drive time, due to residents highlighting they would travel further to access natural sites.

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

Identifying deficiencies

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

The Greater London Authority² (as the only national guidance on open space site sizes) and Fields in Trust (FIT) in relation to play provision, provide some guidance on minimum site sizes available for open spaces in instances where provision is deemed missing.

² Source: GLA Open space strategies: Best practice guidance (2009)

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Recommended minimum size of site by typology:

Classification	Minimum size of site
Allotments	0.4 ha (0.025 per plot)
Amenity greenspace	0.4 ha
Civic spaces	0.4 ha
Natural and semi natural	0.4 ha
Parks and gardens	2 ha
Play areas (equipped) ³	0.04 ha
Play areas (informal/casual)	0.04 ha

Policy implications and recommendations

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

Derbyshire Dales (outside NP) Analysis Area

Typology	Identified need (catchment gap)	Action
Parks and gardens	<ul style="list-style-type: none"> Based on a 15-minute walk time catchment gaps are identified in the North West and East of the analysis area. These gaps are within areas of higher population density. 	<ul style="list-style-type: none"> These gaps are met by other forms of open space provision such as amenity greenspace and natural and semi-natural greenspace. Therefore, creating new sites is unlikely to be a priority. However, where possible, looking to formalise and enhance existing open space sites, which meet catchment gaps, should be explored. This will see these sites being able to provide more recreational opportunities similar to that of parks provision.
Natural and semi-natural greenspace	<ul style="list-style-type: none"> Based on a 15-minute walk time catchment no gaps are identified. 	<ul style="list-style-type: none"> n/a
Amenity greenspace	<ul style="list-style-type: none"> Based on a 15-minute walk time catchment some small gaps on the outskirts of Darley Dale and Matlock are identified. 	<ul style="list-style-type: none"> These gaps are met by other forms of open space provision such as natural and semi-natural greenspace. Therefore, providing new forms of amenity greenspace provision is not a priority.
Provision for children and young people	<ul style="list-style-type: none"> Based on a 15-minute walk time catchment there are some small gaps in the North East of the analysis area. 	<ul style="list-style-type: none"> Where possible look to enhance existing provision e.g. Increasing the size of LAP's to create LEAP's, as individuals will be willing to travel further to access better provision.

³ Minimum recommended size for play areas by Fields in Trust

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Typology	Identified need (catchment gap)	Action
Allotments	<ul style="list-style-type: none"> Based on a 15-minute walk time catchment gaps are identified across the analysis area. The most significant gaps being noted in Wirksworth and Ashbourne. 	<ul style="list-style-type: none"> Look to increase the amount of allotment provision where possible, in particular within Wirksworth and Ashbourne. Explore opportunities to access funding through planning gain to provide more provision.

Peak District National Park Analysis Area

Typology	Identified need (catchment gap)	Action
Parks and gardens	<ul style="list-style-type: none"> Based on 15-minute walk time catchment some gaps are identified in areas of lower population density. 	<ul style="list-style-type: none"> Looking to formalise and enhance existing open space sites, which meet catchment gaps, should be explored. This will see these sites being able to provide more recreational opportunities similar to that of parks provision.
Natural and semi-natural greenspace	<ul style="list-style-type: none"> Based on a 15-minute walk time catchment no gaps are identified. 	<ul style="list-style-type: none"> n/a
Amenity greenspace	<ul style="list-style-type: none"> Based on a 15-minute walk time catchment some small gaps identified in areas of lower population density. 	<ul style="list-style-type: none"> These gaps are met by other forms of open space provision such as natural and semi-natural greenspace. Therefore, providing new forms of amenity greenspace provision is not a priority.
Provision for children and young people	<ul style="list-style-type: none"> Based on a 15-minute walk time catchment no gaps are identified. 	<ul style="list-style-type: none"> n/a
Allotments	<ul style="list-style-type: none"> Based on a 15-minute walk time catchment gaps are identified across the analysis area. 	<ul style="list-style-type: none"> Look to increase the amount of allotment provision where possible, in particular within Wirksworth and Ashbourne. Explore opportunities to access funding through planning gain to provide more provision.

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QUANTITY STANDARDS

The following calculation is an example of how we calculate quantity standards for Derbyshire Dales. This is done on a typology by typology basis to calculate how much open space provision per 1,000 people is needed to strategically serve the area now and in the future. An explanation about the different column headings can be found on the following pages.

