

RUGBY BOROUGH COUNCIL

Open Space, Playing Pitch and Sports Facilities Study

Final report

PART 4: OPEN SPACES

November 2015



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INTRODUCTION

The purpose of this open space report for the borough of Rugby is to update the existing policies relating to the provision of open space. The assessment is in accordance with the National Planning Policy Framework (NPPF) and relevant best practice. The recommended policies need to be NPPF compliant and provide local standards to ensure that appropriate provision is made now and in the future. The evidence must be sufficiently robust to enable the Council to justify collecting developer contributions through the forthcoming Community Infrastructure Levy. The assessment should also identify gaps in provision or where there is more space than is needed, and recommend priorities for investment.

SECTION 1: BASELINE DATA

- 1.1 The starting point for the open spaces audit and assessment was the previous open space audit produced in 2008. However the scope of the 2008 audit was wider than is being considered now as it included a significant amount of private land which was not available for public access, and it also included very small incidental open spaces such as road verges and roundabouts. The emerging best practice for open space assessments is a primary focus on areas which have significant value for informal recreation. Areas with no public access or very small open spaces which tend to be primarily designed for visual amenity, such as grass verges, have therefore been excluded.
- 1.2 Also included in the 2008 assessment but not included in the scope of this report are civic spaces, and churchyards and cemeteries. The 2008 study further included a typology of Outdoor Sports Facilities, which included school and community playing fields, and facilities such as tennis courts and bowling greens. Sport England's formal strategy guidance now requires playing fields to be separately assessed, and these are covered by Part 3 of this report, whilst the other sports facilities are now addressed in Part 2 of the report.
- 1.3 The agreed typologies of open space which included in this audit and assessment are those with public access and have some recreational use:
 - Parks and Gardens
 - Natural and Semi Natural Green Space
 - Amenity Green Spaces over 0.2ha or where there is a clear recreational use identified e.g. children's play area on site
 - Allotments and Community Gardens
 - Children's Play Space and informal youth provision e.g. outdoor basketball hoops

- 1.4 The relevant 2008 sites data has been updated to 2015, using the planning records for consented applications which have been built out, and the local knowledge of the Council green spaces officers, parish councils and other stakeholders.

SECTION 2: OPEN SPACE ASSESSMENT

- 2.1 The National Planning Policy Framework makes it clear that all publically accessible green space should be retained and enhanced (paragraph 73) unless it can be demonstrated that the tests set out in paragraph 74 of the National Planning Policy Framework are met in full. These are:

Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- *an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- *the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.*

- 2.2 This assessment addresses these tests to identify where there are gaps in provision, where quality needs improving, and where there is potentially more open space than is required by the planning standards.

- 2.3 Rugby Borough Council produced a Green Spaces Strategy 2014-2024 in March 2014. The main sections of that report were:

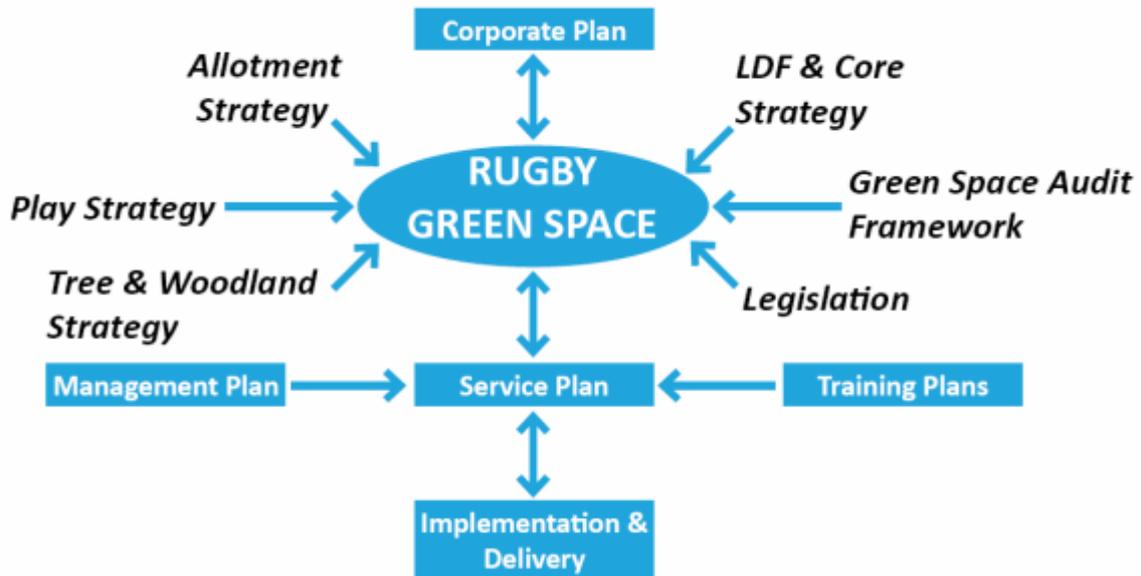
- Setting the scene for green space in Rugby
- Strategic planning for green space in Rugby
- Strategic management for green space in Rugby
- Planning for change and management
- Policies and actions

- 2.4 The purpose of the Green Spaces Strategy (GSS) was to set out the policies and actions for delivery and management of green space within the Borough of Rugby for the period up to 2024, with a vision to:

“...maintain and enhance high quality and accessible green spaces that meet the needs of our residents and visitors whilst protecting and improving biodiversity.”

- 2.5 The Strategy included a diagram showing the strategic relationship of the GSS in the context of Rugby, Figure 1.

Figure 1: Green spaces strategy context



2.6 The GSS uses the following Green Spaces Typology, which was based on the, now withdrawn, Planning Policy Guidance 17, and which was used for the assessment of green spaces in 2008, see Figure 2.

Figure 2: Green space typologies

Parks and Gardens	These particular sites would normally contain a whole range of quality facilities and experiences for all members of the public. These can be classed as the Borough’s main parks and would allow the visitor to spend several hours enjoying the open space environment. An example would be Caldecott Park or Hillmorton Recreation Ground.
Local amenity green space	These sites are typically smaller than the parks and gardens sites and are very much a local facility, although may form part of a wider network of green spaces. An example would be East Union Street.
Natural and semi natural green space	These are areas whose primary purpose is for nature conservation. An example would be Swift Valley Park.
Cemeteries & closed churchyards	These are important green spaces not only acting as functional burial grounds but as places of sanctuary for the bereaved attending graves and seeking a place for quiet contemplation. In some cases they also have heritage significance, with the many memorials.
	Rugby Borough Council has three active sites, one closed cemetery and a number of closed church yards that they are responsible. Rugby Borough Council is currently seeking to develop additional land to sustain burial space for the next 150-200 years. An example in the context of Rugby would be Clifton Road Cemetery.
Green corridors	These are green routes/ links including disused railway lines that connect different areas of green space. Their primary purpose is for walking, cycling or wildlife habitats. An example being Great Central Walk.
Allotments and community gardens	These areas allow for community gardening and growing of fruit and vegetables. There are six sites owned by Rugby Borough Council including Eastlands Allotments.
Outdoor sports facilities	These are large, often flat areas of grassland, (often found on local amenity green spaces) which have the primary function of providing sports pitches such as Whinfield Recreation Ground.
Children and young people’s facilities	These included equipped children’s play areas, youth facilities and ball courts such as Brindley Road Play Area.

2.7 The adopted standards for the green space typologies are set out in Rugby Borough Council’s Saved Local Plan Policies of July 2006. These are given in Figure 3.

Figure 3: Saved Local Plan Policy LR1

Open Space Category	Urban	Rural
1. Parks and gardens	1.5 ha per 1000 pop.	10 ha per 1000 pop.
2. Natural and semi natural green spaces	2.5 ha per 1000 pop.	10 ha per 1000 pop.
3. Green corridors	0.4km per 1000 pop	13km per 1000 pop
4. Outdoor sports facilities	3.5 ha per 1000 pop.	5 ha per 1000 pop.
5. Amenity green space	1.1 ha per 1000 pop.	0.5 ha per 1000 pop.
6. Provision for children and young people	0.2 ha per 1000 pop.	0.2 ha per 1000 pop.
7. Allotments and community gardens	0.65 ha per 1000 pop.	0.8 ha per 1000 pop.
8. Cemeteries and churchyards	0.5 ha per 1000 pop.	1.1 ha per 1000 pop.
9. Civic spaces.	None set	None set

2.8 The saved policy LR1 does not include any accessibility standards. There have since been adopted via the Green Spaces Strategy, and both are tested in this assessment.

2.9 This assessment reviews only the standards in bold; outdoor sports facilities have been addressed in either the Built Facilities (Part Two) or the Playing Pitch (Part 3) strategy reports. The standard for green corridors in the saved policy LR1 included a wide variety of types of space, some of which had public access and some without. This assessment now considers green corridors with public access within the testing related to natural and semi-natural green space. Those with no public access will be addressed by the authority through the wider green infrastructure planning and in design guidance in relation to new housing.

Protected spaces

2.10 A number of green space sites in Rugby Borough are also formally protected outside of local plan designations. There are a number of different types of designation and the following table shows the sites within the borough for information.

Figure 4: Protected open spaces

Site	Protection
Caldecott Park	Queen Elizabeth II Field
Whitehall Recreation Ground	Queen Elizabeth II Field
Alwyn Road Recreation Ground	Queen Elizabeth II Field
Featherbed Lane Recreation Ground	Queen Elizabeth II Field
Avon Mill Recreation Ground	Queen Elizabeth II Field

Whinfield Recreation Ground	Queen Elizabeth II Field
Long Lawford	King George V Field
Assheton Recreation Ground	Fields In Trust
Freemantle Recreation Ground	Fields In Trust
Wolvey Playing Field	Fields In Trust
Wolvey Old Cricket Field Wetland Nature Reserve	Fields in Trust
Easehall Top Green and Bottom Green	Registered Village Green
Stretton on Dunsmore	Registered Village Green
The Street, Frankton	Registered Village Green
Bilton Village Green	Registered Village Green
The Green, Wolfhampcote	Registered Village Green
The Greens, Brinklow	Registered Village Green
Main Street, Wolston	Registered Village Green
Dunchurch	Registered Village Green

Methodology

2.11 The open space assessment draws on a number of different elements:

- The Green Spaces Strategy 2014-24 objectives and priorities
- Comparator authorities standards
- Accessibility including both provision per 1000 and distance thresholds
- Best practice from relevant national bodies and other authorities

2.12 Each site has been assessed against agreed templates, a copy of which are provided as Appendix 1. Those areas which are multi-functional green space, including Parks and Gardens, Amenity Green Space, Natural Green Space and Green Corridors have been assessed against those Green Flag quality criteria which can be assessed on site, with the key headings of:

- A Welcoming Place
- Healthy, Safe and Secure
- Clean and Well Maintained
- Conservation and Heritage
- Community Involvement
- Marketing

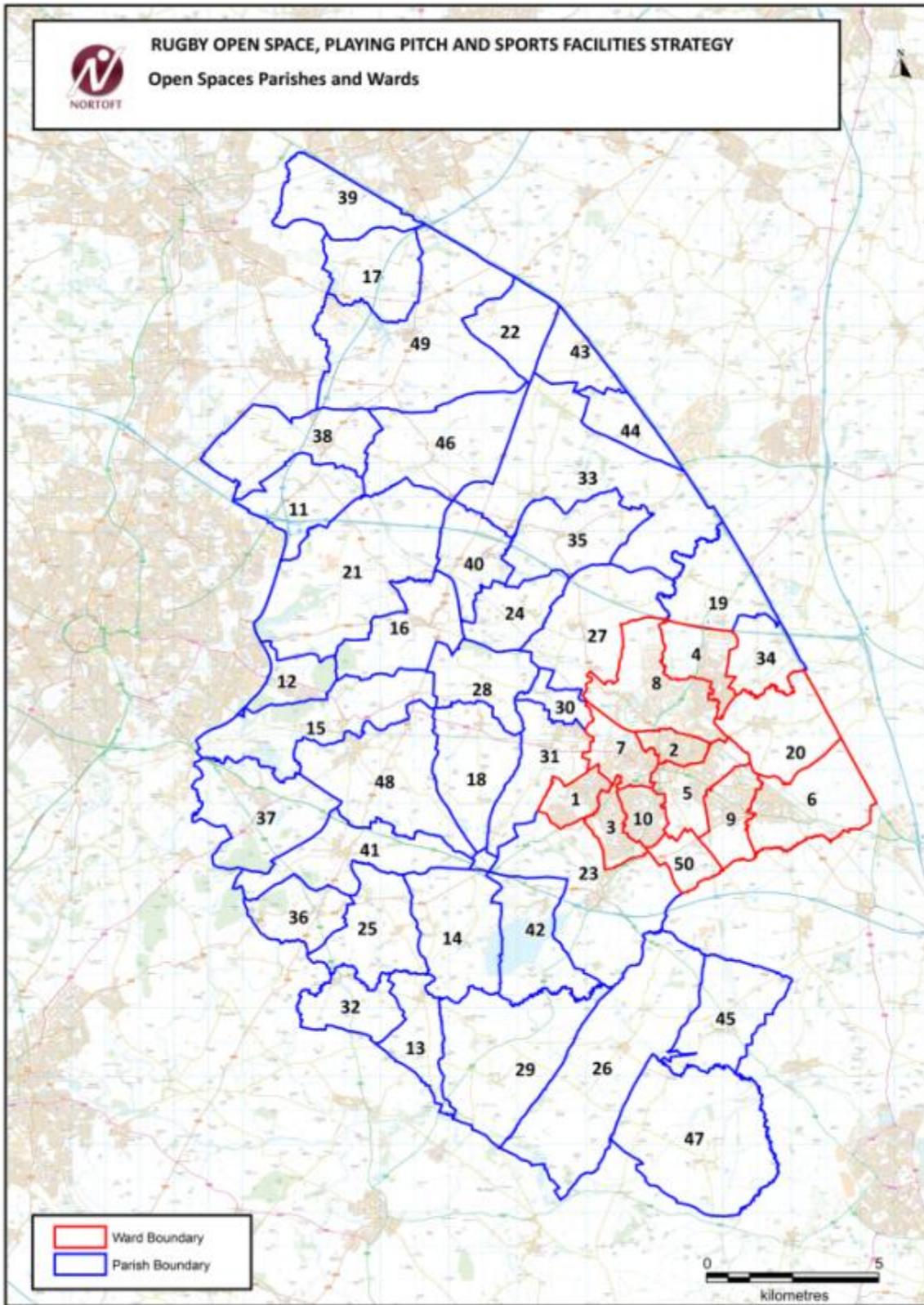
2.13 The Green Flag criteria additionally includes a scores for Sustainability and Management which covers such things as the choices made by the manager as to the use of pesticides and pollution reduction, and a financially sound management plan. It was agreed that these would be excluded from the audit because they can only be assessed by offsite supplementary detailed consultations.

2.14 The quality criteria for children's play and youth provision take account of the Fields in Trust "standards" for different types of facility, plus emerging best

practice. The allotments criteria similarly takes account of best practice, including advice from the National Society of Allotment and Leisure Gardeners (NSALG).

- 2.15 The sub areas used for the Open Spaces assessment are different to those used in Part 1 (Context) and Part 3 Playing Pitch Strategy because open spaces are much more of a local facility and would require a smaller sub area to be assessed. The areas used are therefore the parishes in the rural area, and wards in the urban area.
- 2.16 The parish and ward boundaries do not entirely fit together where the rural and urban areas meet. However, where this occurs there is usually either no population or very minimal population within the parish in the overlapping area, therefore although there is a geographical overlap there is either minimal or no double-counting of the population.
- 2.17 The following bullet points identify those areas are affected by this mismatch, and summarise how they have been treated in the assessment:
- The Rugby Radio Station site is part of both Clifton upon Dunsmore parish and Hillmorton ward. It is treated as a whole as Hillmorton ward.
 - The Eden Park site is part of both Churchover parish and Coton and Boughton ward. It is included in the ward assessment.
 - There is a gap between the west of Paddox ward, south of Eastlands and Rugby and Overslade wards and the east of Dunchurch parish that is not covered by either a ward or a parish. This gap has little or no population and only one open space (the miniature railway). The site has been allocated to Paddox ward due to its location and access point.
- 2.18 In addition to these areas are the parishes of Cawston and Cosford. As both of these parishes lie entirely within the urban ward of Admirals and Cawston, the assessment has only been undertaken for the ward.
- 2.19 A map which shows both the parishes and wards is provided as Figure 5.
- 2.20 The findings from each assessment are considered separately under each typology, and the detailed quantitative assessments at the ward and parish level are provided as Appendix 2.
- 2.21 The assessments are brought together with a review of best practice and other considerations to provide the evidence to underpin the recommended planning standards for Rugby Borough.

Figure 5: Sub areas



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Key to sub areas map:

Ref No	Name	Ref No	Name
1	Admirals and Cawston Ward	26	Grandborough CP
2	Benn Ward	27	Harborough Magna CP
3	Bilton Ward	28	King's Newnham CP
4	Coton and Boughton Ward	29	Leamington Hastings CP
5	Eastlands Ward	30	Little Lawford CP
6	Hillmorton Ward	31	Long Lawford CP
7	New Bilton Ward	32	Marston CP
8	Newbold and Brownsover Ward	33	Monks Kirby CP
9	Paddox Ward	34	Newton and Biggin CP
10	Rokeyby and Overslade Ward	35	Pailton CP
11	Ansty CP	36	Princethorpe CP
12	Binley Woods CP	37	Ryton-on-Dunsmore CP
13	Birdingbury CP	38	Shilton and Barnacle CP
14	Bourton and Draycote CP	39	Stretton Baskerville CP
15	Brandon and Bretford CP	40	Stretton under Fosse CP
16	Brinklow CP	41	Stretton-on-Dunsmore CP
17	Burton Hastings CP	42	Thurlaston CP
18	Church Lawford CP	43	Wibtoft CP
19	Churchover CP	44	Willey CP
20	Clifton upon Dunsmore CP	45	Willoughby CP
21	Combe Fields CP	46	Withybrook CP
22	Copston Magna CP	47	Wolfhampcote CP
23	Dunchurch CP	48	Wolston CP
24	Easehall CP	49	Wolvey CP
25	Frankton CP	50	Gap (linked to Paddox Ward)

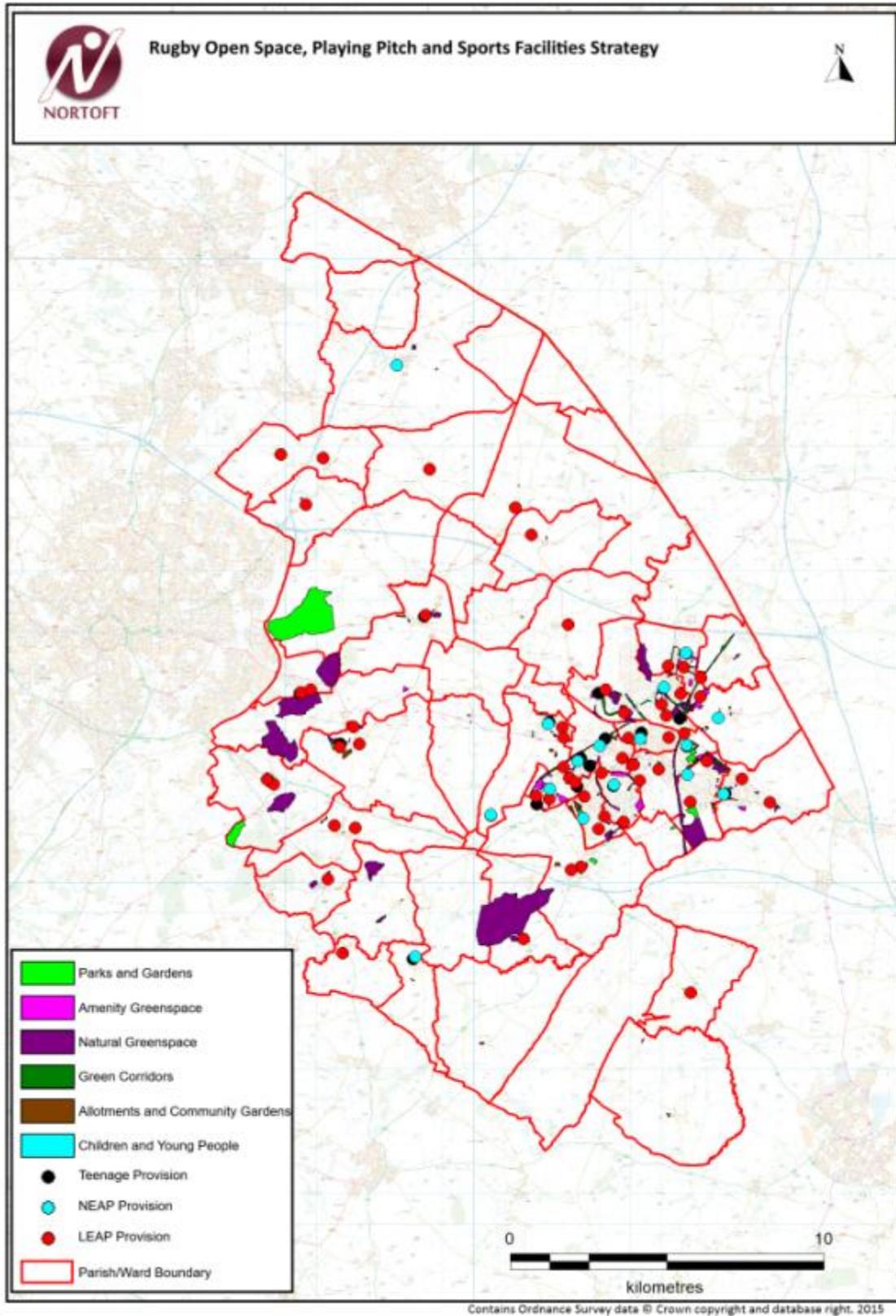
Comparator authorities

- 2.22 In relation to comparator authorities, it is appropriate to use the CIPFA list, which is also used in Part 2 of this Study in relation to Built Facilities. The 'Nearest Neighbour' model was developed by CIPFA (the Chartered Institute of Public Finance and Accountancy) to aid local authorities in comparative and benchmarking exercises. It is widely used across both central and local government. The model uses a number of variables to calculate similarity between local authorities. Examples of these variables include population, unemployment rates, tax base per head of population, council tax bands and mortality ratios.
- 2.23 The local authorities that are 'similar' to Rugby are: East Northamptonshire, East Staffordshire, High Peak and Kettering.

