

## Appendix 3: Open Space Standards

### Part A: New Open Space

The standards, shown in Table 1 relate to the quantity, quality and accessibility of each type of open space and comprise of:

- Quantity standards – the area of open space required for every 1,000 people
- Access standards – how far people travel from their home to reach a particular type of open space
- Quality standards – a level of standard that all open spaces should strive to attain

**Table 1**

Type of Open Space	Quantity Standard (Ha per 1000)	Access Standard-Walking threshold	Quality Standard
<p><b>Allotments and Community Gardens</b></p> <p>Allotments and community gardens provide 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.</p>	0.23	1,000m	The proposed value standard is that all sites obtain a Value Score of 60% or above, classed as "High Value".
<p><b>Amenity Greenspace</b></p> <p>Most commonly but not exclusively found in housing areas. Includes informal recreation green spaces and village greens.</p>	0.75	480m	The proposed value standard is that all sites obtain a Value Score of 60% or above, classed as "High Value".
<p><b>Churchyards and Cemeteries</b></p> <p>Churchyards and Cemeteries including disused churchyards and other burial grounds.</p>	No Standard	No Standard	The proposed value standard is that all sites obtain a Value Score of 60% or above, classed as "High Value".

<p><b>Civic Spaces</b></p> <p>Civic Spaces are hard surfaced areas usually located within town or city centres.</p>	<p>No Standard</p>	<p>No Standard</p>	<p>The proposed value standard is that all sites obtain a Value Score of 60% or above, classed as "High Value".</p>
<p><b>Natural and Semi-Natural Greenspace</b></p> <p>Natural and Semi-Natural Greenspace includes country parks, nature reserves, publicly accessible woodlands, urban forestry, scrub, grasslands, wetlands and wastelands.</p>	<p>1.8</p>	<p>720m</p>	<p>The proposed value standard is that all sites obtain a Value Score of 60% or above, classed as "High Value".</p>
<p><b>Outdoor Sports Facilities</b></p> <p>Usually in the form of pitches or other sports provision, such as football, rugby, cricket pitches as well as tennis courts and bowling greens.</p>	<p>1.6 or as defined in the conclusions of an up-to-date Playing Pitch Strategy which would allow the use of the Sport England playing pitch development calculator.</p>	<p>1,200m or as defined in the conclusions of an up-to-date Playing Pitch Strategy which would allow the use of the Sport England playing pitch development calculator.</p>	<p>The proposed value standard is that all sites obtain a Value Score of 60% or above, classed as "High Value" or any locally agreed quality criteria or as defined in the conclusions of an up-to-date Playing Pitch Strategy which would allow the use of the Sport England playing pitch development calculator.</p>
<p><b>Parks and Gardens</b></p> <p>Includes urban parks and formal gardens. Parks usually contain a variety of facilities and may have one of more</p>	<p>0.8</p>	<p>710m</p>	<p>The proposed value standard is that all sites obtain a Value Score of 60% or above, classed as "High Value".</p>

of the other types of open space within them.			
<b>Provision for Children and Young People</b>  Areas designed primarily for play and social interaction specifically designed as equipped play facilities for young people and children.	0.25	100m LAP 400m LEAP 1,000m NEAP 700m MUGA	The proposed value standard is that all sites obtain a Value Score of 60% or above, classed as "High Value".

These requirements take account of the anticipated pressure resulting from developments of different sizes in accordance with the open space standards detailed in the Rutland Open Space Assessment (2023).

The most up to date Open Space Assessment, Playing Pitch Strategy and Green Infrastructure Strategy documents provide a useful starting point to identify the type of open space required, but early discussion with the local planning authority is also recommended. Page 63 of the Open Space assessment details how to apply the standards. This chapter contains a breakdown by sub area of the current open space provision, detail of whether the current proposed standards are being met, and further commentary which will support decision making regarding open space requirements of new development.

Development population should be calculated using the average occupancy levels of 2.3 residents per household. (ONS, Census 2021).

The Fields In Trust provide guidance on the application of open space standards for different sized developments. Whilst the Rutland Open Space Standards differ slightly across the open space typologies the requirement for play space is the same at 0.25 ha per 1000 population. The standard will therefore be applied as indicated below:

**Table 2**

Scale of Development	Local Area For Play (LAP)	Local Equipped Area For Play (LEAP)	Neighbourhood Equipped Area For Play (NEAP)	Multi-use Games Area (MUGA)
5-10 dwellings	√			
1-200 dwellings	√	√		√?
201-500 dwellings	√	√	√?	√
501+ dwellings	√	√	√	√

√? Indicates that a development of this size may be required to make provision for this type of play space depending on existing provision within the locality.

**Table 3**

<b>Play Space Type</b>	<b>Walking distance</b>	<b>Minimum size</b>	<b>Minimum dimensions</b>	<b>Buffer zones between activity zone and boundary of a dwelling</b>
Local Area For Play (LAP)	100m (1 minute walk)	0.01ha	10mx10m activity zone	5m
Local Equipped Area For Play (LEAP)	400m (5 minute walk)	0.04ha	20mx20m activity zone	20m
Neighbourhood Equipped Area For Play (NEAP)	1,000 m (12 minute walk)	0.1ha	31.6mx31.6m (minimum activity zone of 1,000sqm comprising an area of play equipment and structures and a hard surfaced area of at least 465sqm)	30m
Multi-use Games Area (MUGA)	700m (9 minute walk)	0.1ha	40mx20m	30m

## **Part B: Playing Pitches**

A playing pitch is a marked-out area of 0.2 hectares or more and which is used for pitch based sports such as football, , rugby, cricket, hockey and, tennis. A playing pitch may have a natural or artificial surface.

Any future large scale housing development of 300 or more homes will be expected to make provision onsite for outdoor sports. As a guide, the expected quantity standard for playing pitches is 1.6ha/1,000 population.

The type of playing pitch/pitches to be provided will be negotiated on a case-by-case basis, taking account of current local provision and community aspirations, as well as the latest Rutland Playing Pitch Strategy.

The 2024 Playing Pitch Strategy identifies a need for the following types of sports pitches in Rutland:

- 7 v 7 3G AGP to meet FA/RFU/RFL recommended dimensions with a community use agreement in place
- Grass football pitch
- WR22 3 G pitch for rugby union
- Rugby Union senior grass pitch provision in Uppingham
- Cricket pitch provision using Sport England's Playing Pitch Calculator to assess needs
- provide for tennis and netball need as assessed by use of Sport England's ANOG Guidance
- Develop new athletics facilities in Rutland. This should be a New:Gen track, but the exact nature of these facilities should be explored and identified further.