Analysis areas	Current provision (ha) [*] (A)	Current population (B)	Current standard (C)	Identified deficiencies [†] (D)	Total future provision (ha) (E)	Standard based on current demand (F)	Future population (G)	Provision in 2037 (ha) (H)
Area A (1)			A/B*1000		A+D	E/B*1000		F*G/1000-A
Area B (2)								
Area C (3)								
Study Area (4)								

No quantity standard is set for cemetery provision. As such provision is determined by demand for burial space.

^{*} Taken from the project/audit database, supplied as an electronic file

[†] Provision to meet catchment gaps

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Current level of provision (column A)

The starting point for calculating quantitative standards is the total current provision within a given analysis area. Current provision usually has a high impact on aspirational future standards. Residents often base their judgement of need on or around current provision.

Current population (column B)

The current population for Derbyshire Dales 69,102 (ONS Mid-2014 population estimates for England).

Current standard (column C)

A current standard (on a 'per 1,000 population of head') is calculated for each analysis area by dividing the current level of provision for a typology by the population identified in an analysis area.

Deficiencies (column D)

The accessibility catchment mapping (outlined above) is primarily used to demonstrate which areas are deficient in provision. Deficiency against the catchment mapping is calculated by identifying gaps/areas not covered by the minimum level of provision required (as illustrated in the maps contained within the assessment report). This is based on achieving comprehensive access, whereby people across Derbyshire Dales can access different types of open space within specific distances and/or walking times (see accessibility standards earlier).

If a settlement does not have access to the required level of open space provision (as identified by mapping) it is deemed deficient. KKP has estimated how many sites, of a minimum size (i.e., as recommended by guidance), are needed to provide comprehensive access to this type of provision.

Total future provision (column E)

The total amount of provision required in the future for an analysis area is calculated by adding any identified deficiencies to the current level of existing provision. This ensures that provision needed to meet existing gaps is incorporated into the standards and calculations for the future.

Standard based on current demand (column F)

Once a new total amount of provision is gained by adding in any deficiencies to the current provision, a current minimum provision standard can be calculated. This takes into account current demand for open spaces and should be specific to each particular area.

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Future population (column G)

ONS population projections up to 2033 for Derbyshire Dales indicate increases in population across the area. The current and predicted populations for each of the analysis areas within Derbyshire Dales are shown in the table below.

Population projections

Analysis area	Population (2014)	Population (2033)
Derbyshire Dales (outside NP)	43,780	45,719
Peak District National Park	25,323	26,444
Derbyshire Dales	69,102	72,163

Provision in 2037 (column H)

This column substantiates the actual deficiency in terms of the difference in hectares between current provision and future need for each analysis area, based on future growth having taken into account any identified deficiencies.

In addition, a comparison to available existing national quantity standards is also set out for each typology in order to substantiate where genuine deficiencies may exist. This should assist with helping to identify and prioritise areas for improvement.

Guidance on quantity levels is published by Fields in Trust (FIT) in its document *Beyond the Six Acre Standard* (2015). The guidance provides standards for three types of open space provision; parks and gardens, amenity greenspace and natural and semi-natural greenspace. Guidance is also offered on equipped and designated play spaces.

FIT provision standards

Open space type	Quantity guideline (ha per 1000 population)
Parks and gardens	0.80
Amenity greenspace	0.60
Natural and semi-natural greenspace	1.80
Equipped/ designated play space	0.25

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Parks and gardens

Analysis area	Current provision (ha)	Current population	Current standard	Identified gaps from catchment mapping	Total future provision (ha)	Standard based on current demand	Future population	Provision in 2033 (ha)
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
Derbyshire Dales (outside NP)	16.78	43,780	0.38	2.0	18.78	0.42	45,719	2.42
Peak District National Park	2.88	25,323	0.11	-	2.88	0.11	26,444	0.03
Derbyshire Dales	19.66	69,102	0.28	2.0	21.66	0.31	72,163	2.71

To maintain existing levels of provision both analysis areas indicate new parks provision is required up to 2033 (column H). Derbyshire Dales (outside NP) Analysis Area requires the most additional provision, with a suggested amount of 2.42 hectares. Despite this, Derbyshire Dales (outside NP) Analysis Area has a current standard of 0.38 hectares (in column F), which is greater than the wider Derbyshire Dales Standard (0.28 ha per 1,000 population). Although Peak District National Park Analysis Area requires a smaller amount of additional provision up to 2033, the analysis area has a current standard (0.11) lower than that of the wider area standard. This demonstrates shortfalls in parks and gardens provision both now and for the future.