SECTION 3: OPEN SPACES ACROSS RUGBY

- 3.1 There are a large number of open spaces across the borough of Rugby with different primary purposes, including country parks, amenity green spaces, children’s play, allotments and green corridors. All of the open space typologies assessed in this study are mapped borough-wide in Figure 6, which provides a valuable overview of the extent and purpose of the existing open space network.
- 3.2 Appendix 3 provides a series of maps which provide a more detailed overview of the open spaces provision across Rugby town, and also for Binley Woods, Brinklow, Clifton upon Dunsmore, Dunchurch, Long Lawford, Ryton-on-Dunsmore, Stretton-on-Dunsmore, Wolston and Wolvey, as these are the “Main Rural Settlements” as defined by the settlement hierarchy for the borough in the local plan.

Figure 6: Open spaces in Rugby – all typologies



SECTION 4: PARKS AND GARDENS

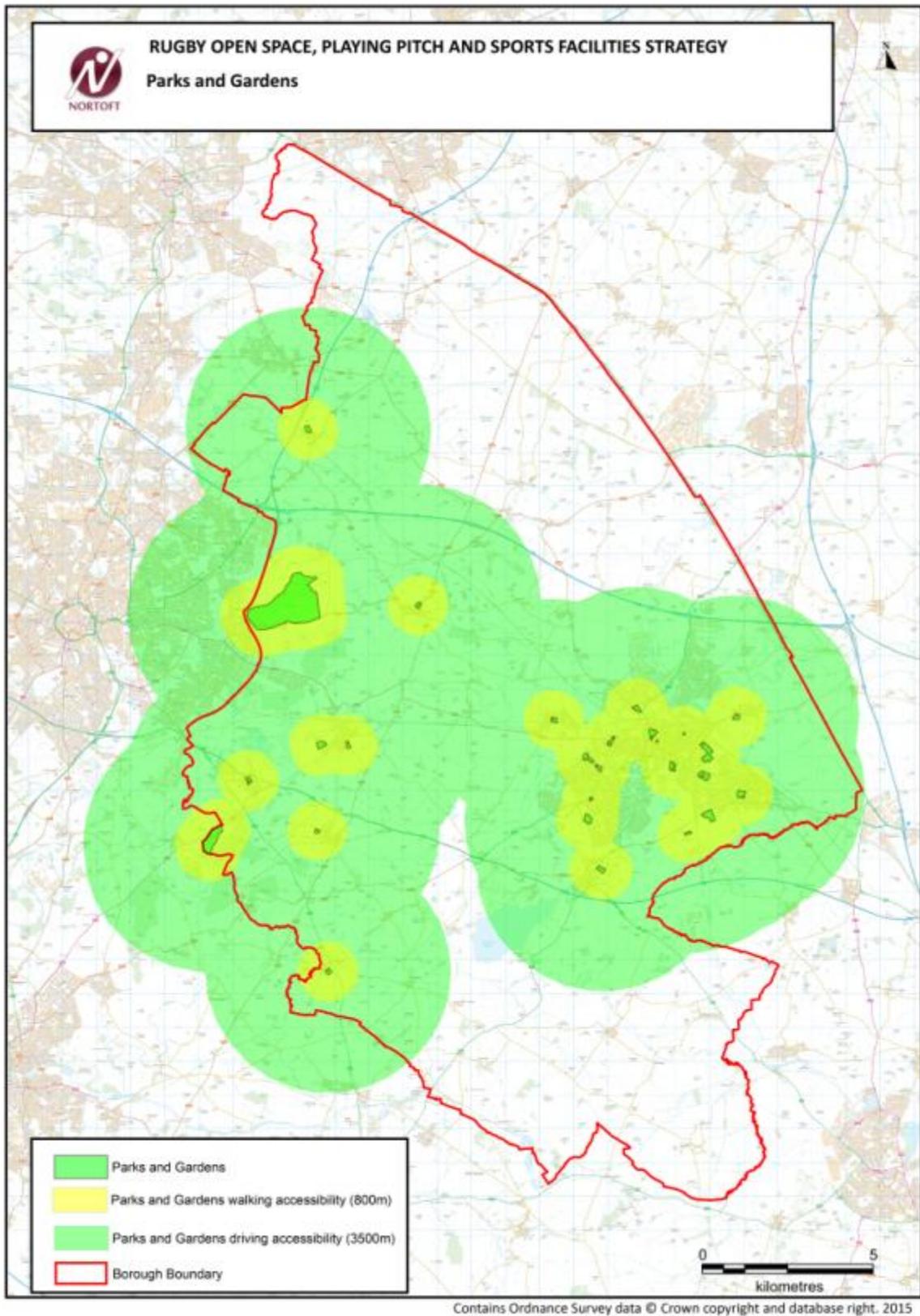
Typology and best practice

- 4.1 Parks and Gardens provide accessible, high quality open space to be enjoyed by the general public. Urban and village parks and gardens are enclosed, designed, constructed and maintained to be used by all sections of the community and cater for a range of formal and informal activities.
- 4.2 The definition of this typology in the Green Spaces Strategy 2014-2024 is:
- These particular sites would normally contain a whole range of quality facilities and experiences for all members of the public. These can be classed as the Borough's main parks and would allow the visitor to spend several hours enjoying the open space environment. An example would be Caldecott Park or Hillmorton Recreation Ground.*
- 4.3 Where the green space is multi-functional, for example with a playing field, pavilion, car park and children's play area, this is considered to fall within the Parks and Gardens typology. This approach towards the typology has the implication that some of the village recreation grounds are included within the category, where previously they have been considered simply as outdoor sports facilities. The Parks and Grounds Manager and Green Spaces Officer at Rugby Borough Council have provided guidance on which sites should be considered within the Parks and Gardens typology, or alternatively within the Amenity Green Space typology.
- 4.4 As Parks and Gardens are multi-functional green spaces they are more likely to be a specific destination, compared to smaller open spaces closer to home. They are often high value spaces which can act as an important focal point in a community, contributing towards the identity of an area and a sense of place. Larger parks can have an important focus at the neighbourhood scale, while small parks can have a more local focus. Because Parks and Gardens offer a number of activities within a designed space, they function as important social venues for individuals and groups.
- 4.5 As these sites are multifunctional the total area of each Park or Garden is taken as including the separate areas of any facilities within them, such as children's play areas, tennis courts, or football pitches. Some of these facilities are also addressed separately within this suite of reports, for example: children's play and teenage facilities are included separately within this Part 4; tennis courts within Part 2, and pitches within Part 3.

Current provision and assessment

- 4.6 There are a number of sites across Rugby which meet the criteria to be included in the Parks and Gardens typology. Figure 7 provides an overview of these sites across the borough. A walking catchment of 800m and a driving catchment of 3500m (the current adopted standard) has been applied to each of the sites in order to show the accessibility at a local level.
- 4.7 The map demonstrates that most, but not all, of Rugby Borough has access to a Park and Garden. The areas which currently lack provision are the north and the south parts of the borough.
- 4.8 Parks and gardens which are outside of the borough boundary within other authorities are too far away to provide any significant extra coverage of this typology for the residents of the authority.

Figure 7: Parks and Gardens across Rugby with accessibility



Assessment criteria

- 4.9 The assessment tests both the existing standards and also considers alternatives based on current practice nationally, and on the adopted standards across Rugby's benchmark comparator authorities.

Fields in Trust

- 4.10 Fields in Trust has recently begun reviewing its own standards, and the findings of a national survey of local authorities in England and Wales was provided in their report *Review of the Planning and Design for Outdoor Sport and Play, Phase 2 Survey Findings for England and Wales* (January 2015). The report states that the median level of provision for *local* parks and gardens was 0.8 ha per 1000. The accessibility element of the standards was a median of 710m, but varied from as little as 300 m for local/pocket parks to 4,300 m for major urban and country parks. If measured by walking time, the median was 15 minutes walk from home.

Comparators

- 4.11 Comparisons with the CIPFA benchmark authorities show a wide variation. Only East Staffordshire has a separate rural standard, and at 0.13 ha per 1000 is much lower than the 10 ha per 1000 in Rugby borough. The urban area standard in Rugby is broadly similar to that in East Staffordshire.

Figure 8: Comparators for Parks and Gardens

	Date of adopted standard	Parks and Gardens	
		Quantity (Ha per 1000)	Access (m) [adopted in Green Space Strategy 2014]
Rugby	2006	1.5 urban 10 rural	800m walk 3500m drive
<i>CIPFA comparators</i>			
East Northamptonshire	2011	0.6	720m walk (urban areas)
East Staffordshire	2010	1.39-1.82 urban 0.13 rural	1200m walk
High Peak	2009	1.15 outside National Park	1250m walk (urban and key settlements)
Kettering	2008	0.3	480m walk

Testing the existing standards

4.12 The existing adopted standards for Parks and Gardens are:

	Quantity per 1000 people		Accessibility	
	Urban	Rural	Walking threshold	Driving threshold
Parks and Gardens	1.5ha	10ha	800m	3500m

4.13 The key findings from the testing of the existing standards in relation to quantity and accessibility are:

Rugby urban wards

- Only the urban wards of Eastlands and Paddock meet both the current adopted standard for the quantity of provision and the walking catchment.
- The residents of Benn ward can access a Park or Garden within 800m, but there is too little Parks and Gardens space in relation to the adopted standard of provision per 1000.
- None of the other urban wards have sufficient Parks and Gardens space to meet the adopted provision per 1000 criteria, and neither do any the other wards have complete coverage in relation to walking accessibility threshold of 800m.
- However all of the urban area is within the driving threshold of 3500m.
- Figure 9 provides the detailed analysis for the urban wards.

Rural parishes

- The only parish to meet the existing adopted standards for quantity is Ryton-on-Dunsmore. This is because there is a large country park within the parish.
- In relation to the walking threshold of 800m for the Main Rural Settlements (MRS), there is no provision in Binley Woods or Wolvey, and only partial provision in Dunchurch. The others have provision meeting the accessibility standard.
- Other than Wolvey, all of the MRS can reach a Park or Garden within 3500m.
- Figure 10 provides the detailed analysis for those parishes containing the MRS.
- Detailed analysis for all of the rural parishes is provided in Appendix 2. It is clear from this analysis and the map in Figure 7, that most of the rural area has no access to a site meeting the Parks and Gardens typology within an 800m walking catchment, though some areas fall within the 3500 driving catchment.

Figure 9: Parks and Gardens – urban wards

Ward	Area (ha)	Current adopted standard	Population 2012	Current provision per 1000	Surplus/ deficit of provision in ha	Accessibility 800m	Accessibility 3500m
Admirals and Cawston Ward	0.59	1.5	7846	0.08	-11.18	±	✓
Benn Ward	5.07	1.5	8203	0.62	-7.23	✓	✓
Bilton Ward	5.08	1.5	6196	0.82	-4.21	±	✓
Coton and Boughton Ward		1.5	6503	0.00	-9.75	X	✓
Eastlands Ward	14.05	1.5	7982	1.76	2.08	✓	✓
Hillmorton Ward	4.28	1.5	5289	0.81	-3.65	±	✓
New Bilton Ward	7.82	1.5	8298	0.94	-4.63	±	✓
Newbold and Brownsover Ward	2.82	1.5	7594	0.37	-8.57	±	✓
Paddox Ward	13.91	1.5	6892	2.02	3.57	✓	✓
Rokeby and Overslade Ward		1.5	7831	0.00	-11.75	±	✓

Key

- ✓ Accessibility standard met
- x Accessibility standard not met
- ± Accessibility standard met in parts of settlement

Figure 10: Parks and Gardens – parishes with Main Rural Settlements

Parish	Area (ha)	Current adopted standard	Population 2011	Current provision per 1000	Surplus/deficit of provision in ha	Accessibility of main settlement 800m	Accessibility of main settlement 3500m
Binley Woods CP		10	2,665	0.00	-26.65	x	✓
Brinklow CP	1.96	10	1,144	1.71	-9.48	✓	✓
Clifton upon Dunsmore CP	2.67	10	1,374	1.94	-11.07	✓	✓
Dunchurch CP	2.73	10	3,069	0.89	-27.96	±	✓
Long Lawford CP	2.13	10	3,173	0.67	-29.60	✓	✓
Ryton-on-Dunsmore CP	24.34	10	1,813	13.43	6.21	✓	✓
Stretton-on-Dunsmore CP	1.35	10	1,159	1.16	-10.24	✓	✓
Wolston CP	5.98	10	2,577	2.32	-19.79	✓	✓
Wolvey CP		10	1,832	0.00	-18.32	x	x

Key

- ✓ Accessibility standard met
- x Accessibility standard not met
- ± Accessibility standard met in parts of settlement

Quality

- 4.14 All of the Parks and Gardens were assessed against the Green Flag criteria template, and all scored as high quality across each of the elements.

Need for updating the existing standard

Quantity

- 4.15 If the current quantity standards were to be met, then a further 61 ha of Parks and Gardens would need to be made available in the urban wards and 153 ha in the Main Rural Settlement (MRS) parishes. Further provision would also be needed across all of the other rural parish areas. This assumes that all of the existing sites are retained. This level of new provision is not realistic across the authority as a whole.
- 4.16 Given the implications of the existing standards in terms of this deliverability, it is appropriate to consider whether an alternative standard is required. The first step is to consider the impact of potentially reducing the quantity of Parks and Gardens per 1000 for the rural area, whilst still retaining the 1.5 ha provision per 1000 for the urban wards.
- 4.17 The results of this testing are given in Figure 11 for the urban wards (unchanged from Figure 9) and the rural parishes containing the Main Rural Settlements (MRS). The lower rate of provision per 1000 at 1.0 ha for the rural parishes suggests the more of those parishes with the MRS would meet the proposed standard, and that the deficits in provision would be much smaller. Relatively small areas of new Parks and Gardens provision in these villages would largely enable them to meet the proposed revised standard, so this lower standard is therefore implementable.

Quality

- 4.18 Green Flag is the current formal quality standard for Parks and Gardens, and has proved a useful assessment tool. For Parks and Gardens, the criteria used for quality relates to:
- A Welcoming Place
 - Healthy, Safe and Secure
 - Well Maintained and Clean
 - Conservation and Heritage
 - Community Involvement
 - Marketing
- 4.19 The quality criteria for the Parks and Gardens is based on the Green Flag principles, and almost all of the sites have emerged as good quality, so the standard is sound

and achievable. The only sites not currently meeting the good quality standard are being developed/improved at the moment (Parkfield Road and Diamond Wood).

Accessibility

- 4.20 Although the urban wards show some gaps in the walking accessibility, the network of sites across the urban area means that most people can in practice access several sites.
- 4.21 The testing of the standards, the emerging best practice and the comparison with the benchmark authorities, suggests that the walking threshold of 800m should be retained. In this case there would be no change to the accessibility findings in Figures 9 and 10, for either the urban wards or the rural parishes.
- 4.22 However it has been agreed to remove the driving threshold of 3500m because the best practice emphasis is on sustainable travel, and local open space provision.

Figure 11: Parks and Gardens at reduced rates of provision in the rural parishes

Ward/Parish	Area (ha)	Proposed standard in ha per 1000: 1.5 ha urban wards; 1 ha for rural parishes	Population 2011/2012	Current provision per 1000	Surplus/ deficit of provision against proposed standard
Admirals and Cawston Ward	0.59	1.5	7846	0.08	-11.18
Benn Ward	5.07	1.5	8203	0.62	-7.23
Bilton Ward	5.08	1.5	6196	0.82	-4.21
Coton and Boughton Ward		1.5	6503	0.00	-9.75
Eastlands Ward	14.05	1.5	7982	1.76	2.08
Hillmorton Ward	4.28	1.5	5289	0.81	-3.65
New Bilton Ward	7.82	1.5	8298	0.94	-4.63
Newbold and Brownsover Ward	2.82	1.5	7594	0.37	-8.57
Paddox Ward	13.91	1.5	6892	2.02	3.57
Rokeby and Overslade Ward		1.5	7831	0.00	-11.75
Binley Woods CP		1	2,665	0.00	-2.67
Brinklow CP	1.96	1	1,144	1.71	0.82
Clifton upon Dunsmore CP	2.67	1	1,374	1.94	1.30
Dunchurch CP	2.73	1	3,069	0.89	-0.34
Long Lawford CP	2.13	1	3,173	0.67	-1.04
Ryton-on-Dunsmore CP	24.34	1	1,813	13.43	22.53
Stretton-on-Dunsmore CP	1.35	1	1,159	1.16	0.19
Wolston CP	5.98	1	2,577	2.32	3.40
Wolvey CP		1	1,832	0.00	-1.83

Proposed standards

4.23 The proposed standards for Parks and Gardens are given in Figure 12.

Figure 12: Proposed standards for Parks and Gardens

	Quantity per 1000 people		Quality	Accessibility
	Urban	Rural		
Parks and Gardens	1.5ha	1ha	Green Flag standard	800m

4.24 To meet these standards it will be appropriate to:

- Develop new multi-functional sites as parks or gardens in areas close to new housing developments.
- Where there is a gap in provision in the Council will review whether investment in an existing amenity green space is appropriate, in order to upgrade the site to meet the Parks and Gardens standard.