Against the FIT standard of 0.80 hectares per 1,000 head of population, both analysis areas are currently identified as being deficient in parks and gardens provision, with Peak District National Park having the largest deficiency (0.69).

Based on a 15-minute walk time catchment, derived from community survey consultation findings, gaps are identified in the North West and East of the Derbyshire Dales (outside NP) Analysis Area. No significant catchment gaps are noted in the Peak District National Park Analysis Area. It is estimated that a total of 2.0 hectares of additional parks provision would be needed to meet these gaps (column D). To take account of such shortfalls and to reflect that new forms of provision may not be able to be provided in these areas, the equivalent minimum site size is calculated within the future provision standards (column F). These standards based on current demand can be used to help inform on and off site contributions. They may help in reducing identified shortfalls and with opportunities to enhance and/or improve existing other open space sites such as natural and semi-natural and amenity greenspace sites, which help to serve these catchment gaps.

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Exploration of opportunities to create more provision should be explored where possible, in order to work towards meeting the recommended FIT standard and the required provision up to 2033. This should be of particular focus in the Peak District National Park Analysis Area which also falls below the wider Derbyshire Dales standard by 0.17 hectares.

Catchment gaps are currently being met by other forms of open space provision, such as amenity greenspace and natural and semi-natural greenspace, therefore a priority should be looking to formalise and enhance these existing open space sites. This will see these sites being able to provide more recreational opportunities similar to that of parks provision and potentially help to account for identified shortfalls.

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Natural and semi-natural

Analysis area	Current provision (ha)	Current population	Current standard	Identified gaps from catchment mapping	Total future provision (ha)	Standard based on current demand	Future population	Provision in 2033 (ha)
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
Derbyshire Dales (outside NP)	372.45	43,780	8.50	-	372.45	8.50	45,719	16.16
Peak District National Park	146.59	25,323	5.78	-	146.59	5.78	26,444	6.25
Derbyshire Dales	519.04	69,102	7.51	-	519.04	7.51	72,163	22.90

To maintain existing levels of provision both analysis areas indicate new natural and semi-natural provision is required up to 2033 (column H). The Derbyshire Dales (outside NP) Analysis Area requires the most additional provision with a suggested provision of 16.16 hectares, compared to 6.25 hectares required in the Peak District National Park Analysis Area. The Derbyshire Dales (outside NP) Analysis Area requires more provision up to 2033, as the analysis area has a larger current standard (8.50 hectares) than the wider Derbyshire Dales standard (7.51 hectares per 1,000 population). Both analysis areas demonstrate quantitative shortfalls for the future.

As it stands, both analysis areas currently exceed the FIT standard of 1.80 hectares per 1,000 head of population, with Derbyshire Dales (outside NP) and Peak District National Park having 8.50 hectares and 5.78 hectares respectively.

Based on a 15-minute walk time catchment, derived from community survey consultation findings, no gaps in catchment mapping are identified in either analysis area.

Exploration of opportunities to create more provision should be explored where possible in order to work towards additional provision up to 2033. This may particularly be the case in the Peak District National Park analysis area, which currently falls below the wider Derbyshire Dales standard. Ensuring enhancement in terms of access and quality for natural and semi-natural greenspace sites should also be considered where possible.

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Amenity greenspace

Analysis area	Current provision (ha)	Current population	Current standard	Identified gaps from catchment mapping	Total future provision (ha)	Standard based on current demand	Future population	Provision in 2033 (ha)
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
Derbyshire Dales (outside NP)	52.77	43,780	1.20	0.40	53.17	1.21	45,719	2.54
Peak District National Park	48.71	25,323	1.92	-	48.71	1.92	26,444	2.06
Derbyshire Dales	101.47	69,102	1.47	0.40	101.87	1.47	72,163	4.61

Both analysis areas indicate new provision of amenity greenspace is required up to 2033 (column H). Derbyshire Dales (outside NP) and Peak District National Park require similar amounts of additional provision up to 2033, with 2.54 hectares and 2.06 hectares respectively. Peak District National Park currently exceeds the wider Derbyshire Dale standard (1.47 hectares per 1,000 population), with 1.92 hectares per 1,000 population. However, Derbyshire Dales (outside NP) currently falls short of the wider standard by 0.27 hectares, with a current standard of 1.20 hectares per 1,000 population. This demonstrates shortfalls in this analysis area both now and for the future.