SECTION 5: AMENITY GREEN SPACE

Typology and best practice

5.1 Amenity green spaces are public open spaces whose primary purpose is to improve and enhance the appearance of the local environment and improve the well-being of local residents. Often children's equipped playgrounds whether or not they are fenced, are part of amenity green spaces, and the "informal" play space which links to children's play provision is integral to the amenity green space.

5.2 The Green Space Strategy 2014-2024 for Rugby Borough defines Amenity Green Space as:

Local amenity green space

These sites are typically smaller than the parks and gardens sites and are very much a local facility, although may form part of a wider network of green spaces. An example would be East Union Street.

5.3 The size of a green space is an important factor in the role it plays in the community, as larger spaces tend to support a wider array of activities and are more likely to be a focal point for communities. Smaller green spaces are however still important features to enhance a townscape or village, and to support informal activities. These spaces often have fewer ancillary facilities than large open spaces, and provide less value for local residents.

5.4 Very small green spaces, of less than 0.2 ha in size tend not to be practical or usable spaces for recreation. They are often incidental open space within housing developments, and may be roadside verges. These very small areas usually have no ancillary facilities such as seating or any defining landscape features which are designed for play or leisure. Although therefore these spaces are important in terms of design and a sense of place for both existing settlements and new developments, their limitations for amenity use means that emerging best practice now differentiates between amenity green space larger than 0.2 ha which has a recreational function, and those below this size which are treated as design.

5.5 Green spaces which are less than 0.2 ha in size and without obvious recreational use, (i.e. not a Local Equipped Area for Play (LEAP)) have therefore been excluded from this assessment.

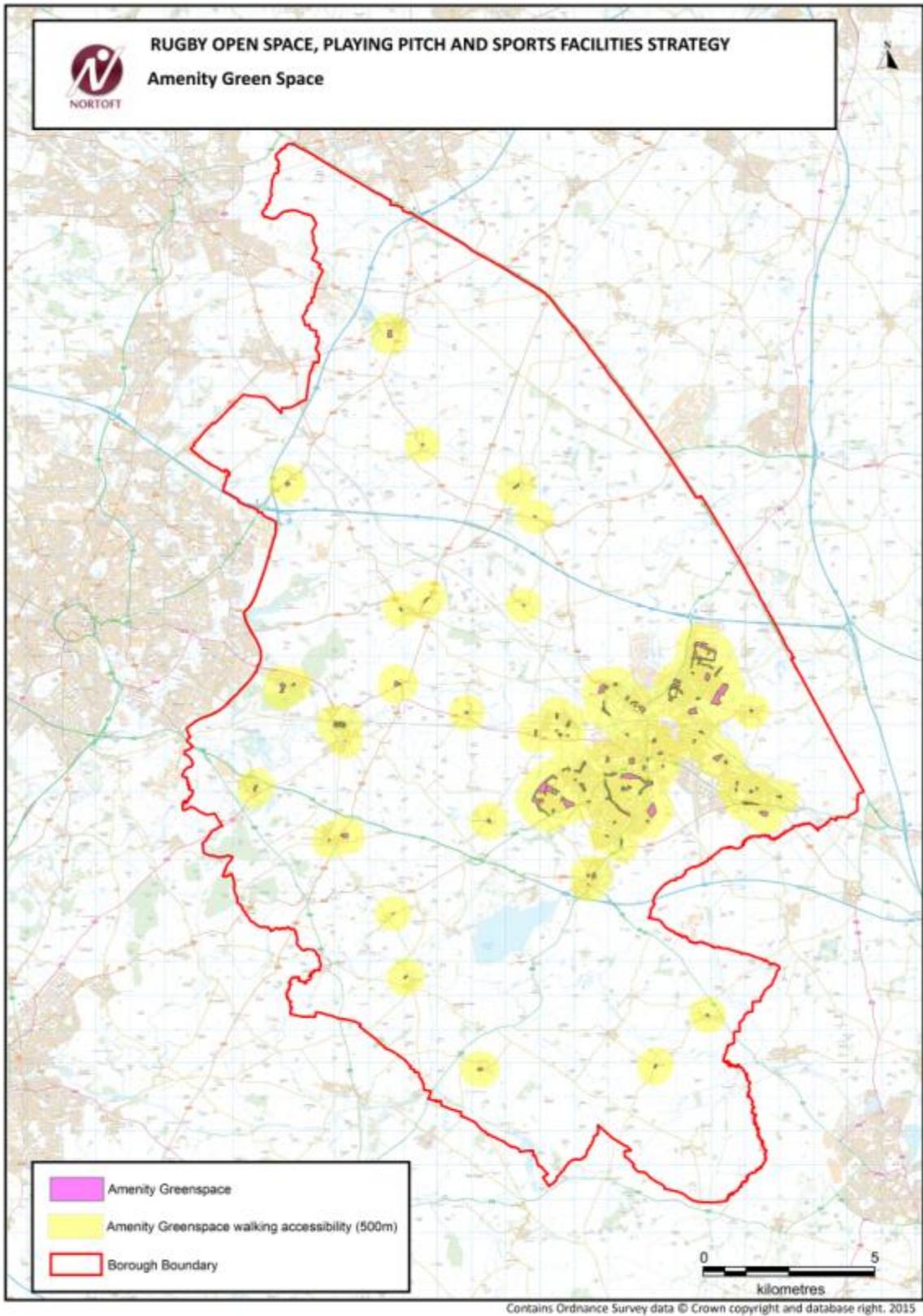
5.6 The quality of an amenity green space is reflective of the provision and condition of its features and characteristics. The quality reflects what is provided on a site, the condition of facilities, and the immediate surroundings. The higher the quality of amenity green spaces, the more likely people are to use them. Lower quality spaces often have limited facilities and also lack landscaping and planting, they have little positive use, and may be of low or negative value to the community.

- 5.7 The need for amenity green space relates to the type of development. A residential development with large gardens will often have a lower need for smaller amenity green spaces compared to high density housing developments or sheltered housing, where gardens are sometimes not provided. Both will however require larger areas of amenity green space.
- 5.8 The need for amenity green space is not limited to housing areas. The landscaping associated with many non-residential developments, such as business parks, should be included in the consideration of need. In these areas, quality is as important as quantity.

Current provision and assessment

- 5.9 There are a large number of sites across Rugby which meet the criteria to be included in the Amenity Green Space typology. Figure 13 provides an overview of these sites across the borough, with a catchment of 500 m. As these sites are primarily used by local residents a drive time catchment is not appropriate and is not part of the current standard.
- 5.10 As with the Parks and Gardens typology, where these sites are multifunctional they also include the physical area of the facilities within them such as children's play areas. These facilities are also considered separately within this report, but as they are integral parts of what makes up the green space, they need to be included in the overall area.
- 5.11 The map in Figure 13 also demonstrates that the distribution of the Amenity Green Spaces means that only some villages have provision and that not all of Rugby town has access to an amenity green space within 500m.

Figure 13: Amenity Green Space across Rugby with accessibility



Assessment Criteria

- 5.12 The assessment tests the existing standards and also considers criteria which have been developed from current practice nationally, and the adopted standards across Rugby's benchmark comparator authorities.

Fields in Trust

- 5.13 In the Fields in Trust's review of its own standards, the national survey of local authorities in England and Wales results as reported in Review of the Planning and Design for Outdoor Sport and Play, Phase 2 Survey Findings for England and Wales (January 2015) identified 0.55 ha per 1000 as the median level of provision for amenity green space. The accessibility standard varied widely, from 120 m through to 800m, but the median accessibility standard was 480m.
- 5.14 In relation to Rugby's current standards, the urban standard is double that of the national average, whilst the rural standard is close to it.

Comparators

- 5.15 Comparisons with the CIPFA benchmark authorities show that Rugby's standards for the urban area are higher in terms of provision per 1000 than the comparators, with both East Northamptonshire and Kettering using 0.8 ha per 1000. In relation to rural standards, East Staffordshire specifies a rural standard which is higher than Rugby's, at 1.22-1.28. The High Peak standard does not differentiate between urban and rural, but between within and outside the National Park, so this is not relevant.
- 5.16 The accessibility standard in Rugby is similar to that for Kettering and falls within the standard set by East Staffordshire. The standard for East Northamptonshire is significantly lower, whilst the opposite is true for High Peak.
- 5.17 These comparisons suggest that the current Amenity Green Space standards for Rugby are on the high side for the provision per 1000 in the urban area, whilst the accessibility standard is within the "normal" range.

Figure 14: Comparators for Amenity Green Space

	Date of adopted standard	Amenity Green Space	
		Quantity (Ha per 1000)	Access (m) [adopted in Green Space Strategy 2014]
Rugby	2006	1.1 urban 0.5 rural	500m walk
CIPFA comparators			
East Northamptonshire	2011	0.8	240m walk
East Staffordshire	2010	0.16-0.45 urban 1.22-1.28 rural	400-800m walk
High Peak	2009	1.07 inside National Park 0.44 outside	1000m walk (urban and key settlements) 750m walk rural areas
Kettering	2008	0.8	480m walk

Emerging best practice

5.18 A key consideration in assessing the availability of amenity green space within an authority is the practical usefulness of each of the spaces for informal recreation. To date there is no formal guidance about this, but there is emerging good practice which suggests that to be useful space, the amenity green space should be:

- 0.2 ha or greater in size, or have a clear amenity use, for example children's play
- Have natural grass on a high proportion of the site
- Permanently available for informal public recreation use
- Reasonably flat and accessible to the local community
- Safe for use by a wide range of ages
- Clearly designed, with definition between the public space and adjoining private spaces e.g. fenced
- Provided with facilities, including as appropriate, children's equipped play, seating, and kick about area.
- Not be *primarily* a playing field, sustainable urban drainage site, roadside verge, or landscaping as part of a development.

5.19 Where a children's play facility is clearly part of the amenity green space area and meets these criteria, its area has been included within the overall total for amenity green space for this review. Also included are those sites that are smaller than 0.2 ha but have a play area or other recreation facility on site.

Testing the existing standards

5.20 The existing standards in Rugby Borough for Amenity Green Space are:

	Quantity per 1000 people		Accessibility
	Urban	Rural	Walking threshold
Amenity Green Space	1.1ha	0.5ha	500m

5.21 The key findings from the testing of the existing standards in relation to quantity and accessibility are:

Rugby urban wards

5.22 In relation to the adopted standards for quantity, only the urban wards of Admirals and Cawston, Coton and Boughton, Newbold and Brownsover and Rokeby and Overslade have sufficient space to meet the standards. The remaining wards all have some provision, but Benn ward has the lowest compared to the standards as this is the town centre, and is a dense urban area.

5.23 In terms of accessibility, all parts of the wards of Admirals and Cawston and Rokeby and Overslade meet the standard. The others have partial coverage.

5.24 The assessment is provided in see Figure 15.

Rural parishes

5.25 At the parish level, most of the parishes containing the Main Rural Settlements (MRS) have sufficient Amenity Green Space to meet the current standard of 0.5 ha per 1000. The exceptions are Brinklow and Ryton-on-Dunsmore which each have deficits of 0.1 and 0.3 hectares respectively. However many of the smaller parishes have no or very little amenity green space which meet the agreed minimum size and criteria for this type of typology, and therefore fall short of the standard (see Appendix 2).

5.26 The location of the amenity green spaces within the MRS means that most residents of settlements can reach such a space within 500m, therefore the accessibility standard is met. The exceptions are Ryton-on-Dunsmore, Wolston and Wolvey. The latter two both have more than sufficient amenity green space, but these are not accessible to all of the main settlement because they are further than 500 m away.

5.27 Given the network of Parks and Gardens in Rugby town, it is useful to note that the amenity green spaces in some places fills the gaps in that provision, but elsewhere the catchments overlap, see Figure 19.

Figure 15: Amenity Green Space – urban wards

Ward	Area (ha)	Current adopted standard	Population 2012	Current provision per 1000	Surplus/deficit of provision in ha	Accessibility 500m
Admirals and Cawston Ward	29.37	1.1	7846	3.74	20.74	✓
Benn Ward	1.01	1.1	8203	0.12	-8.01	±
Bilton Ward	3.79	1.1	6196	0.61	-3.03	±
Coton and Boughton Ward	16.6	1.1	6503	2.55	9.45	✓
Eastlands Ward	4.69	1.1	7982	0.59	-4.09	±
Hillmorton Ward	4.82	1.1	5289	0.91	-1.00	±
New Bilton Ward	4.63	1.1	8298	0.56	-4.50	✓
Newbold and Brownsover Ward	20.39	1.1	7594	2.69	12.04	✓
Paddox Ward	1.1	1.1	6892	0.16	-6.48	±
Rokeby and Overslade Ward	19.92	1.1	7831	2.54	11.31	✓

Key

- ✓ Accessibility standard met
- x Accessibility standard not met
- ± Accessibility standard met in parts of settlement

Figure 16: Amenity Green Space – parishes with Main Rural Settlements

Ward	Area (ha)	Current adopted standard	Population 2012	Current provision per 1000	Surplus/ deficit of provision in ha	Accessibility 500m
Binley Woods CP	2.82	0.5	2,665	1.06	1.49	✓
Brinklow CP	0.48	0.5	1,144	0.42	-0.09	✓
Clifton upon Dunsmore CP	12.02	0.5	1,374	8.75	11.33	✓
Dunchurch CP	1.64	0.5	3,069	0.53	0.11	✓
Long Lawford CP	3.92	0.5	3,173	1.24	2.33	✓
Ryton-on-Dunsmore CP	0.62	0.5	1,813	0.34	-0.29	±
Stretton-on-Dunsmore CP	1.98	0.5	1,159	1.71	1.40	✓
Wolston CP	2.48	0.5	2,577	0.96	1.19	±
Wolvey CP	2.50	0.5	1,832	1.36	1.58	±

Key

- ✓ Accessibility standard met
- x Accessibility standard not met
- ± Accessibility standard met in parts of settlement

Quality

- 5.28 As with the Parks and Gardens, all of the Amenity Green Spaces were assessed against the Green Flag criteria template, and most scored as high quality across each of the relevant elements of the assessment. For example, all sites were scored on A Welcoming Place, but for many sites there was no identifiable special nature conservation or heritage interest, so this has not been scored.
- 5.29 The amenity green space sites where quality issues were flagged by the 2015 audit were:

Figure 17: Amenity Green Space with quality issues

Site	Quality criteria where issue flagged as less than high quality	Other issues/comment
Moat Farm Drive, Strath Close, Rugby	Well Maintained and Clean [moderate]	Access too narrow for buggy or wheelchair access. No bins
Newbold Quarry Recreation Ground, Rugby	Well Maintained and Clean [poor]	Litter, fly tipping, dog fouling
Prior Park Road Public Open Space, Rugby	Healthy, Safe and Secure [poor] Well Maintained and Clean [poor]	Lot of litter and dog fouling
Coton Park Open Space Top	Healthy, Safe and Secure [moderate] Well Maintained and Clean [moderate]	No signs or dog bins, dog fouling evident. No parking next to entrances and car park closed off and street parking is restricted.

Need for updating the existing standard

Quantity

- 5.30 The current adopted standards for Amenity Green Space are met in most of the Main Rural Settlements and in some of the urban areas of Rugby town. The deficits are fairly small with the exception of some of the urban wards.
- 5.31 The need for amenity green space will vary from one area to another for example, long established low density leafy suburbs where houses have reasonably large gardens have much less need for a network of publicly accessible green spaces than typical “developer suburbs” containing houses with fairly small gardens. In turn, these areas require less publicly accessible green space than inner suburban areas of high density housing.
- 5.32 While there is ample amenity green space in Rugby as a whole, there are some minor geographical imbalances in the distribution of these spaces, with paucity in some areas and reasonably high number of sites in others. It is therefore recommended that the standards remain the same, with the rural targets being lower reflecting people living in rural areas deriving similar benefits through increased contact with open countryside.

Quality

- 5.33 Green Flag is the current formal quality standard for Amenity Green Space, and has proved a useful assessment tool. For Amenity Green Space, the relevant Green Flag criteria used is proposed as relating to:
- A Welcoming Place
 - Healthy, Safe and Secure
 - Well Maintained and Clean

Accessibility

- 5.34 Amenity Green Space accessibility is relatively good, however there is some lack of provision in some parts of the town and in small areas of Ryton-on-Dunsmore, Wolston and Wolvey.
- 5.35 Figure 19 is a map of Rugby town showing both the Amenity Green Spaces and Parks and Gardens typologies, each with 500m catchments. The justification for the 500 m accessibility for Parks and Gardens in this test is that these spaces are also used as amenity green spaces by their most local residents. When considered together, it is clear that everyone living in Rugby town can reach either a Park and Garden or an Amenity Green Space within 500m.
- 5.36 The current accessibility standards for Amenity Green Space are therefore deemed as acceptable.

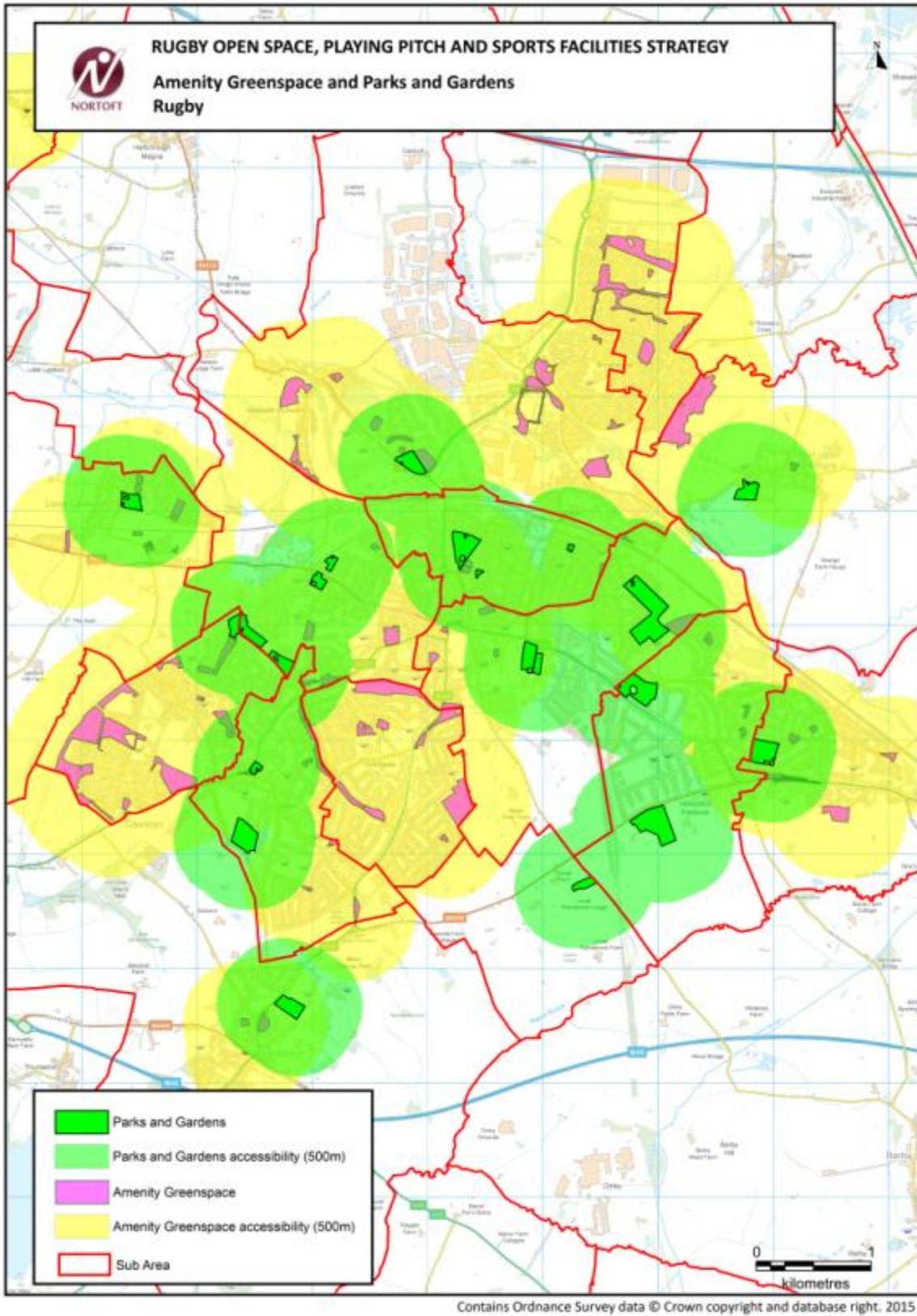
Proposed standards

5.37 It is proposed to retain the existing Amenity Green Space standard for quantity, quality and accessibility. These are summarised in Figure 18.

Figure 18: Proposed standards for Amenity Green Space

	Quantity per 1000 people		Quality	Accessibility
	Urban	Rural		
Amenity Green Space	1.1ha	0.5ha	Green Flag standard	500m

Figure 19: Amenity green space and parks and gardens in Rugby



SECTION 6: ACCESSIBLE NATURAL AND SEMI NATURAL GREEN SPACE

Typology and best practice

- 6.1 Natural and semi natural green spaces are areas whose primary purpose is for nature conservation, and this is confirmed by the Rugby Borough Green Space Strategy 2014-2024 definition:

These are areas whose primary purpose is for nature conservation. An example would be Swift Valley Park.

- 6.2 Natural England believes everyone should have access to good quality natural green space near to where they live and have developed policy guidance for local authorities in their 2010 report *Nature Nearby: Accessible Natural Greenspace*.

- 6.3 The adopted policy provision standard for Natural and Semi Natural Green Space in Rugby Borough is 2.5 ha per 1000 in the urban area, and 10 ha in the rural area, (saved policy LR1) with a 700 m catchment or 3500 m driving catchment (Green Space Strategy, March 2014). These standards however make no reference to public accessibility, and the standards are based on the inclusion of some sites with no public access. As the scope of this brief is specifically to test and to develop standards for publicly accessible space, it is now appropriate to review the current standards but only including those sites with public access, and also to consider the approach recommended by Natural England.

- 6.4 The simplest way of assessing whether a site falls into the category of natural or semi-natural green space is by identifying the degree of “naturalness”. The following are considered “natural”: woodland, scrub, parkland and scattered trees, grassland and marsh, tall herb and fern, and open water. Examples of this in Rugby are Swift Valley Park and Draycote Water, as well as woodlands such as Cock Robin Wood and Brandon Wood. Also included in this testing are the accessible green corridors which are in effect also natural green spaces. Excluded from the assessment are the canals and their towpaths.

- 6.5 The main consideration for the inclusion or otherwise of sites in the assessment in relation to accessibility, is the degree of that accessibility. Only those sites which have open access on foot and are usually available to the public during daylight hours have been included. Most are free to use, but there are a small number where charges are levied, including in relation to car parking or as access to the site by obtaining a permit for example Draycote Water. Where public access is limited however to rights of way or where sites have permissive access only (as at Ryton Gardens) and have no long term security of use by the public, these have been excluded from the assessment.

Current provision and assessment

- 6.6 The starting point for the 2015 analysis is the dataset of sites produced by Halcrow in 2008, but this included a number of sites which were not publically accessible. The 2008 data has been updated following consultation with Borough Council officers, the parish councils, and other stakeholders. The only sites now included in this analysis have confirmed public access.

Assessment criteria

- 6.7 The current adopted standards include a high proportion of sites with no public access. As the brief for this review is the development of the new standards for sites with public access, the existing standards have been tested but only including those sites with public access.
- 6.8 There are no existing adopted quality standards for Natural and Semi Natural Green Space. To assess the quality of accessible natural and semi natural green space, the Green Flag approach is useful to a degree, and the following broad elements are considered essential to make any space usable and valued:
- A Welcoming Place
 - Signs welcoming and clear, including map if appropriate
 - Physical access point to the site is obvious and usable
 - Healthy, Safe and Secure
 - Apparent safety of site (use evidence of anti-social behaviour as a proxy)
 - Sense of personal safety in the space
 - Well Maintained and Clean
 - Freedom from litter, dog fouling, vandalism etc.

Natural England

- 6.9 Natural England is the relevant statutory body in relation to natural green space, and in the report *Nature Nearby: Accessible Natural Greenspace* (2010) it recommends the following standards:
- at least one accessible 2 hectare site within 300 m of home; and
 - at least one accessible 20 hectare site within two kilometres of home; and
 - one accessible 100 hectare site within five kilometres of home; and
 - one accessible 500 hectare site within ten kilometres of home.
 - minimum of one hectare of statutory Local Nature Reserve per 1000 population.

Fields in Trust

6.10 The Fields in Trust survey of local authorities report of 2015 identified that only a relatively small number of authorities had separate standards for natural or semi natural green space (including green corridors). Where they did, then the median level of the standard of provision was 1.78 ha per 1000.

Comparators

6.11 In comparing the standards of provision in Rugby with the CIPFA benchmark authorities (Figure 20) it is clear that Rugby's rural standards are above the others, however East Northamptonshire also has a relatively high standard of provision for its rural area, as does High Peak within the National Park boundary. In terms of the urban standards, Rugby is higher than any of the comparators, and Kettering does not differentiate between rural and urban. However in each case, it is not clear whether the standard is for all natural green space, or only the accessible natural green space.

Figure 20: Comparators for Natural and Semi Natural Green Space

	Date of adopted standard	Natural and Semi Natural Green space	
		Quantity (Ha per 1000)	Access (m) [adopted in Green Space Strategy 2014]
Rugby	2006	2.5 urban 10 rural	700m walk 3.5 km drive
CIPFA comparators			
East Northamptonshire	2011	1.3 urban 8.79 rural	720m walk
East Staffordshire	2010	0.3-1.51 urban 2.95 rural	10km
High Peak	2009	8.05 inside National Park 1.18 outside	-
Kettering	2008	0.9	720m walk

Testing the existing standards

6.12 The existing standards in Rugby Borough for Natural and Semi Natural Green Space are 2.5 ha for the urban area and 10 ha for the rural area, with accessibility standards of 700 m walk and 3.5 km drive.

- 6.13 Unlike for Amenity Green Space, the following testing includes all sizes of sites which are both accessible and natural or semi-natural green space. This is important as it has enabled the inclusion of small areas, such as ponds which might otherwise be excluded.
- 6.14 However the current provision standards include all natural and semi natural green space. Although the majority of such sites within Rugby town are publicly accessible, much of the wider countryside is not publicly accessible. It is therefore necessary to revisit the rural provision standard.
- 6.15 It is also necessary to consider the realistic application of the standard across all of the rural parishes. The very large Draycote Water site (over 100 ha), and the group of large sites on the west side of the borough; Ryton Pools, Jubilee Pool, Brandon Nature Reserve, Brandon Wood and New Close Wood significantly skew the average provision across the parishes as a whole. The average provision across all of the parishes is 18.8 ha including these sites, but 23 parishes have no current provision.
- 6.16 New provision within those parishes with none at present, at a level which meets the current standard of 10 ha per 1000, would mean that for many parishes new areas of between 5 and 12 hectares would need to be provided, and in some parishes very large areas would be needed to meet the quantity standard (e.g. Long Lawford 29 ha, Wolston 20ha, and Wolvey 17 ha). This level of new provision is unlikely to be deliverable in most places, and is not therefore a realistic basis for a new standard.
- 6.17 An alternative approach of applying the 2.5 ha per 1000 standard across all of the authority has therefore been tested and the results of this approach are given below.
- 6.18 In terms of accessibility, the smaller natural and semi natural green spaces are most likely to be accessed by walking, so the 700 m walking threshold has been tested for all sites. The drive time catchment is however important for the larger areas of natural and semi natural green space because they are often “destinations”. Good examples in Rugby borough are Draycote Water and Brandon Wood. The testing for the drive catchments is based on the Natural England’s mid-size of site of 20 ha.
- 6.19 In summary, the standards tested for Natural and Semi Natural Green Space are:

	Quantity per 1000 people		Accessibility	
	Urban	Rural	Walking threshold	Driving threshold
Natural and semi natural green space	2.5 ha	2.5 ha	700m	3500 m For sites over 20 ha

- 6.20 The key findings from the testing of these revised standards in relation to quantity and accessibility are:

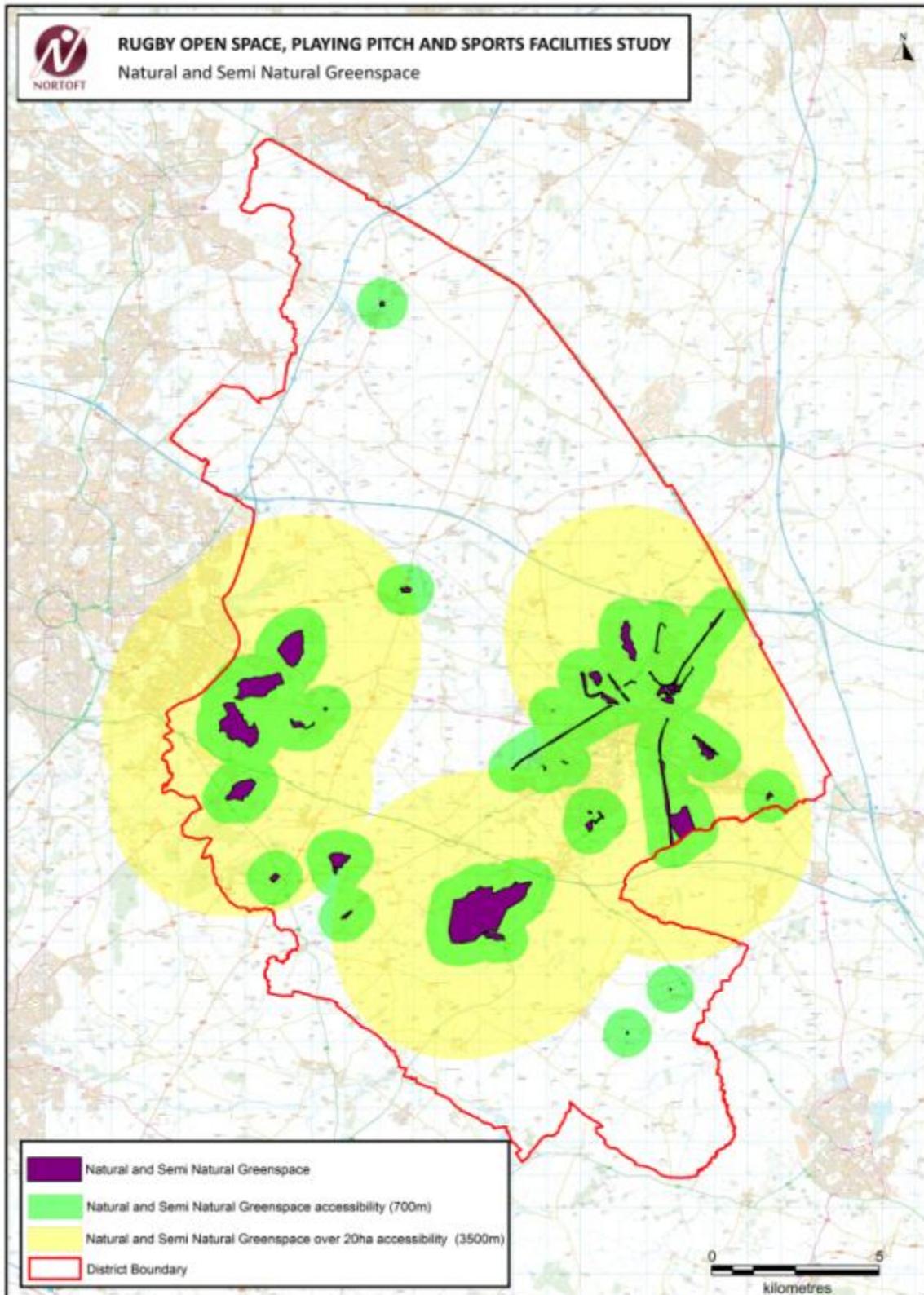
Rugby urban wards

- 6.21 If considered as a whole, the urban wards have an existing average for natural and semi natural green space of 2.49 ha per 1000, however there are large variations between the wards, with Coton and Boughton, Newbold and Brownsover and Paddox have high levels of provision, but none of the others having any.
- 6.22 In terms of the 700m walking catchment, this is only fully met in four wards: Admirals and Cawston, Coton and Boughton, Newbold and Brownsover, and Paddox. The others all have part of the ward meeting the accessibility standard.
- 6.23 The map in Figure 21 shows that everyone living in one of the urban wards can reach a 20 ha site within 3.5 km.
- 6.24 The assessment is provided in see Figure 22 and mapped in Figure 21.

Rural parishes

- 6.25 At the parish level, none of the parishes containing the Main Rural Settlements (MRS) have sufficient Natural and Semi Natural Green Space to meet a standard of 2.5 ha per 1000, with the exceptions of Binley Woods, Dunchurch and Ryton-on-Dunsmore.
- 6.26 At a standard of 2.5 ha per 1000 for the Main Rural Settlements, the parish with the highest requirement is Long Lawford, which would need just over 5 ha of new natural and semi natural green space. The other Main Rural Settlements would require new provision of around 3 ha or less.
- 6.27 Full details of the testing for the parishes at 2.5 ha per 1000 are given in Appendix 2.
- 6.28 The location of the natural and semi natural green spaces means that residents in the settlements of Clifton upon Dunsmore, Long Lawford and Stretton-on-Dunsmore have no access to a site within 700m. For Dunchurch only part of the village is covered.
- 6.29 In relation to access to the 20 ha and over sites in the borough, only Wolvey has no access, and Long Lawford has partial accessibility.

Figure 21: Natural and Semi Natural Green Space



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Figure 22: Natural and Semi Natural Green Space – urban wards

Ward	Area (ha)	Current adopted standard (ha/1000)	Population 2012	Current provision per 1000	Surplus/ deficit of provision in ha	Accessibility 700m	Accessibility to sites over 20 ha 3500m
Admirals and Cawston Ward	4.53	2.5	7846	0.58	-15.09	✓	✓
Benn Ward	1.11	2.5	8203	0.14	-19.40	±	✓
Bilton Ward	6.85	2.5	6196	1.11	-8.64	±	✓
Coton and Boughton Ward	31.39	2.5	6503	4.83	15.13	✓	✓
Eastlands Ward	21.02	2.5	7982	2.63	1.07	±	✓
Hillmorton Ward	1.77	2.5	5289	0.33	-11.45	±	✓
New Bilton Ward	4.19	2.5	8298	0.50	-16.56	±	✓
Newbold and Brownsover Ward	49.02	2.5	7594	6.46	30.04	✓	✓
Paddox Ward	60.67	2.5	6892	8.80	43.44	✓	✓
Rokeyby and Overslade Ward	0	2.5	7831	0.00	-19.58	±	✓
Rugby Town Totals	180.55	2.5	72634	2.49	-1.04		

Key

- ✓ Accessibility standard met
- x Accessibility standard not met
- ± Accessibility standard met in parts of settlement

Figure 23: Natural and Semi Natural Green Space– parishes with Main Rural Settlements

Ward	Area (ha)	Proposed standard (ha/1000)	Population 2012	Current provision per 1000	Surplus/ deficit of provision in ha	Accessibility 700m	Accessibility to sites over 20 ha 3500m
Binley Woods CP	53.78	2.5	2,665	20.18	47.12	✓	✓
Brinklow CP	3.74	2.5	1,144	3.27	0.88	✓	✓
Clifton upon Dunsmore CP	0.75	2.5	1,374	0.55	-2.69	x	✓
Dunchurch CP	18.03	2.5	3,069	5.87	10.36	±	✓
Long Lawford CP	2.66	2.5	3,173	0.84	-5.27	x	±
Ryton-on-Dunsmore CP	32.07	2.5	1,813	17.69	27.54	✓	✓
Stretton-on-Dunsmore CP	0.00	2.5	1,159	0.00	-2.90	x	✓
Wolston CP	5.76	2.5	2,577	2.24	-0.68	✓	✓
Wolvey CP	1.38	2.5	1,832	0.75	-3.20	✓	x

Key

- ✓ Accessibility standard met
- x Accessibility standard not met
- ± Accessibility standard met in parts of settlement

Quality

6.30 The Natural and Semi Natural Green Spaces were assessed against the relevant elements of the Green Flag criteria template. In terms of quality, most of the natural and semi-natural sites across Rugby Borough appeared in the audit to be good. However there were two sites where problems or issues were flagged by the audit, see Figure 24.

Figure 24: Accessible natural green space with quality issues

Site	Quality criteria where issue flagged as less than high quality	Other issues/comment
Newbold Quarry, Rugby	Healthy, Safe and Secure [poor] Well Maintained and Clean [moderate]	Poor signage on site. Litter including alcohol cans and bottles, including in car park.
Collingwood/Wheatfield Avenue, Rugby	Well Maintained and Clean [moderate]	Only one exit has dog bin and significant problem with dog waste bags at other exit. No litter bins. Lots of rubbish.

Testing against the ANGSt criteria

ANGSt standards

6.31 The Accessible Natural Green Space standards promoted by Natural England (ANGSt) only have accessibility criteria. They are therefore tested through mapping, and the results are provided in Figures 25, 26, and 27. There are no sites either within or close to the boundaries of the authority which meet the 500 ha site size, so there is no map for this ANGSt level.

6.32 It should be noted the site criteria for inclusion in the ANGSt standards is wider than that contained in the Natural and Semi Natural Green Space testing above.