Despite Derbyshire Dales (outside NP) falling short of the Derbyshire Dales standard, both analysis areas have a greater amount of provision than the recommended FIT standard (0.60 hectares per 1,000 population), with 1.20 hectares and 1.92 hectares respectively.

Based on a 15-minute walk time catchment, derived from community survey consultation findings, small catchment gaps are noted in the Derbyshire Dales (outside NP) Analysis Area. Some gaps are also seen in the Peak District National Park Analysis Area; however these gaps are within areas of lower population density and are therefore considered less significant. Identified gaps are currently being met by other forms of open space provision such as natural and semi-natural greenspace. Therefore providing new forms of amenity greenspace provision may not be an immediate priority. However, it is worth noting that an estimated total of 0.40 hectares of additional amenity greenspace provision would be needed to meet these gaps (column D).

To take account of such shortfalls and to reflect that new forms of provision may not be able to be provided in these areas, the requirement to meet the shortfall is calculated within the future provision standards (column F). These standards based on current demand can be used to help inform on and off site contributions. They may help in reducing identified shortfalls and with opportunities to enhance and/or improve existing other open space sites such as parks and gardens, green corridors and natural and semi-natural sites, which could help to serve these catchment gaps.

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Exploration of opportunities to create more provision should be explored where possible in order to work towards required provision up to 2033. This is particularly the case in the Derbyshire Dales (outside NP) Analysis Area, which currently falls below the wider Derbyshire Dales standard. A priority should however be placed on looking enhance site quality where possible, as well as looking to ensure other forms of open space provision which meet catchment gaps are reaching quality standards.

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Provision for children and young people

Analysis area	Current provision (ha)	Current population	Current standard	Identified gaps from catchment mapping	Total future provision (ha)	Standard based on current demand	Future population	Provision in 2033 (ha)
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
Derbyshire Dales (outside NP)	3.07	43,780	0.07	0.04	3.11	0.07	45,719	0.13
Peak District National Park	1.21	25,323	0.05	-	1.21	0.05	26,444	0.11
Derbyshire Dales	4.28	69,102	0.06	0.04	4.37	0.06	72,163	0.05

Both analysis areas indicate new provision for children and young people is required up to 2033 (column H). Derbyshire Dales (outside NP) requires 0.13 hectares and Peak District National Park requires 0.11 hectares of additional provision. The latter analysis area also falls short of the current wider Derbyshire Dales standard of 0.06 hectares per 1,000 population, showing deficiencies in provision both now and for the future. In contrast, Derbyshire Dales (outside NP) currently sits just above the wider standard with 0.07 hectares per 1,000 population.

Taking into account the FIT standard of 0.25 hectares per 1,000 head of population, both analysis areas are currently deficient in play provision. Subsequently, Derbyshire Dales as a whole also falls below this standard.

Based on a 15-minute walk time catchment, derived from community survey consultation findings, small catchment gaps are noted in the North East of the Derbyshire Dales (outside NP) Analysis Area. Therefore, it is estimated that a total of 0.04 hectares of additional provision for children and young people would be needed to meet this identified gap (column D).

The priority for provision for children and young people should be where possible look to enhance existing provision e.g. increasing the size of LAP's to create LEAP's, as individuals will be willing to travel further to access better provision, and thus decreasing catchment gaps. Furthermore, opportunities for greater provision in order to meet the FIT standard of 0.25 hectares per 1,000 population should be explored. This will also work towards creating the additional provision required up to 2033. A focus should be within the Peak District National Park Analysis Area which also falls short of the wider Derbyshire Dales standard. In addition, ensuring quality standards are being met where possible across all provision for children and young people sites should be a focus.

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Allotments

Analysis area	Current provision (ha)	Current population	Current standard	Identified gaps from catchment mapping	Total future provision (ha)	Standard based on current demand	Future population	Provision in 2033 (ha)
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
Derbyshire Dales (outside NP)	7.32	43,780	0.16	0.40	7.48	0.17	45,719	0.45
Peak District National Park	3.83	25,323	0.15	0.40	4.23	0.16	26,444	0.40
Derbyshire Dales	11.15	69,102	0.16	0.80	11.95	0.17	72,163	1.12

Both analysis areas indicate new provision of allotments is required up to 2033 (column H). Derbyshire Dales (outside NP) requires 0.45 hectares and Peak District National Park requires 0.40 hectares of additional provision. The Peak District National Park Analysis Area currently falls just below the wider Derbyshire Dales standard of 0.16 per 1,000 head of population, with 0.15 hectares per 1,000 population. This demonstrates shortfalls in allotment provision both now and for the future.

Based on the current population of 69,102 people (ONS mid-2015 population estimates) Derbyshire Dales, as a whole, does not meet the National Society of Allotment and Leisure Gardeners (NSALG) standard. Using the suggested national standard, the minimum amount of allotment provision for Derbyshire Dales would be 17.28 hectares which equates to a shortfall of 6.13 hectares.

Using a 15-minute walk time catchment based on community survey consultation findings, both analysis areas are identified as having catchment gaps. The most significant of these gaps being noted in Wirksworth and Ashbourne in the Derbyshire Dales (outside NP) Analysis Area.

A priority should be looking to increase the amount of allotment provision where possible, in particular within Wirksworth and Ashbourne. This could be facilitated by exploration of opportunities to access funding through planning gain. Further to this, there should be a focus on ensuring quality standards are being met and that future quantity requirements are worked towards on existing sites. This could be aided through working with allotment providers to deliver a more coordinated approach to the provision of allotments across the District including management of waiting lists and maintenance of sites.

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POLICY ADVICE AND RECOMMENDATIONS

The following section provides a summary on the key findings application of the quantity, quality and accessibility standards. It incorporates and recommends what the Council should be seeking to achieve in order to address the issues highlighted.

Overview

Recommendation 1

- ◀ *Ensure low quality sites in areas are prioritised for enhancement*

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

The policy and implications summary of the quality and value matrix (p9-12) identifies those sites that should be given consideration for enhancement if possible.

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

Recommendation 2

- ◀ *Ensure all sites assessed as high for quality and value are protected*

Sites within this category should be viewed as being key forms of open space provision. The quality and value matrix in the Appendix (p31-38) identifies those sites rating high for quality and value. It is important that the Council looks to retain sites of this classification.

Recommendation 3

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

The policy and implications summary for the accessibility catchment mapping (p15-16) highlights those sites that help to serve other forms of open space provision in the analysis area they are located.

These sites currently help to meet the identified catchment gaps for other open space typologies. The Council should seek to ensure the role and quality of these sites through greater levels and diverse range of features linked to these types of open space. This is in order to provide a stronger secondary role as well as opportunities associated with other open space types. This will also help to minimise the need for new provision in order to address gaps in catchments.

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Recommendation 4

- ◀ *Recognise areas with surpluses in open space provision and how they may be able to meet other areas of need*

For sites identified as low value and/or low quality and value in areas (p9-12), if no improvements can be made a change of primary typology should be considered. If no shortfall of other open space typologies is noted, or it is not feasible to change the primary typology of the site, then the site may be redundant/ 'surplus to requirements'.

Recommendation 5

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

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

In terms of allotments there are waiting lists identified at sites across Derbyshire Dales, suggesting supply is not meeting demand. It is recommended that waiting list numbers, rather than the application of a standard, is more appropriate to determine the need for new provision.

Policy implications

The following section sets out the policy implications in terms of the planning process in Derbyshire Dales. This is intended to help steer the Council in seeking contributions to the improvement and/or provision of any new forms of open space.

How is provision to be made?

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

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

Planning obligations

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

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

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Community Infrastructure Levy (CIL)

The CIL is a newer method of requiring developers to fund infrastructure facilities including open spaces.

It should apply to most new developments and charges are based on the size and type of new development. It will generate funding to deliver a range of District wide and local infrastructure projects that support residential and economic growth.

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

Seeking developer contributions

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

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

Determining contributions

For planning obligations, the following elements should be considered when establishing whether open space provision is required and whether it should be provided on site:

- ◀ Identify a deficit - the total amount of open space provision within the locality and whether the amount of provision can contribute to the above quantity standards/levels set for each typology following completion of the development (p17-24).
- ◀ whether the locality is within the accessibility catchment standards as set for each open space typology (p14).
- ◀ whether enhancement of existing provision is required if either or both the quantity and accessibility standards are sufficiently met (p9-12).