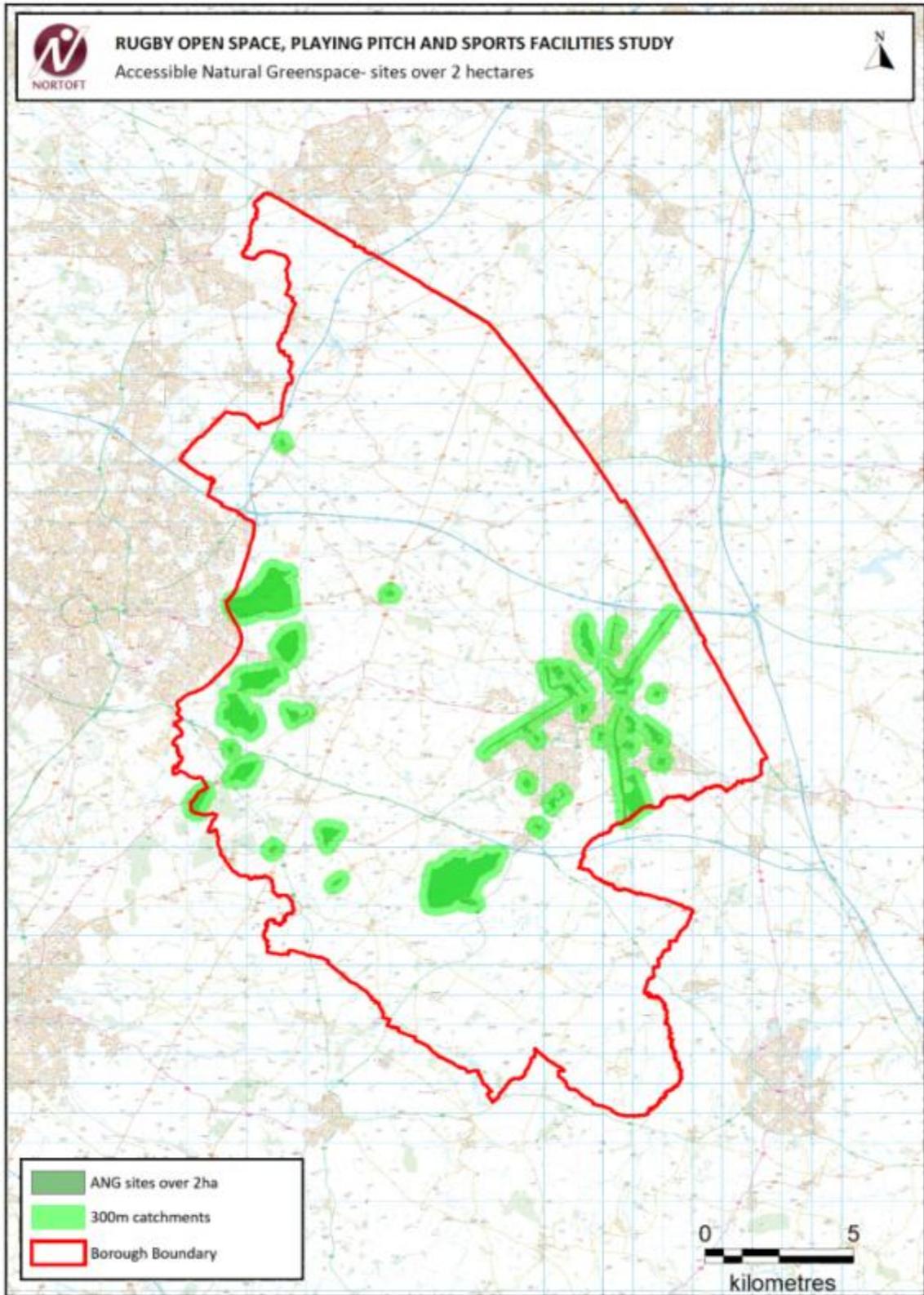
6.33 The key findings are:

- There are two sites which meet the 100+ ha size, Draycote Water and Coombe Country Park.
- There are a number of sites which are 20+ ha in size, and the 2 km catchment covers a proportion of the borough. However there are significant gaps to the west of the town. Much of the rural area of the borough has no access to sites of this size.

- The 300 m catchment to sites of 2 ha and above gives some coverage of the town but there is only limited coverage elsewhere. The rural areas nearest to Coventry have the best coverage of this typology.

6.34 The smaller size ANGSt standard has also been tested with an 800 m catchment. This is shown in Figure 28 and results in improved coverage of the urban area, though this has little impact elsewhere except for the rural areas nearest to Coventry which have a good level of provision. This accessibility standard is more likely to be achievable in Rugby than a 300 m catchment.

Figure 25: ANGSt standard – 2 ha within 300 m



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Figure 26: ANGSt standard – 20 ha within 2 km

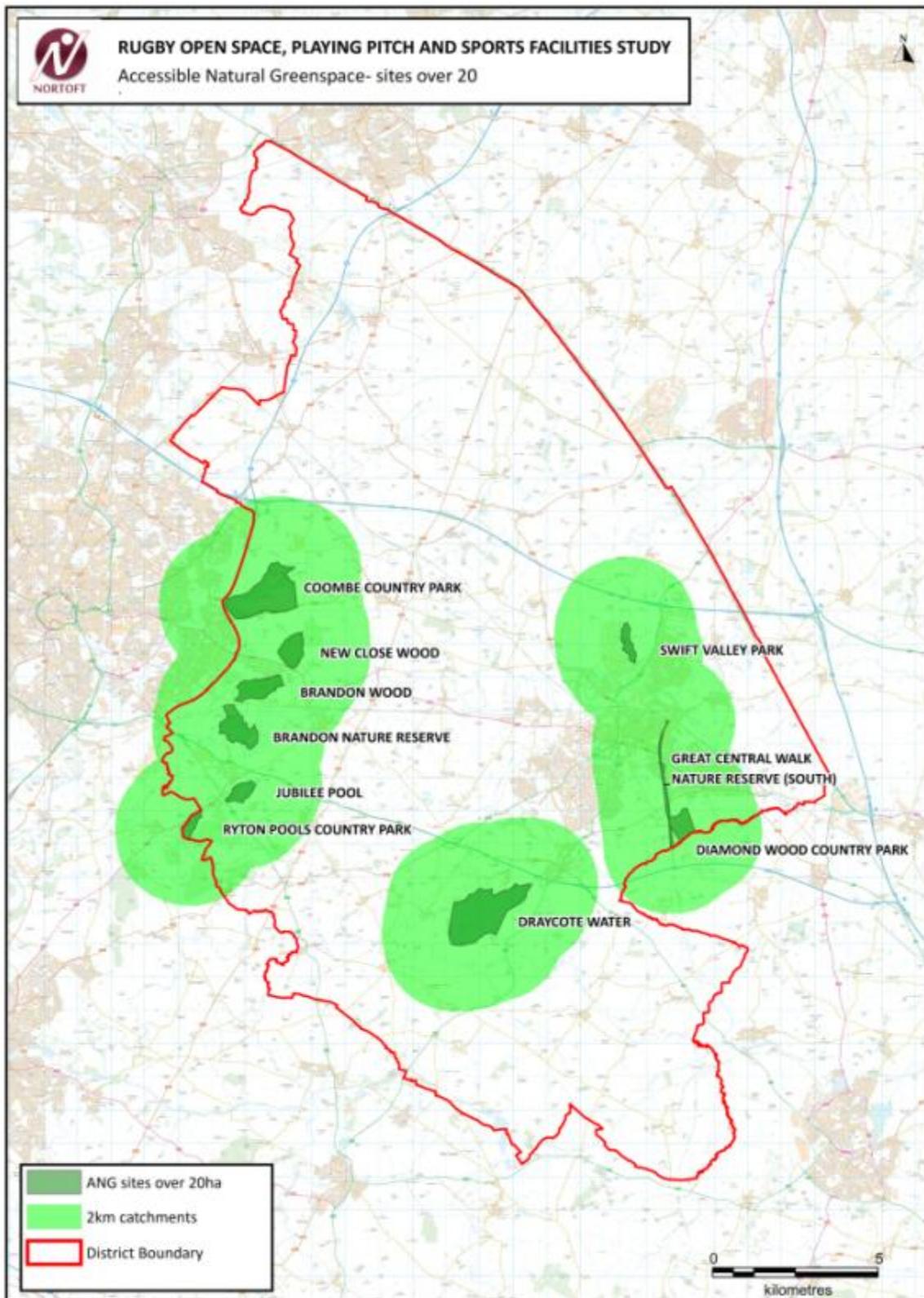


Figure 27: ANGSt standard – 100 ha within 5 km

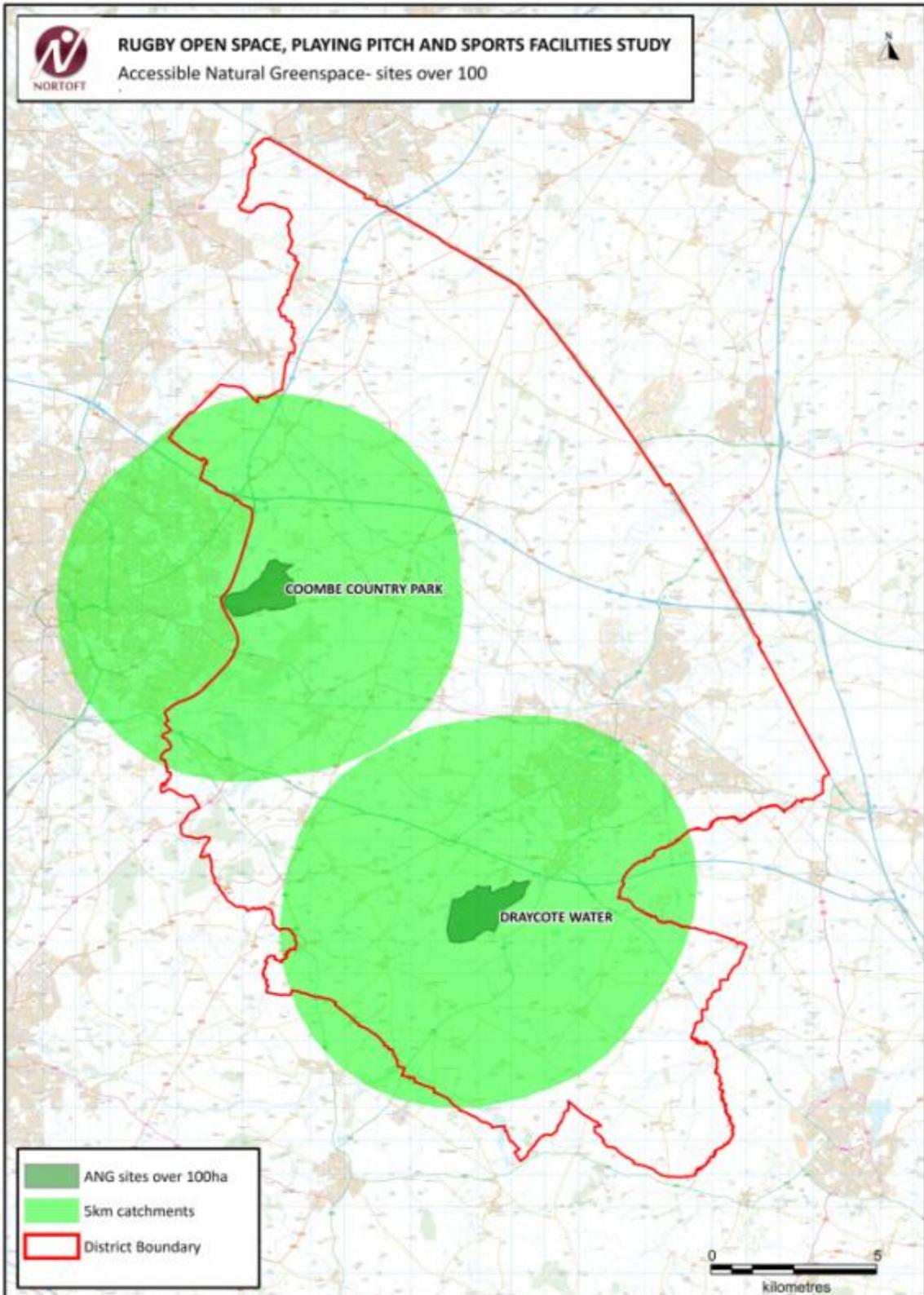
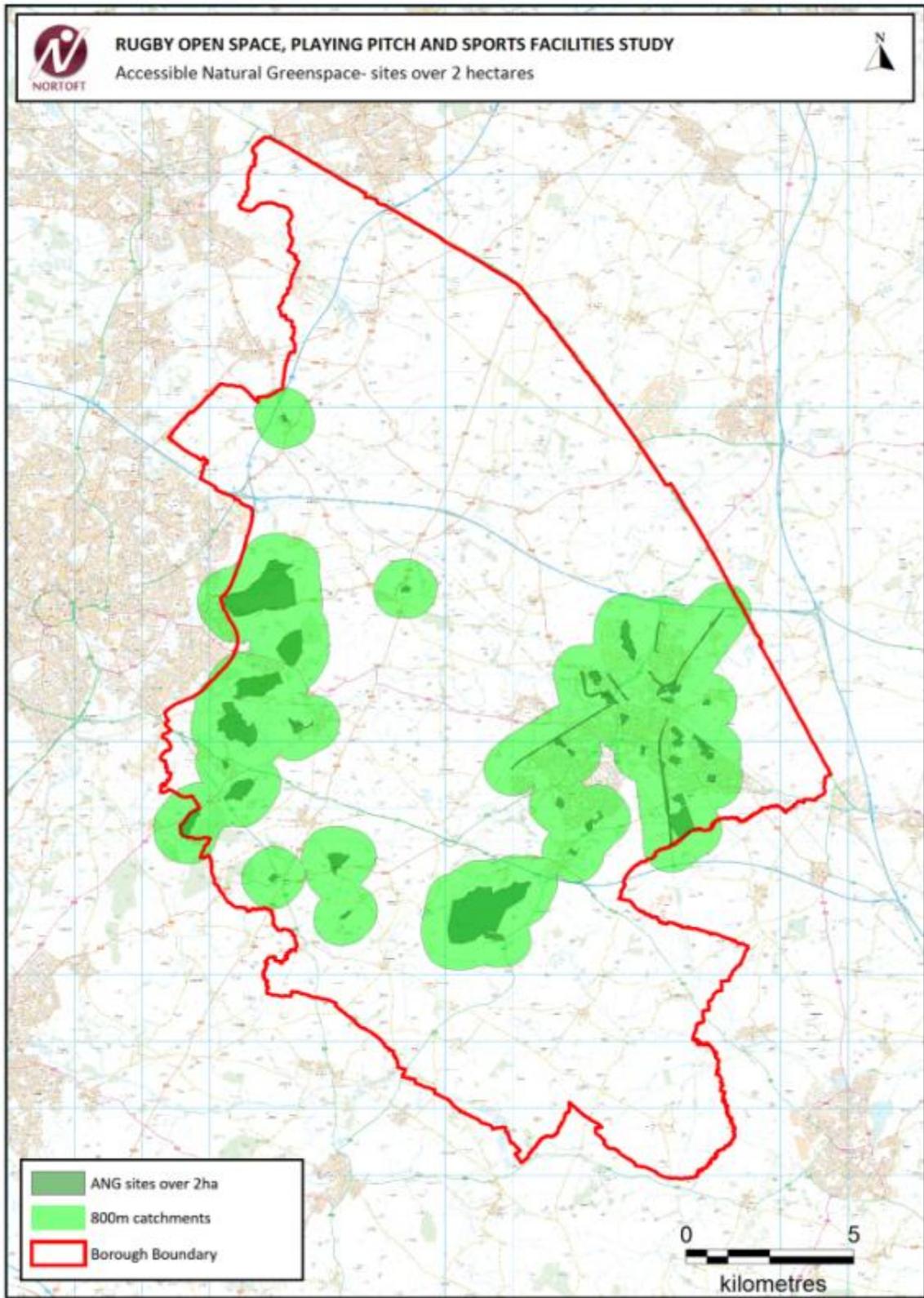


Figure 28: ANGst standard – 2 ha within 800 m



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Local Nature Reserves

- 6.36 The Natural England standard for Local Nature Reserves is a quantitative standard only and does not have any accessibility criteria. The Local Nature Reserve (LNR) testing is therefore on a whole authority basis.
- 6.37 The current total area of Local Nature Reserves is 84.90 ha, and the recommended standard from Natural England is 1 ha per 1000. With the current population of the borough this gives a current rate of provision of 0.82 ha per 1000. As the population grows up to 2031 to 129,229 as forecast, then a further 44.3 ha of Local Nature Reserves will be required somewhere within the borough.

Need for updating the existing standard

Definition of the typology

- 6.38 The current standards for Natural and Semi Natural Green Space as provided in Rugby Borough's Green Space Strategy of March 2014 indicates that all sites in this typology are publically accessible:

There is no set definition of the term green space but for the purposes of this document green space is used generically to describe the network of publicly accessible open spaces that can be used and enjoyed by the community.

- 6.39 This assessment is based on only those sites with public access. It would be appropriate to strengthen the typology name to "Accessible Natural and Semi Natural Green Space" to ensure that future provision requirements are clear.

Quantity

Natural and Semi Natural Green Space

- 6.40 The current adopted standard for Natural and Semi Natural Green Space of 2.5 ha per 1000 for the urban area is met as an average, across the town even if only those with public access are included within the calculation. However some parts of the town have large areas of this type of open space, whilst others have none.
- 6.41 As the urban area expands there will be a need for additional accessible natural and semi natural green space, so it is appropriate to retain the standard.
- 6.42 The current standard for the rural parish areas is 10 ha per 1000, but the average provision is very significantly skewed by a small number of very large sites. Including these sites within the calculation gives an average rate of provision higher than the existing standard, at 18.8 ha. However this hides the fact that many parishes have no or very little provision.

- 6.43 The testing of 2.5 ha per 1000 for the rural parishes is closer to the current rate of provision, although some of the Main Rural Settlements would still need additional space.
- 6.44 Given the outcomes of this testing, it is proposed that a quantity standard of 2.5 ha per 1000 is applied across the borough.

Local Nature Reserves

- 6.45 There is a need to increase the amount of Local Nature Reserve in Rugby borough. These sites are also accessible natural green space, so are a sub-set of the natural and semi natural green space standards above.
- 6.46 As the objective is to achieve a 1 ha per 1000 provision, with the current shortfall, the new rate of provision should be 1.9 ha per 1000. However, this is not realistic standard so further LNRs should be planned in within the provision of natural and semi natural greenspaces.

Quality

- 6.47 Selected criteria from the Green Flag approach is the most appropriate way of assessing the quality of natural and semi natural green spaces. These are:
- A Welcoming Place
 - Healthy, Safe and Secure
 - Well Maintained and Clean

Accessibility

- 6.48 The location of natural and semi natural green spaces means that there are parts of several wards in Rugby town with no access, but there are no entire wards without any access. However all wards have access to a site of 20 ha or over within 3.5 km.
- 6.49 In the rural areas there are two settlements with no access to this typology with 700m; Clifton upon Dunsmore, Long Lawford and Stretton-on-Dunsmore. There is only partial access in Dunchurch.
- 6.50 Most of the Main Rural Settlements have access to sites over 20 ha within 3.5 km, with the exception of Wolvey.

Proposed standards

6.51 It is proposed to update the natural and semi natural green space standards. These are summarised in Figure 29.

Figure 29: Proposed standards for Accessible Natural and Semi Natural Green Space

	Quantity per 1000 people		Accessibility	
	Urban	Rural	Walking threshold	Driving threshold
Accessible natural and semi natural green space	2.5 ha	2.5 ha	700m	3500 m For sites over 20 ha

SECTION 7: CHILDREN'S PLAY AND YOUTH PROVISION

Introduction

- 7.1 The typologies of different open spaces were set out in the, now withdrawn, PPG17 and its Annex. The Provision for Children and Young People related to open space areas with play equipment found in housing areas providing a focus for children and young people to engage in physical and social activities.
- 7.2 The definition of play sites is as defined by Fields In Trust (FIT) (previously the National Playing Fields Association). More details about these Play Provision Definitions are provided in Appendix 4.
- 7.3 The current adopted standard in Rugby Borough is a combined standard for Provision for Children and Young People's Facilities, at 0.2 ha per 1000 population with an accessibility standard of 400 m for LEAPs and 1000m for NEAPs for walking. This hectares figure is for formal equipped play only, and not informal play. The provision for informal play is included within the Amenity Green Space standard.
- 7.4 Only those sites which have unrestricted community access are included in this assessment.

Children's play typology and best practice

- 7.5 The definition for this typology in the Green Spaces Strategy 2014-2024 is:

These included equipped children's play areas, youth facilities and ball courts such as Brindley Road Play Area.