In development areas where open space provision is identified as being sufficient in terms of quantity and subsequently, therefore, provision of new open space is not deemed necessary. It may be more suitable to seek contributions for quality improvements and/or new offsite provision in order to address any future demand.

Off site contributions

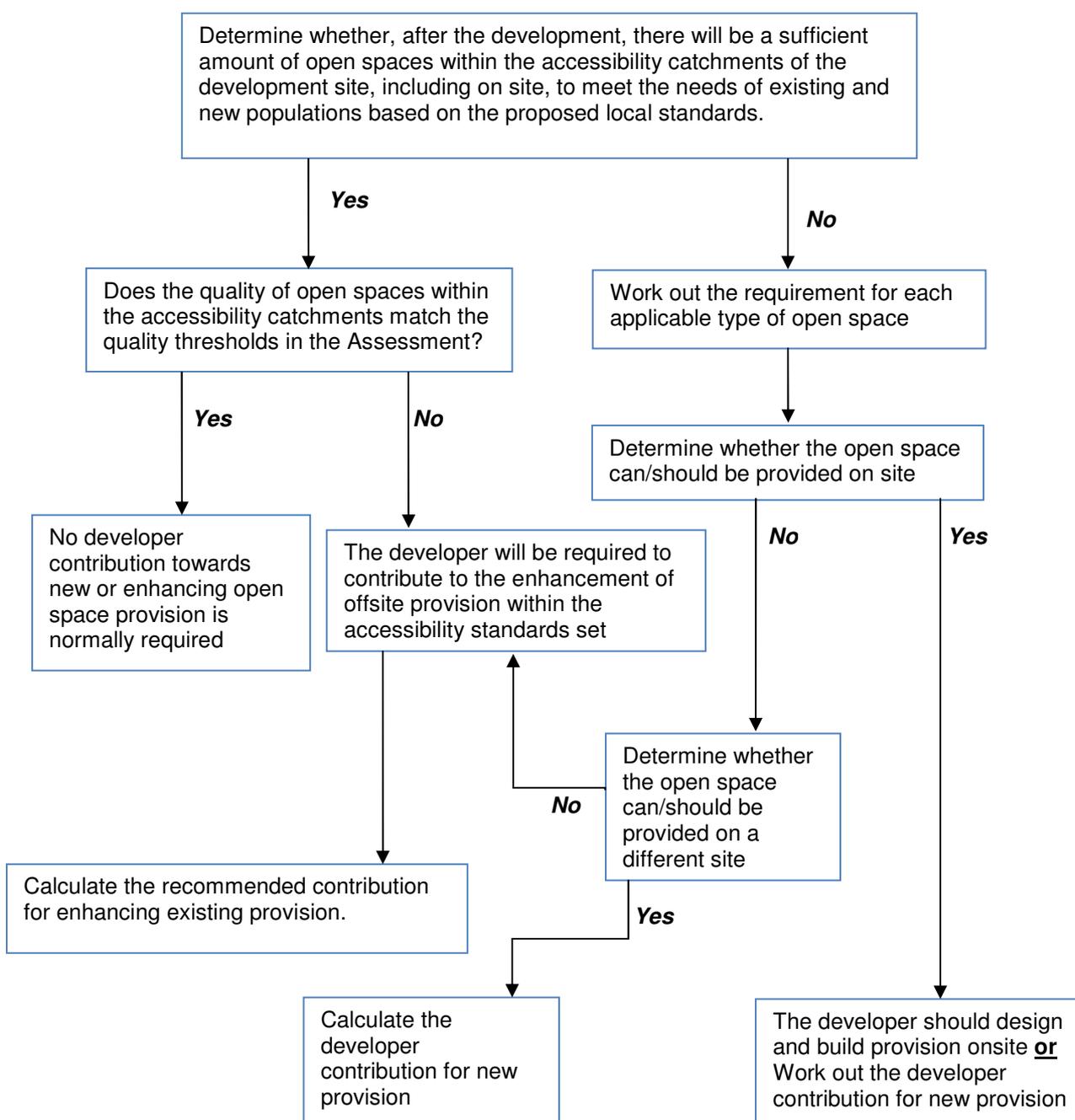
In instances where it is not realistic for new provision to be provided on site it may be more appropriate to seek to enhance the existing quality of provision and/or improve access to sites. Standard costs for the enhancement of existing open space and provision of new open spaces should be clearly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

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

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

Determining s106 developer contributions



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Maintenance contributions

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

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

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

Calculating onsite contributions

The requirement for open spaces should be based upon the number of persons generated from the net increase in dwellings in the proposed scheme, using the average household occupancy rate of 2.3 persons per dwelling as derived from the Census. On this basis, 1,000 persons at 2.3 persons per household represent 431 dwellings.