- 7.6 The Children's Play Council states that:

"Play is an essential part of every child's life and vital to their development. It is the way children explore the world around them and develop and practice skills. It is essential for physical, emotional and spiritual growth, for intellectual and educational development and for acquiring social and behavioural skills. Play is a generic term applied to a wide range of activities and behaviours that are satisfying to the child, creative to the child and freely chosen by the child"

- 7.7 The benefits of play are considered to include:

- promoting children's development, learning, creativity and independence
- keeping children healthy and active
- fostering social inclusion by helping children understand the people and places in their lives, learn about their environment and develop their sense of community

- allowing children to find out about themselves, their abilities and their interests
- helping children to deal with difficult or painful circumstances, such as emotional stress or medical treatment
- gives children the chance to let off steam and have fun.

7.8 Children's play can depend on a variety of factors and is influenced by:

- their age, interest, experiences and influences
- the equipment and resources available to them
- their parents' feelings about their safety and security
- the area and surroundings in which they live
- the accessibility of the open space they might want to use
- the variety and attractiveness of potential play spaces and current fashions.

7.9 Play provision refers to settings where the primary aim is for the space to be used for children's play. The Children's Play Council considers that good provision is:

- Accessible, welcoming and engaging for all children and young people including those who are disabled or have specific needs and wishes;
and
- Recognises that children and young people of different ages have different play interests and needs.

7.10 This assessment has considered the provision of equipped play space. Complementary to equipped play provision is unequipped play space that is landscaped or provides an environment that can facilitate and support play activities. Unequipped play space is considered as part of Amenity Green Space, addressed earlier in this report. This is consistent with the provision of open space set out in guidance provided by the Fields In Trust and Planning Practice Guidance published by the Government, which does not distinguish between different types of open space and the functions they play in the community.

7.11 The characteristics of the play areas themselves and those of their surroundings provide the context of how these spaces are generally used and the role they play in the community. This often determines the quality and value they have to the local area.

7.12 Playgrounds located in the right locations will be well used. A good location is where children at play can 'see and be seen' by a trusted adult (usually a parent or a friend's parent) and 'where it is at', where there is a high probability that other people will pass through. A playground in a poor location, even with good equipment, is likely to have low usage and be vulnerable to antisocial behaviour.

7.13 Children are more likely to use playgrounds further from their homes when they are with adults, but tend to use play areas nearer when they are out on their own or with friends. Well used playgrounds are an important meeting place for parents as well as children. Although a small number of playgrounds will be used as specific

destinations, for example the play area at Draycote Water, which usually relies on users driving to reach the facility, a drive time catchment for most Local Equipped Areas for Play and Neighbourhood Equipped Areas for Play is not appropriate. The focus on the testing of the standards for play is therefore on walking accessibility.

7.14 Fields In Trust has identified three categories of play area. These are set out in Appendix 4 along with their defining characteristics, but very simplistically,

- Local Area for Play (LAPs): a minimum area of around 100 sq m designed for children up to 6 years, and located within 1 minute walking time from home.
- Local Equipped Area for Play (LEAP): must be a minimum of 400 sq m in size, to cater for younger children beginning to play independently, and to have a catchment of around 400 m.
- Neighbourhood Equipped Area for Play (NEAP) is much larger and caters predominantly for more independent older children. Most of the NEAPs in Rugby also have equipment suitable for younger ages, and therefore act as a LEAP as well as a NEAP. NEAPs should have a hard surface area such as a multi-use games area or a skate park, or other youth facility catering for older children.

7.15 Of these categories, this strategy focuses on the provision of LEAPs and NEAPs because the conclusions of the current and previous Play Strategy was that LAPs are not particularly effective, and are costly and difficult to maintain, and their small buffer distance to neighbouring properties can lead to dispute between residents and users. The authority wishes to focus on the larger areas of equipped play with larger buffer distances; LEAPs and NEAPs.

7.16 Emerging best practice is leading to slightly different approaches towards the provision of children's play, which is not entirely in line with the earlier Fields In Trust criteria for LEAPs and NEAPs. In particular, there is a growing trend towards not fencing off children's playgrounds for a number of reasons, including ease of maintenance and to help reduce bullying. Some areas have also seen the growth of natural play facilities, but this is most usually as part of a LEAP or NEAP as these areas still need designing and maintaining. The cost of a natural play area can at least equal that of a more traditional LEAP or NEAP with its standardised equipment.

7.17 There are a number of organisations and agencies which provide good practice advice, and these include Play England, the Play Safety Forum, County Playing Fields Associations, RPII, RoSPA and API.

Current provision and assessment

- 7.18 The map of the existing LEAPs and NEAPs across Rugby Borough is given in Figure 30, and provision for teenagers is mapped in Figure 31.
- 7.19 The headline finding for the LEAPs and NEAPs, is that although there appears to be good coverage of facilities in the town area, the rural areas are much more limited in what they have to offer, and in particular there are no NEAPs in the central rural areas of the borough to the west side of Rugby town.
- 7.20 In relation to teenage provision, again the town has reasonable coverage, though not in all parts, and some of rural area has a relatively high level of provision. However in the northern and southern rural areas there are very limited facilities, see Figure 31.

Figure 30: LEAPs and NEAPs in Rugby Borough

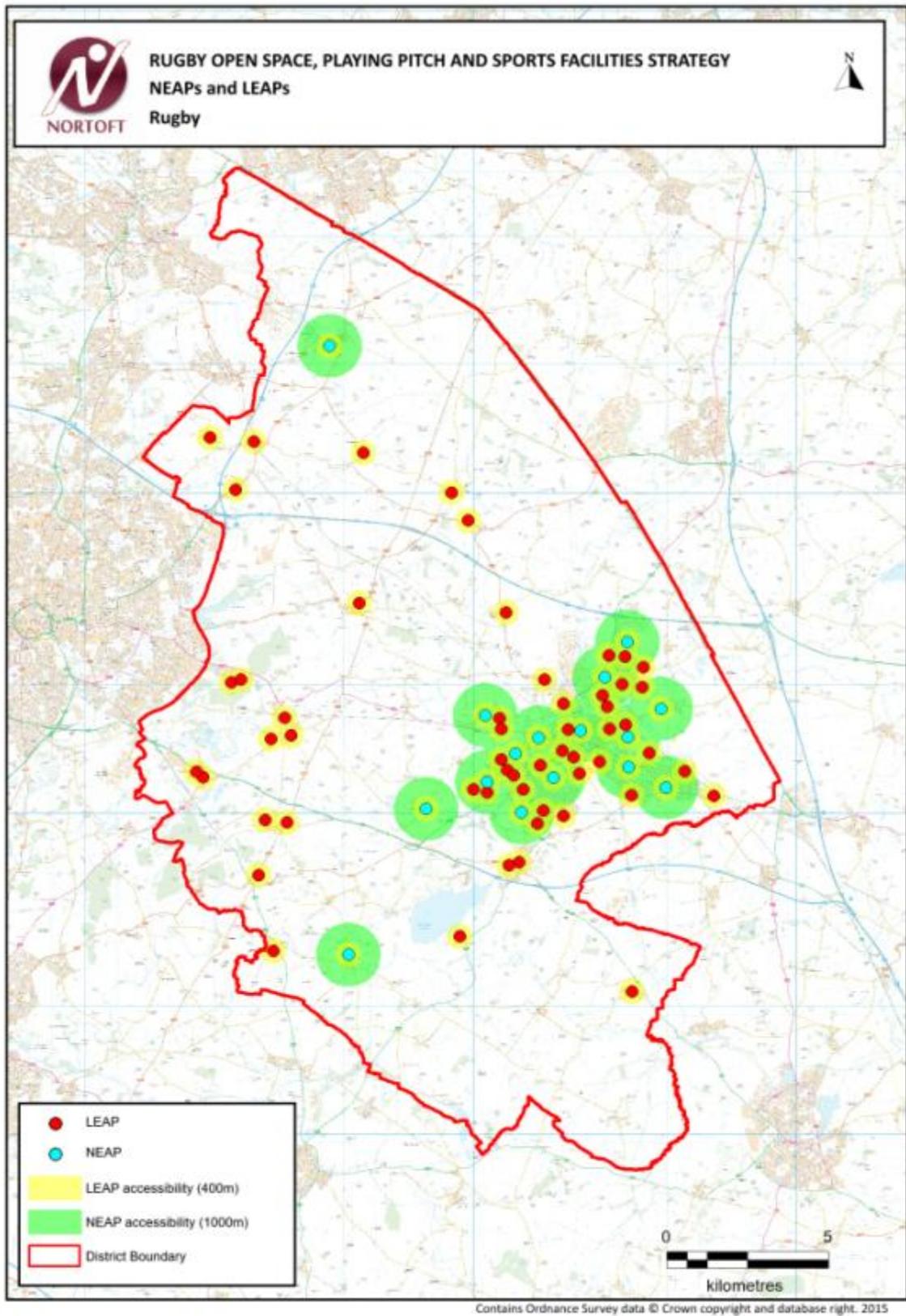
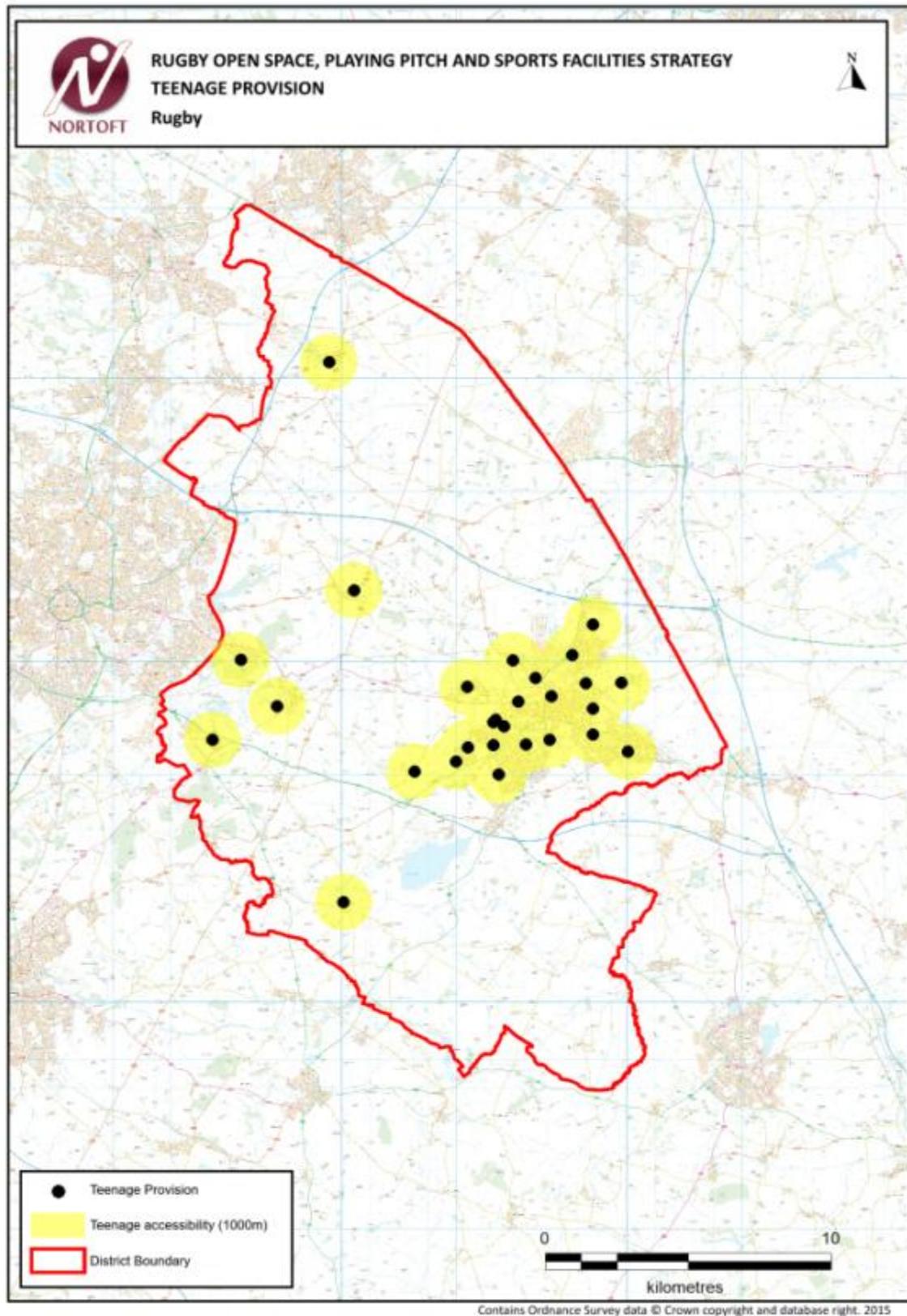


Figure 31: Provision for teenagers in Rugby Borough



Assessment Criteria

- 7.21 The assessment criteria are developed from current practice nationally, and on the adopted standards across Rugby's benchmark comparator authorities.

Fields in Trust

- 7.22 The Fields In Trust report of January 2015 (*Review of the Planning and Design for Outdoor Sport and Play, Phase 2 Survey Findings for England and Wales*) found that the median level of provision for Designated Play Space was 0.25 ha per 1000, and the median accessibility standards for LEAPs was 400m and for NEAPs was 1000m. Where standards had been provided for other facilities, such as skate parks and Multi-Use Games areas, these had a median of 660m or alternatively 15 minutes walk. These were very largely in line with the Fields In Trust recommendations, but no detail has been provided as to the design or quality of sites.
- 7.23 The current standard in Rugby is for Provision for Children and Young People, at 0.2 ha per 1000 population. This level of provision therefore appears to be close to the national average.

Comparators

- 7.24 Comparisons with the CIPFA benchmark authorities show some degree of variation in the adopted standards and the approach towards them, but overall they are fairly similar, see Figure 32. The notable difference is that the comparators do not have an adopted drive time standard. The recent Play Strategy for Rugby Borough Council suggested that a drive catchment for play facilities in the borough was no longer appropriate, so this has been excluded from the testing and also from the new recommended standard for play.

Figure 32: Comparators for Children's Play

	Date of adopted standard	Children's Play	
		Quantity (Ha per 1000)	Access (m) [adopted in Green Space Strategy 2014]
Rugby	2006	0.2	400m walk
CIPFA comparators			
East Northamptonshire	2011	0.1 urban 0.14 rural	480m walk
East Staffordshire	2010	0.03 urban 0.03-0.05 rural	800m walk
High Peak	2009	0.3 inside National Park 0.11 outside	750m walk
Kettering	2008	0.25	480m walk

Emerging best practice

- 7.25 The standardised type of approach towards the provision of LEAPs and NEAPs seems to be well adopted nationally, although the application of the approach on a site by site basis seems to be more flexible.
- 7.26 Natural play is sometimes seen as an easy “get out” by developers, but the quality of the facilities and the need for on-going maintenance means that this not a cheap option. Since expectations vary greatly and there are no set design standards, the assessment and future standards for Rugby should be based on the FIT acknowledged criteria for LEAP and NEAP provision.

Testing the existing standards

- 7.27 The existing adopted standards for Children and Young people’s facilities, excluding the driving threshold which is no longer considered appropriate are:

	Quantity per 1000 people		Accessibility
	Urban	Rural	Walking threshold
Children and Young people’s facilities	0.2ha	0.2ha	400m

- 7.28 Rugby Borough Council's Play Strategy is based on and adheres to the FIT standards for LEAPs and NEAPs. The critical features of these standards are the walking thresholds so the testing of the standards concentrates on walking catchments. The Council's Play Strategy does not support drive time catchments, so this has not been assessed.
- 7.29 The current accessibility standards also do not effectively reflect the nature of the different types of provision within the standard, for example the difference between a play area primarily designed for children under 8, and teenage facilities. The testing therefore considers the accessibility of play provision in relation to LEAPs with 400 m catchment, and both NEAPs and teenage provision at 1000 m. These standards reflect the guidance from Fields In Trust as to the expected travel distances to these facilities. Driving thresholds are no longer considered appropriate.
- 7.30 Testing is not required for a quantitative (the 0.2 ha per 1000) standard because the size guidance for LEAPs (min 400sqm active zone) and NEAPs (min 1000sqm active zone) are from FIT and Rugby's Play Strategy adheres to these standards.
- 7.31 As the most important factor in relation to the provision of this typology is accessibility at the local level, the testing needs to be focussed on the main settlements rather than overall provision at a sub-area level.
- 7.32 All of the children's play and teenage sites were audited against templates agreed with Rugby Borough Council. These identified which sites were appropriate for which age groups and whether the sites broadly met the LEAP or NEAP definitions of Fields in Trust. In practice the informal play area elements of an equipped play site often overlap with the amenity green space or park in which they are located.

Rugby urban wards and rural parishes

- 7.33 The table in Figure 33 provides a summary of the network of children's play and teenage facilities across the authority in relation to both the Main Rural Settlements and the urban wards of Rugby town. This is based on walking catchments for LEAPs at 400m, and for both NEAPs and teenage provision at 1000m.
- 7.34 There are clearly gaps in provision within the Main Rural Settlements, as not all villages have the full range of play provision for all ages. However there is no settlement without any play provision of any type. In the rural areas there will be a need to address these gaps in provision because children and young people are unlikely to be able to easily reach provision elsewhere. There are no areas with an oversupply of provision.

- 7.35 The detailed play provision analysis for each of the rural parishes is provided in Appendix 2.
- 7.36 In the urban area there is only one ward that has complete coverage of all provision types, Admirals and Cawston. However, is it not appropriate to suggest that each ward should have full provision of each facility type because of the size of the catchments, particularly for NEAPs and teenage facilities. The findings for the wards in the table below should therefore be used with caution and instead the future priorities for new facilities should be prioritised where there are gaps in provision. There are no areas with an oversupply of play and teenage facilities.
- 7.37 Currently the main gaps in LEAP provision are in the Benn, Eastlands, Hillmorton and Rokeby and Overslade wards however almost all of these areas are covered within an existing NEAP catchment. The only gaps in NEAP provision are in the Newbold and Brownsover and Rokeby and Overslade wards. Upgrading a LEAP in these locations to a NEAP or providing a new NEAP in this location would be a priority.
- 7.38 The main gaps in teenage provision are in the south of the Rokeby and Overslade ward and the south east of the Coton and Boughton ward. These areas should be priority for new facilities.

Figure 33: Children's play and teenage provision - accessibility

Ward/Parish	Accessibility of main settlement 400 m to LEAP	Accessibility of main settlement to NEAP 1000 m	Accessibility of main settlement to teenage provision 1000 m
Admirals and Cawston Ward	✓	✓	✓
Benn Ward	±	✓	✓
Bilton Ward	±	✓	✓
Coton and Boughton Ward	±	✓	±
Eastlands Ward	±	✓	✓
Hillmorton Ward	±	±	±
New Bilton Ward	±	✓	✓
Newbold and Brownsover Ward	±	±	✓
Paddox Ward	±	✓	✓
Rokeby and Overslade Ward	±	±	±
Binley Woods CP	±	x	✓
Brinklow CP	±	x	✓
Clifton upon Dunsmore CP	±	✓	✓
Dunchurch CP	±	x	x
Long Lawford CP	✓	✓	✓
Ryton-on-Dunsmore CP	✓	x	✓
Stretton-on-Dunsmore CP	✓	x	x
Wolston CP	✓	x	✓
Wolvey CP	±	✓	✓

Key

- ✓ Accessibility standard met
- x Accessibility standard not met
- ± Accessibility standard met in parts of settlement

Figure 34: LEAPs and NEAPs in Rugby

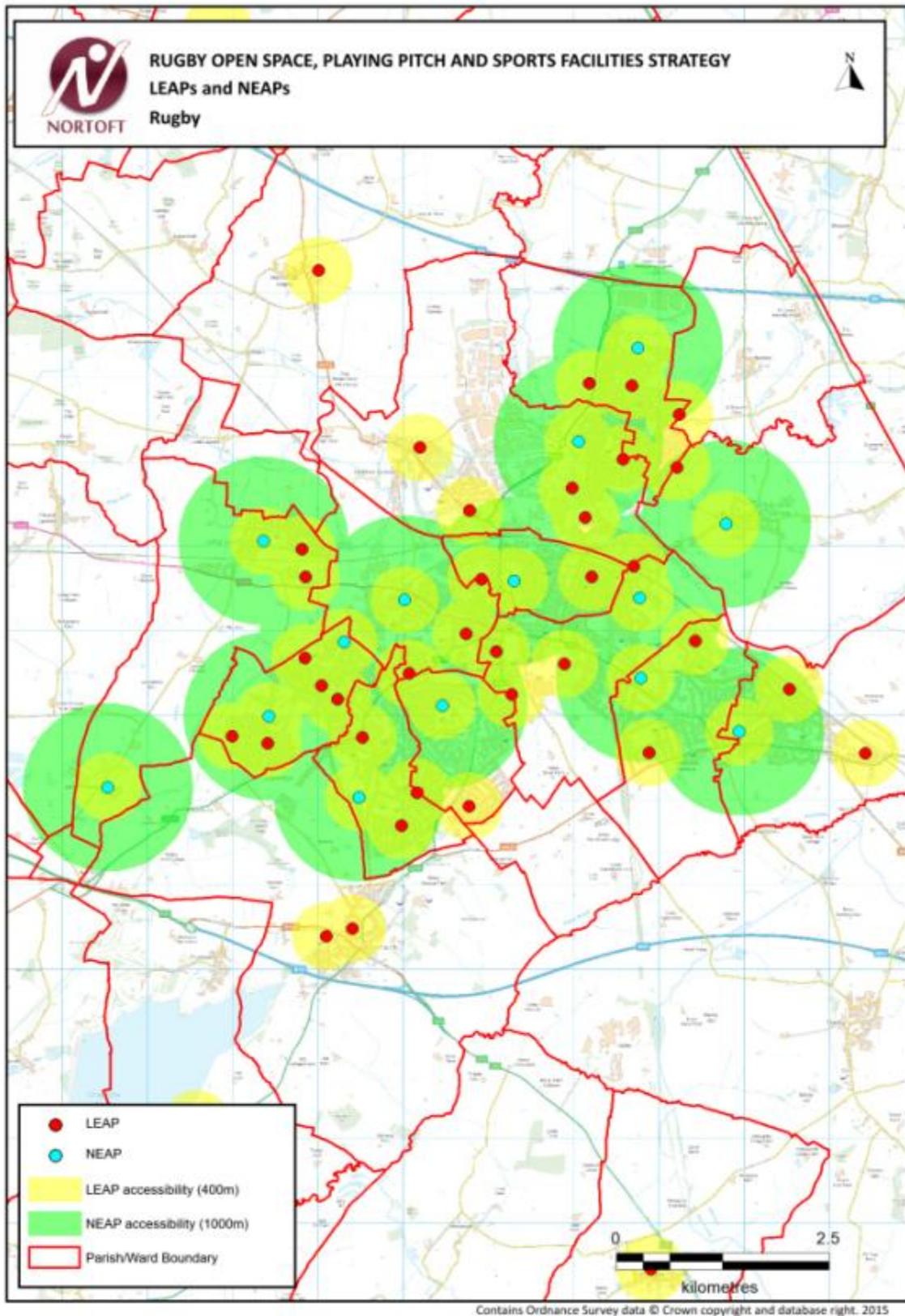
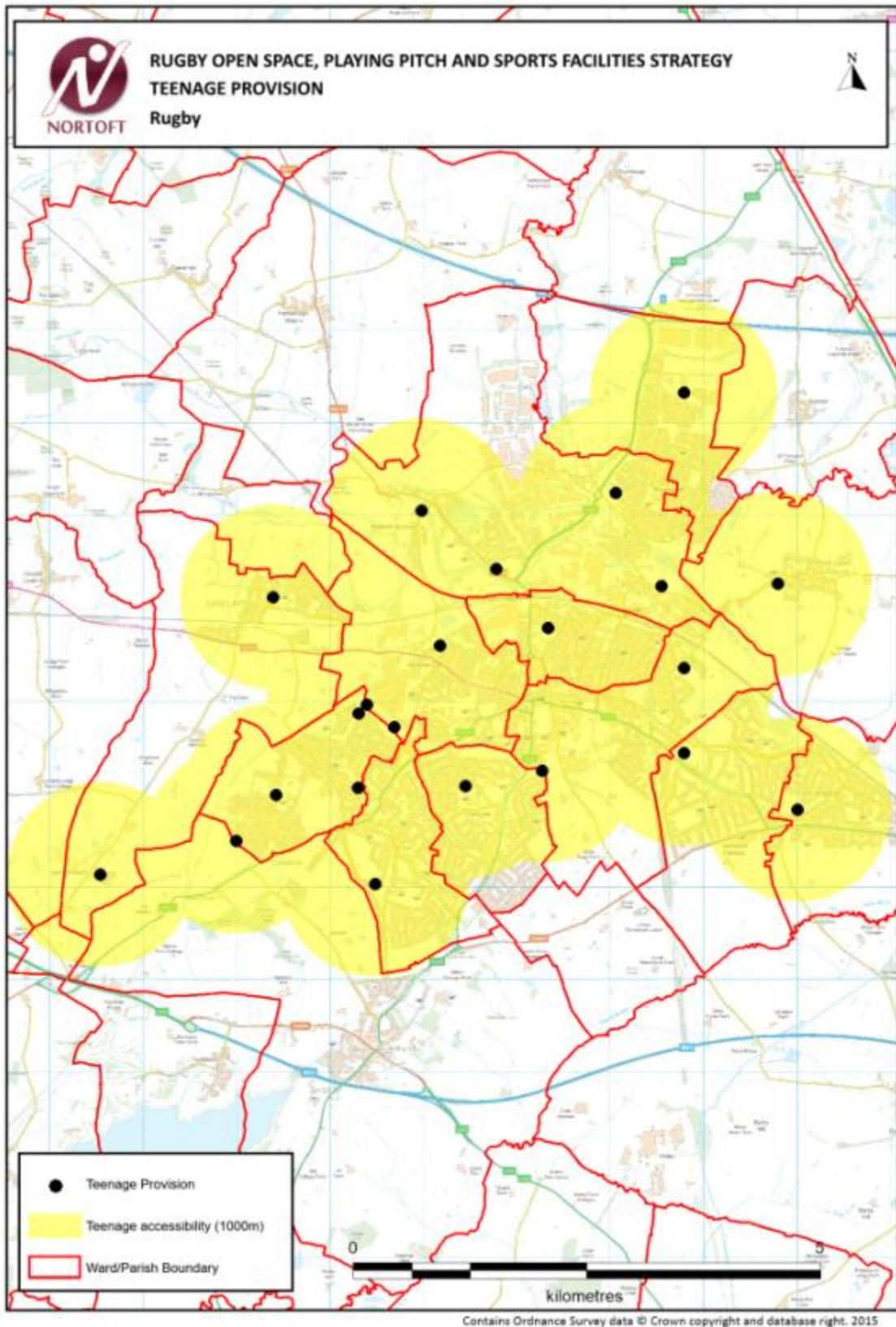


Figure 35: Teenage facilities in Rugby



Quality

7.39 The sites were assessed for quality against the following headings. No formal safety assessment was conducted as this was outside the scope of the brief.

- General characteristics
 - Appropriate signage (no dogs, contact details to report issues etc)
- Pedestrian Accessibility
 - Accessibility for buggies and people with a disability
 - Accessibility for maintenance equipment
 - Entrances linked to well used pedestrian routes by hard surfaced path
 - Well drained internal surfaces usable in wet weather
- Safety and Security
 - If enclosed site, minimum of 2 self-closing gates
 - Condition of safety surfacing beneath all items of equipment
 - Secure fencing if close to hazard such as road/car park
 - Passive surveillance from neighbouring dwellings or well used public paths
- Condition of Play Equipment
- Other Facilities
 - Seats for carers and parents
 - Cycle racks
 - Adequate litter bin provision
- Management and Maintenance
 - Freedom from litter, vandalism, dog fouling, glass etc
 - Condition of paths, litter bins, furniture etc

7.40 The children's play and teenage sites were generally considered good quality, but sites where issues were flagged by the 2015 audit were:

Figure 36: Children's play and teenage provision with quality issues

Site	Quality criteria where issue flagged as less than high quality	Other issues/comment
Birdingbury teenage facility	Condition of facilities [moderate]	Access to site via 40m steep grass track. Court very mossy and markings need repainting
Binley Woods Play Area	General [poor]	Vandalism and graffiti on site
Binley Woods Recreation Ground	General [moderate]	Vandalism and graffiti on ramps
Barnacle Village Hall, Barnacle	General [poor]	Site does not allow/encourage public access

- 7.41 The annual inspection reports should be used to guide the prioritisation of investment at existing facilities in the short term as the situation in relation to improvements and maintenance changes so fast.

Development of a planning standard

Retention of existing provision

- 7.42 In principle, all accessible green space sites and facilities should be retained and enhanced unless it can be demonstrated that the tests set out in paragraph 74 of the National Planning Policy Framework are met in full.

Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- *an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- *the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.*

- 7.43 The existing network of the equipped play areas and teenage provision should be reviewed, including their quality. However in principle, the existing network of equipped LEAPs, NEAPs and teenage facilities should be retained and enhanced.

Standard for quantity

- 7.44 The research undertaken by FIT in January 2015 suggests that the median provision per 1000 of Designated Equipped Playing Space across authorities nationally is 0.25 ha. This reflects and forms part of the FIT recommended standard for outdoor play of 0.8 ha per 1000, with the remainder being 0.55 ha for informal playing space.
- 7.45 For future clarity, it is proposed that the standard for new developments in Rugby should remain as 0.2 ha per 1000 but that this should clearly be for Designated Equipped Playing Space.
- 7.46 The size of new LEAPs and NEAPs should be as set out in the current FIT recommendations, which are as a minimum: 400 sqm active zone for a LEAP and 1000 sqm active zone for a NEAP.
- 7.47 Each of the Main Rural Settlements and Rugby town should have a full network of LEAPs, NEAPs and teenage facilities.

- 7.48 Each of the Local Needs Settlements should have a LEAP where the population is greater than 200 people.
- 7.49 The priorities for new provision in Rugby town should be guided by the current network of facilities (shown in Figures 34 and 35 above). New provision should be located in those areas where gaps in catchments can be found.
- 7.50 The priorities for new provision in the Main Rural Settlements are given in Figure 37. Where there is no current provision, this is priority 1, where there is some existing provision this is priority 2. The “new provision” may be achieved for some settlements by enhancing the existing facilities, for example providing a wider range of equipment for older age groups. However where the key issue is the distance to the facilities, then additional sites may be required.

Figure 37: Children’s play and teenage – main rural settlement future priorities

Parish	LEAP: priority for new provision	NEAP: priority for new provision	Teenage provision: priority for new provision
Binley Woods CP	2	1	
Brinklow CP	2	1	
Clifton upon Dunsmore CP	2		
Dunchurch CP	2	1	1
Long Lawford CP			
Ryton-on-Dunsmore CP		1	
Stretton-on-Dunsmore CP		1	1
Wolston CP		1	
Wolvey CP	2		

Standard for accessibility

- 7.51 The accessibility of LEAPs and NEAPs should be considered to be in line with the FIT recommendations and the national averages. These are:
- 400 m for a LEAP
 - 1000 m for a NEAP
 - 1000 m for teenage facilities
- 7.52 The provision of a NEAP will also meet the requirements at a local level of a LEAP, so long as a range of equipment is provided to cover all ages.

Standard for design and quality

- 7.53 New LEAPs or NEAPs should meet the FIT standards.
- 7.54 New youth provision should reflect current best practice, and also take into account the needs expressed by local young people.

Conclusions and Recommendations

Current supply and demand

- 7.55 There is a network of NEAPs, LEAPs and teenage facilities across the borough. The network of provision in Rugby town is good, but elsewhere even in the Main Rural Settlements, there are some significant gaps. Most of the facilities are in good condition and improved maintenance could address the issues flagged in the 2015 audit.

Future demand

- 7.56 As new developments are considered then new children's play and teenage provision will be required, unless there is sufficient capacity within an accessible site. In which case, the equivalent value of new play provision should be used to improve the existing site(s) in order to enhance their capacity to cater for the additional demand.
- 7.57 New sites should be required to meet the revised standards, including in relation to minimum size, accessibility and design. Where provision is not appropriate on site, then the equivalent value of contributions should be made off site.
- 7.58 Whether or not development goes ahead, there is a priority for new provision in each of the Main Rural Settlements to ensure that there is a full network of facilities; LEAPs, NEAPs and teenage facilities.

Recommendations

- 7.59 Existing children's play sites and teenage facilities are protected and improved, unless the tests set out in paragraph 74 of the National Planning Policy Framework are met in full.
- 7.60 The existing planning standard is updated:
- 0.2 ha per 1000 of Designated Equipped Playing Space including teenage facilities
 - Accessibility
 - 400 m for a LEAP
 - 1000 m for a NEAP

- 1000 m for teenage facilities
- New LEAPs and NEAPs should meet the FIT standards including in relation to the size of the active zone.
- New teenage provision should reflect current best practice, and also take into account the needs expressed by local young people.

7.61 A full network of provision should be achieved in each of the Main Rural Settlements with respect to LEAPs, NEAPs and teenage facilities and in Rugby town. The priorities for new or enhanced provision are:

Figure 38: Children's play and teenage – future priorities

Parish	LEAP: priority for new provision	NEAP: priority for new provision	Teenage provision: priority for new provision
Binley Woods CP	2	1	
Brinklow CP	2	1	
Clifton upon Dunsmore CP	2		
Dunchurch CP	2	1	1
Long Lawford CP			
Ryton-on-Dunsmore CP		1	
Stretton-on-Dunsmore CP		1	1
Wolston CP		1	
Wolvey CP	2		

7.62 The priorities for new provision in Rugby town should be guided by the current network of facilities. New provision should be located in those areas where there are gaps between the catchment areas for each of the facility types.

7.63 Each of the Local Needs Settlements should have a LEAP where the population is greater than 200 people (see Implementation section for details). This figure is derived from the existing standard of 0.2ha per 1000 of designated equipped space; and the minimum area of a LEAP being 400 sqm, equating to 1 LEAP per 200 people.

7.64 The approach towards the delivery of children's play and youth facilities in association with new housing should be:

- Where any housing development is fully within the catchment of an existing LEAP, NEAP or teenage facility, then developers' contributions should be sought towards improvements and or extensions of the site(s).
- For development sites with any housing located more than 400m from a LEAP, or 1000 m from a NEAP or youth facility then the approach should be, *in priority order*:

- Develop on site new LEAP or NEAP, and teenage facilities as required to meet the standard
- If not possible on site, then to a new site(s) immediately adjacent to the housing development and with safe, lit access on foot.

SECTION 8: ALLOTMENTS

Introduction

- 8.1 The typologies of different open spaces were set out in the, now withdrawn, PPG17 and its Annex. This typology provides opportunities for those people who wish to do so to grow their own produce providing landscaped open space for the local area that can promote improved physical and mental health. Allotments can therefore improve well being and the quality of life of communities by providing; a cheap source of good food; healthy outdoor exercise and social interaction; and, enhancement of the biodiversity and green infrastructure in an area.
- 8.2 They can benefit all groups, from those on limited income, to those who are financially secure but take pleasure in growing their own food. By providing economic, social and environmental benefits, allotments contribute towards the three core principles of sustainable development. Allotments play an important role in providing areas of green space within urban environments.
- 8.3 There are a total of 43 allotment sites in Rugby with a total area of 38.6 ha. The current adopted standard for allotments in Rugby is 0.65 ha per 1000 in the urban area and 0.8 ha in the rural areas. There is also an accessibility standard of 700m.

Allotment typology and best practice

- 8.4 Nationally there are no formal benchmark standards of provision for allotments but the National Society of Allotment and Leisure Gardeners (NSALG) recommends a quantitative standard of 20 plots per 1000 households (approximately 20 plots per 2200 people). The size of an allotment plot is 250 square metres (0.025ha). This standard is equivalent to 0.23ha of allotments per 1000 people.

Legislation

- 8.5 Statutory allotment sites are those that a local authority has acquired for the purpose of allotment gardening, while temporary sites have been acquired for other purposes and are being used as allotments in the interim. Statutory sites have legal protection while temporary ones do not. Some allotments may have been in use for years and the reason for acquisition in the first place may be unclear. Their legal status and level of protection may be uncertain. However, if a site has been in continued use for a number of years as an allotment site, it may be treated as a statutory site.
- 8.6 If an allotment is on land owned by the local authority then it will either be classed as a statutory or temporary site. Statutory sites are protected by the Allotments Acts, in particular the Small Holdings and Allotments Act 1908. Most of the allotment sites are the responsibility of either parish councils or Rugby Borough Council.