The next stage is to calculate the open space requirement by typology per dwelling. This is calculated by multiplying 431 (dwellings) X the appropriate provision per dwelling by typology.

Using amenity greenspace in Derbyshire Dales (outside NP) Analysis Area as an example, the recommended standard is 1.20 ha per 1,000 population (12,000 sq. metres per 1,000 population) or 431 dwellings. Therefore, by dividing 10,500 sq. metres by 431 dwellings a requirement for 27.84 sq. metres of amenity greenspace per dwelling is obtained.

Equipped play areas recommendation

Residential developments should normally be required to meet the need for play provision generated by the development on site, either as an integral part of the design, or through payment of a development contribution which will be used to install or upgrade play facilities in the vicinity of a proposed development.

Whilst the norm has been to expect provision to be made on site, consideration needs to be given to the feasibility of provision.

The Fields in Trust (FIT) recommended minimum area of a formal LAP (Local Area for Play) is approximately 0.01ha, or 100 sq. metres (0.01ha). Similarly, the FIT recommended area of a formal LEAP (Local Equipped Area for Play) is approximately 0.04 hectares, or 400 sq. metres per 1,000 population. Therefore, a significant amount of new housing in a development would be required to warrant on-site provision of formal children's play space.

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

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

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APPENDIX ONE

Quality and Value matrix

Assessing the quality and value of open spaces is used to identify those sites which should be given the highest level of protection by the planning system, those which require enhancement in some way and those which may be redundant in terms of their present purpose. Further guidance on the quality and value matrix is set out on Page 7 and 8.

Derbyshire Dales (outside NP) Analysis Area

Allotments		Quality	
		High	Low
Value	High	Well Field Allotments, Matlock Church Road Allotments Oddford Lane Allotments Starkholmes Allotments Hurds Hollow Allotments Ashbourne Allotments Middleton Allotments	Brailsford Allotments Bonsall Allotments Hawthorn Close Allotments Wenslees Allotments
	Low		

Amenity greenspace		Quality	
		High	Low
Value	High	Land Opposite The Garden House, Carsington Land Opposite The Glebe House, Carsington Bailey's Tump Dene Fields, Court, Land Off Lime Tree Road, Matlock Land To Rear Of Greyhound Hotel, Off Water Lane, Cromford Land Between St John's Church And School House, Boylestone Hunts Bridge Grass Area Wellington Street Shrubbery War Memorial Pic Tor Shrubs Rear Old English Artist Corner Picnic Area Tansley Village Green The Promenade Grass Area Butts Road Small Park Park Avenue Grass Area Fanny Shaw Playing Field Gorsey Bank Playing Field	Land Adjacent To Brassington Hall Land Adjacent To Oswalds Church, Ashbourne Land Adjacent To Hollies Close, Clifton Wishingstone Grass Area Starkholmes Playing Field Riverside Picnic Area The Dale Shrub Area Stanton Road Rose End Meadows Mason Terrace, off Spout Lane, Tansley
	Low		

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Amenity greenspace		
	Quality	
	High	Low
	High	<ul style="list-style-type: none"> Bolehill Recreation Ground The Orchard Dimple Recreation Ground Broadwalk Rec. Ground Northwood Recreation Ground Fishpond Meadow Bankcroft Picnic Area Ashbourne Rec. Ground Hillside Land off St Mary's Close, Cromford Bonsall Recreation Ground Yeoman Street Gardens
	Low	<ul style="list-style-type: none"> Land Adjacent To County Offices, Bank Road, Matlock Land To The Rear Of 40 - 120 Mayfield Road, Ashbourne Darley Bridge Land In Between Hillcroft And Montamana House, Boylestone Stanton View Hurst Farm Open Space Lime Grove Subway Grass Area Opp. New Bath Tor Dale Grass Area Megdale

Green corridors		
	Quality	
	High	Low
Value	High	<ul style="list-style-type: none"> Wishingstone Footpath Derwent Valley Heritage Way (Part 2)
	Low	<ul style="list-style-type: none"> Imperial Road Path

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Natural and semi-natural greenspace			
		Quality	
		High	Low
Value	High	Lovers Walk Knowleston Pl. Footpath Swan House Grass Area High Tor Pleasure Grounds Doveridge Pond/Grass Area Bradley Wood Gang Mine Stoney Woods Carsington Water	Holly Wood Hopton Quarry Rowsley Sidings Dunsley Meadow Lnr
	Low		

Civic spaces			
		Quality	
		High	Low
Value	High		Starkholmes Memorial Victoria Gardens Dale Road Rest Area
	Low		

Parks and gardens			
		Quality	
		High	Low
Value	High	Whitworth Institute Derwent Gardens Hall Leys Park Smedley Street Park Area Ashbourne Memorial Park	Allen Hill Park Cavendish Road Park Knowleston Place Park Matlock Bath Mem. Gardens Cromford Memorial Gdns. Yokecliffe Park
	Low		

Provision for children and young people			
		Quality	
		High	Low
Value	High	Lovers Walk Play Area Hall Leys Park Play Area Artist Corner Play Area Tansley Play Area Park Avenue Grass Area Play Area Cromford Play Area Middleton Play Area Yokecliffe Park Play Area Northwood Recreation Ground Play	Derwent Gardens Play Area Smedley Steet Park Play Area Cavendish Road Park Play Area Starkholmes Playing Field Play Area Fanny Shaw Playing Field Play Area Bolehill Recreation Ground Play Area The Orchard Play Area Dimple Recreation Ground Play Area Broadwalk Rec. Ground Play Area
	Low		

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Provision for children and young people		
	Quality	
	High	Low
Value	High	Area Ashbourne Memorial Park Play Area Brickyard Play Area Wash Green, Wirksworth Brassington The Dale Play Area Thorpe View Play Area Hognaston Play Area Carsington Water Play Area
	Low	Rowsley Play Area Highfield Road Play Area Kingsfield Park, Wirksworth Thatchers Croft, Tansley Cavendish Road Play Area Gorsey Bank Play Area Hurst Farm Play Area Bonsall Recreation Ground Play Area

Peak National Park Analysis Area

Allotments		
	Quality	
	High	Low
Value	High	Grindleford Allotments Haddon Road Allotments Youlgrave Allotments Tideswell Church Lane Allotments Main Street Allotments, Over Haddon Trinkley Lane Allotments
	Low	

Amenity greenspace		
	Quality	
	High	Low
Value	High	Rutland Recreation Ground Ashford In The Water Playing Field Bakewell South Playing Fields Bakewell South Show Ground Baslow & Bubnell Recreation Ground Town End Recreation Ground, Bradwell Bradwell Recreation Ground Elton Eyam Recreation Ground Great Longstone Recreation Ground Grindleford Playing Fields Hathersage Recreation Ground Oddfellows Recreation Ground, Hathersage Parwich
	Low	Burton Closes Hall Open Space on Castle Mount Crescent, Bakewell Birchover Recreation Ground Kingsfield Recreation Ground - looks like playing fields

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Amenity greenspace		
		Quality
		High
		Low
Value	High	Rowsley Recreation Ground Condliff Terrace, Tideswell Tideswell Bowling Green Youlgreave Playing Field Dagnall Gardens Biggin Recreation Ground
	Low	

Cemeteries		
		Quality
		High
		Low
Value	High	Bakewell Cemetery All Saints Church
	Low	

Civic space		
		Quality
		High
		Low
Value	High	Market Street Car Park Granby Road Car Park Riverside Crescent Whitworth Civic Space
	Low	Buxton Road Gardens

Natural and semi-natural greenspace		
		Quality
		High
		Low
Value	High	Castle Hill Hartington Meadows
	Low	Endcliffe Wood Catcliffe Woodland

Parks and gardens		
		Quality
		High
		Low
Value	High	Bath Gardens
	Low	Riverside Gardens

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Provision for children and young people		
	Quality	
	High	Low
Value	High	Rutland Recreation Ground Play Area Ashford In The Water Playing Field Play Area Beeley Town End Recreation Ground Play Area, Bradwell Bradwell Recreation Ground Play Area Monyash Tideswell Bowling Green Play Area Yeld Road Play Area Chelmorton Play Area Winster Play Area - Woodhouse Lane Peaktor Lane Play Area, Rowsley Main Street, Stanton in the Peak Biggin Recreation Ground Play Area Litton
	Low	