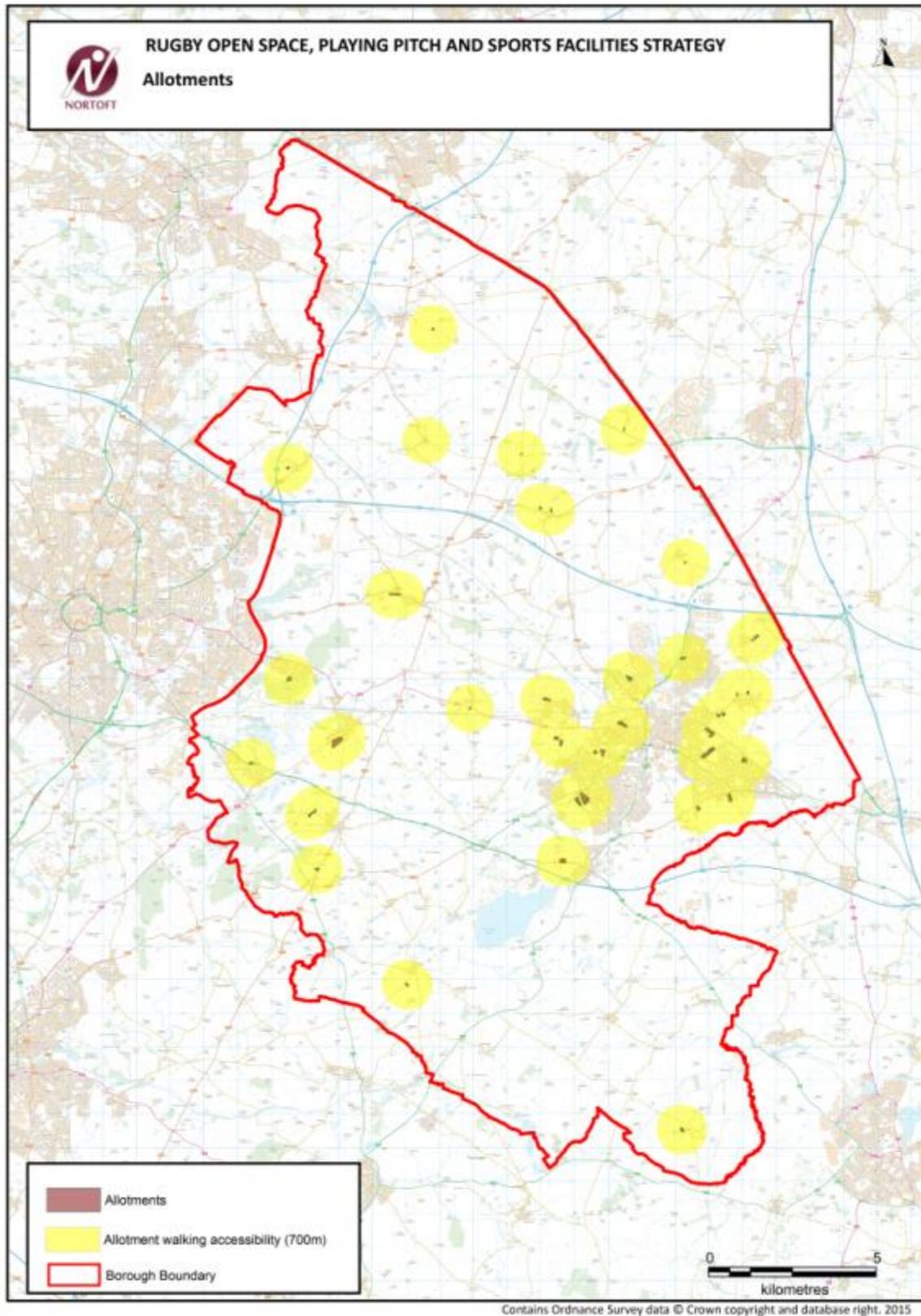
- 8.7 There are essentially four key requirements on a local authority in relation to allotments. It needs to ensure that it is:
- Advertising allotment provision;
 - Supplying enough plots to satisfy demand;
 - Providing a tenancy agreement with a compensation clause;
 - Keeping allotment sites in a “fit for use” condition.
- 8.8 There is no generally accepted procedure for assessing the gap between current use levels and the potential need for allotments that would be realised if the allotments were actively promoted.
- 8.9 The Local Government Association’s report of 2010, *A Place to Grow: A supplementary document to growing in the community*, summarises the duty on local authorities (outside of Inner London) to provide allotment gardens where they consider there is a demand for them is contained in the 1908 Small Holdings and Allotments Act s23, with subsequent amendments and case law. Requests for allotments submitted by at least six local taxpayers or electors must be taken into account in considering whether a demand exists. Having determined that there is a demand, the local authority must be able to demonstrate that it has a strategy in place to meet that demand. Although the law imposes no deadline for eventual provision, an interested party may be able to make a claim for judicial review in the High Court against an authority that does not fulfil its duty in a fair and reasonable way.
- 8.10 A local authority can put land it already owns into use as allotments. It also has powers to acquire land for allotments by lease, by compulsory hiring or (failing that) by compulsory purchase under the 1908 Small Holdings and Allotments Act s25 and subsequent legislation not specific to allotments. Clayden (2008, chapter 4) examines the legal procedures for compulsory acquisition of land for allotments in detail. The exercise of these powers, however, depends on resource allocations to meet acquisition costs, and thus on the strength of the case made for prioritising allotments as against other claims on capital budgets.
- 8.11 The planning requirements for new allotment sites are more difficult to specify in categorical terms. In the very simplest case, the act of converting land previously used for agriculture into allotment gardens does not constitute development requiring planning permission (following *Crowborough Parish Council v Secretary of State for the Environment* [1981]). Planning permission may be required, however, for allotment gardens established on land not previously under agricultural use.
- 8.12 Furthermore, it follows from the need to make a broader case for allotments in order to help secure the capital resources required, and to satisfy the demands of new plot holders for good facilities, that ancillary investments (such as vehicle access and fencing) are likely to be made that do constitute development. Planning permission may also be required for sheds and greenhouses, particularly if they are

large or on a permanent base. However, the erection of sheds or other buildings by a local authority may be 'permitted development' that does not require a planning application to be made. Where substantial buildings are to be included in a new site they will be subject to the Building Regulations, but some buildings may also be partially exempt as agricultural buildings used exclusively for storage.

Current provision and assessment

- 8.13 The 43 allotment sites in Rugby are mapped in Figure 39 together with the catchment standard of 700m. This shows that provision both across the town of Rugby and the rural areas is incomplete.
- 8.14 The current level of actual provision of allotments is 0.4 ha per 1000 (rounded).
- 8.15 There are also plans for new allotment sites at Parkfield Road and at Eden Park in Rugby.

Figure 39: Allotments across Rugby Borough



Assessment Criteria

8.16 The assessment criteria is developed from current best practice nationally, and on the adopted standards across Rugby's benchmark comparator authorities.

Fields in Trust

8.17 The Fields In Trust report of January 2015 (Review of the Planning and Design for Outdoor Sport and Play, Phase 2 Survey Findings for England and Wales) found that the median level of allotment provision was 0.3 ha per 1000 with a median catchment of 1000m or 15 minutes walk.

Comparators

8.18 Comparisons with the CIPFA benchmark authorities show that Rugby's rate of provision in the urban areas is more than double the national average (based on the FIT report results), and much higher than the rates in the comparator authorities. The rate set for the rural areas is even higher.

Figure 40: Comparators for Allotments

	Date of adopted standard	Allotments	
		Quantity (Ha per 1000)	Access (m) [adopted in Green Space Strategy 2014]
Rugby	2006	0.65 urban 0.8 rural	700m walk
<i>CIPFA comparators</i>			
East Northamptonshire	2011	0.34	720m walk
East Staffordshire	2010	0.24-0.28 urban 0.34 rural	1200m walk
High Peak	2009	0.22 outside the National Park	-
Kettering	2008	0.4	720m walk

Testing the existing standards

8.19 The existing adopted standards for allotments are:

	Quantity per 1000 people		Accessibility	
	Urban	Rural	Walking threshold	Driving threshold
Allotments	0.65ha	0.8ha	700m	-

8.20 The key findings from the testing of the existing standards in relation to quantity and accessibility are:

Rugby urban wards

8.21 Against the adopted standards for quantity, only Bilton and Eastlands wards meet these standards. Three other wards have some provision but do not meet the standard and the remaining five wards have no provision at all, see Figure 41. The accessibility to allotment sites is therefore effected, and only Eastlands and Paddox have full accessibility for all residents within 700m.

Rural parishes

8.22 Across the Main Rural Settlements, less than half of the villages have full accessibility to the local allotment sites, and Wolvey has no provision. See Figure 42.

8.23 Only Brinklow, Clifton upon Dunsmore, Dunchurch Long Lawford, Stretton-on-Dunsmore and Wolston have sufficient hectares of allotment space to meet the quantity standards.

8.24 There is one abandoned allotment site at Newton Manor Lane; this has been unused for some years which suggests the location of this site may be the issue rather than lack of demand. Although the allotment standard for Rugby Borough is much higher than the national average or the comparators, the uptake is high and that the quantitative standard should not be reduced.

8.25 Detailed analysis for each of the rural parishes is provided in Appendix 2.

Figure 41: Allotments – urban wards

Ward/Parish	Area (ha)	Current adopted standard	Population 2012	Current provision per 1000	Surplus/ deficit of provision in ha	Accessibility 700m
Admirals and Cawston Ward		0.65	7846	0.00	-5.10	±
Benn Ward		0.65	8203	0.00	-5.33	±
Bilton Ward	5.95	0.65	6196	0.96	1.92	±
Coton and Boughton Ward		0.65	6503	0.00	-4.23	±
Eastlands Ward	5.78	0.65	7982	0.72	0.59	✓
Hillmorton Ward		0.65	5289	0.00	-3.44	±
New Bilton Ward	3.58	0.65	8298	0.43	-1.81	±
Newbold and Brownsover Ward	1.82	0.65	7594	0.24	-3.12	±
Paddox Ward	3.53	0.65	6892	0.51	-0.95	✓
Rokeby and Overslade Ward		0.65	7831	0.00	-5.09	±

Key

- ✓ Accessibility standard met
- x Accessibility standard not met
- ± Accessibility standard met in parts of settlement

Figure 42: Allotments – parishes with Main Rural Settlements

Ward/Parish	Area (ha)	Current adopted standard	Population 2011	Current provision per 1000	Surplus/ deficit of provision in ha	Accessibility 700m
Binley Woods CP	0.91	0.8	2,665	0.34	-1.22	✓
Brinklow CP	1.18	0.8	1,144	1.03	0.26	±
Clifton upon Dunsmore CP	1.59	0.8	1,374	1.16	0.49	✓
Dunchurch CP	1.51	0.8	3,069	0.49	-0.95	±
Long Lawford CP	2.81	0.8	3,173	0.89	0.27	±
Ryton-on-Dunsmore CP	0.34	0.8	1,813	0.19	-1.11	✓
Stretton-on-Dunsmore CP	1.00	0.8	1,159	0.86	0.07	±
Wolston CP	4.69	0.8	2,577	1.82	2.63	✓
Wolvey CP	0.24	0.8	1,832	0.13	-1.23	x

Key

- ✓ Accessibility standard met
- x Accessibility standard not met
- ± Accessibility standard met in parts of settlement

Quality

8.26 The quality of the allotment sites were assessed against criteria which links to the National Society of Allotment and Leisure Gardeners (NSALG). These included:

- General characteristics
 - Signage (eg details of ownership)
 - Informal surveillance from neighbouring properties
 - Condition of boundary fencing/walls
 - Hedgerows (where present) dense and bushy
- Accessibility
 - Adequate parking close to the site (can be on-street)
 - Accessible from the adjacent street/parking in a wheelchair
 - Wide access routes within the site
 - Well-drained, surfaced paths suitable for wheelchairs
 - General accessibility for people in wheelchairs
- Facilities
 - Water supply arrangements (tap within 50 m of each plot; rainwater storage)
 - Communal storage facilities
 - Trading shed where appropriate
 - Arrangements for composting
 - Toilets (on site or nearby)

8.27 The quality of the allotment sites across much of the borough were notably less good than other types of open space, and a summary of the quality audit is provided as Figure 43. However, even with these quality issues, the sites are clearly very well used and there is almost no spare capacity. The disused allotment site at Newton Manor Lane has been excluded from this table.

Figure 43: Allotments – usage and quality summary

Settlement	Site name	Percentage of plots apparently vacant (best estimate)	Summary score for general characteristics	Summary score for accessibility	Summary score for facilities	Overall quality rating	Comments
Binley Woods	Binley Woods Allotments	0%	100%	60%	80%	80.0%	Communal large machinery available for plot holder use rotovator etc
Birdingbury	Allotments	0%	92%	60%	13%	54.7%	
Brinklow	Brinklow Allotments	0%	75%	60%	67%	67.2%	
Churchover	Trusteel Houses Allotments	0%	75%	40%	67%	60.6%	
Clifton upon Dunsmore	Glebe Allotments	0%	100%	60%	67%	75.6%	
Clifton upon Dunsmore	North Road Allotments	0%	100%	40%	67%	68.9%	
Clifton upon Dunsmore	Dunsland Allotments	0%	92%	20%	50%	53.9%	
Dunchurch	Coventry Road Allotments	0%	100%	60%	67%	75.6%	
Flecknoe	Flecknoe Village Allotments	50%	75%	40%	0%	38.3%	
Long Lawford	Bilton Lane Allotments B	10%	63%	40%	50%	50.8%	
Long Lawford	Bilton Lane Allotments A	10%	63%	40%	50%	50.8%	
Long Lawford	Chapel Street Allotments	5%	75%	60%	67%	67.2%	
Long Lawford	St Johns Allotments	0%	75%	60%	67%	67.2%	
Monks Kirby	Allotments	0%	100%	40%	25%	55.0%	
Newton	Allotments	0%	100%	60%	67%	75.6%	
Pailton	Foxfield Allotments	0%	94%	40%	100%	77.9%	There is a notice board inside the boundary but notices cannot be read from outside site. There are no contact details on the entrance gate
Pailton	Pailton Allotments	0%	94%	60%	67%	73.5%	No signage could be seen
Princethorpe	Allotment Gardens	10%	100%	60%	0%	53.3%	
Rugby	Eastlands	0%	100%	100%	75%	91.7%	Main vehicular access from Portland Road with secondary access from Fleet Crescent. Gates are kept locked. Active allotments association trades in goods at reduced prices to its members.
Rugby	The Kent	0%	100%	100%	67%	88.9%	
Rugby	St Andrews Allotments	0%	100%	60%	67%	75.6%	

Rugby	Clifton Road	0%	100%	100%	67%	88.9%	General untidy appearance to many plots
Rugby	Ashlawn Road	0%	100%	60%	75%	78.3%	
Rugby	Newbold Glebe	0%	100%	40%	67%	68.9%	
Rugby	GEC allotments (Paragon Gardens)	0%	100%	60%	67%	75.6%	
Rugby	Freemantle Road	0%	100%	60%	67%	75.6%	
Rugby	Addison Road Allotments	0%	100%	60%	67%	75.6%	
Rugby	Bilton Glebe West	0%	100%	90%	75%	88.3%	
Rugby	Bilton Glebe East A	0%	100%	90%	75%	88.3%	
Rugby	Bilton Glebe East B	0%	100%	90%	75%	88.3%	
Rugby	Bilton Path Scrubland A	0%	100%	80%	75%	85.0%	
Rugby	Bilton Path Scrubland B	0%	100%	90%	75%	88.3%	
Ryton	Allotments	10%	75%	45%	0%	40.0%	No vehicular access from village. From A45 pull in from eastern side of dual carriageway on a blind corner
Stretton on Dunsmore	Plott Lane Allotments	0%	67%	60%	0%	42.2%	
Stretton on Dunsmore	Other Allotments	0%	67%	60%	0%	42.2%	
Willey	Willey Allotments	0%	63%	40%	0%	34.2%	Approximately five plots alongside the road. Rest of site is a grazing paddock
Withybrook	Allotments	0%	75%	40%	33%	49.4%	
Wolston	Warwick Road and Stretton Lane Allotments	10%	100%	90%	50%	86.4%	

Need for updating the existing standard

Quantity

- 8.28 The take up of the allotment sites across Rugby Borough, despite the moderate to poor quality of some of the sites, suggests that the amount of provision of allotments currently is too little, as this is an average of 0.38 ha per 1000. A rate of 0.63 ha per 1000 in the rural parishes reflects more accurately the take up of allotment plots, i.e. where allotments are full, this is approximately the rate of provision. As of September 2015 there were 255 people on the Council's waiting list for an allotment.
- 8.29 In the urban area of Rugby, there is a total of 20.66 ha of allotment space and a combined population as at 2012 of 72,634. This gives a rate of provision of 0.3 ha per 1000 (rounded). If the existing standard was to be achieved, a further 26 ha of allotment space would be required within the urban area.

Quality

- 8.30 In terms of quality of sites, the standards set down by the authorities are variable in relation to the detail for the quality standards, from fairly open, for example that from Burnley's Green Spaces Strategy 2014 which proposes:

A well-managed and secure site with clearly marked footpaths and good drainage. Sites should be clearly signed and local management is encouraged. Erection of sheds and greenhouses should be controlled.

- 8.31 A middle route is that of Taunton Deane's Allotment Strategy 2010 of:

Allotment sites will be well maintained and secure with appropriate facilities such as controlled water supplies, toilets, parking for bicycles and a shared shed or meeting room. They will be easy to get to on foot or by public transport, easy to find out about, and easy to get around with appropriate provision for people with disabilities. Allotment sites will be welcoming to people from all parts of the community, with support for first time growers and encouragement for sustainable cultivation practices. Sites will be managed to benefit wildlife and maintain good soil quality.

- 8.32 This compares to Christchurch's proposed quality standard of 2012 which is much more detailed:

Facilities: Where there are sufficient (50) plots on a single site the Council will aspire to establish a standard for on-site facilities of: Water: 1 dipping tank per 20 (10 rod) plots; Allotment Holder Assn building with shop; 1 unisex toilet; scalplings/ hoggin access roads; on site car parking as appropriate; secure perimeter fencing & gates; communal compost bins and bonfire pits; combi-shed/ storage lockers.

The delivery of these aspirations will depend on site constraints and the availability of funding.

Flexibility of design will be provided where specific requirements are needed to provide for the needs of particular individuals, or where there are specific site requirements.

8.33 The NSALG's leaflet, *Creating a new allotment site* provides some, limited design guidance, including:

- That an acre of land can house 12-15 standard size plots (approx 250 sq m each);
- All paths should be no less than 1.5 m wide, but ideally 1.7 m wide;
- The main gates should be wide enough to allow large delivery vehicles.

Accessibility

8.34 NSLG recommends that allotment catchments should be 1000 m.

Justifying developers' contributions

Retention of existing provision

8.35 All of the allotment space across Rugby should be retained and enhanced unless it can be demonstrated that the tests set out in paragraph 74 of the National Planning Policy Framework are met in full.

Standard for quantity

8.36 The uptake of allotments in Rugby is high, and almost all of the existing allotment sites are full, even where the provision per 1000 is at 0.65 ha. The existing standards are proposed to be carried forwards:

- 0.65 ha per 1000 in the rural areas
- 0.8 ha per 1000 in the urban area

8.37 New allotment sites can be either agreed through voluntary acquisition or potentially compulsory purchase, where the council uses its compulsory powers and then leases the land to the parish council. The costs of development of new allotment sites can be met through developers' contributions, and potentially through CIL.

8.38 If allotment land is made redundant, alternative uses of the site should be considered. If allotment land is genuinely surplus due to falling demand, and the council is unable to promote sufficient level of allotment use to secure proper management of a particular site, then consideration must be given to alternative

community based, sustainable land based activities, for example community gardens and nature reserves. Provision must be made for converting a site back if demand increases.

Standard for accessibility

- 8.39 A 700 m catchment is appropriate for new housing developments, reflecting the current standards.

Standard for design and quality

- 8.40 An approach which provides some guidance for the expected quality of new or extended allotments but is not overly prescriptive is appropriate, and the following is proposed:
- Allotments should be secure with gates and fencing providing suitable and accessible areas for growing, and where applicable an adequate water supply and car parking.

Conclusions and Recommendations

Current supply and demand

- 8.41 The amount of allotment space in Rugby Borough is higher than in many similar authorities, but the uptake of allotment gardening is high. Only a very few sites appear to have any spare capacity, and most are running full. The current rates of provision are around 0.65 ha per 1000 in the rural areas and 0.3 ha per 1000 in Rugby town. As of September 2015 there were 255 people on the Council's waiting list for an allotment.
- 8.42 This high level of take up of allotment space is despite a number of quality problems across several sites, as identified in the 2015 audit.

Future demand

- 8.43 The new housing growth in Rugby will generate demand for allotment space, but this demand cannot be met by the existing provision. There is therefore a need to provide for new allotment space in and around Rugby and in the Main Rural Settlements.

Recommendations

- 8.44 The existing allotment sites should be retained and improved so that they are all high quality. New allotment sites should be developed in Rugby town and in the

other Main Rural Settlements to meet the standards. Elsewhere new allotment sites should be encouraged and supported where there is sufficient justified need.

8.45 The proposed standards for allotments are:

- 0.65 ha per 1000 in the urban areas
- 0.8 ha per 1000 in the rural areas
- 700 m catchment
- Allotments should be secure with gates and fencing providing suitable and accessible areas for growing, and where applicable an adequate water supply and car parking.

8.46 It is therefore proposed that:

- For all new housing developments the approach should be, *in priority order*:
 - Develop on site new allotment space of a minimum size according to the authority's allotment standards
 - If not possible on site, then:
 - site adjacent to the housing development or within 700m of the centre of the site
 - contributions towards improvements (including extension) at the closest allotment site

SECTION 9: IMPLEMENTATION

9.1 The implementation of the strategy will be achieved through a combination of approaches by Rugby Borough Council and its partners. There are a number of recommendations emerging from the strategy which require specific actions and investment, and others which are more a matter of ensuring the protection of the existing network of open space sites. The formal planning standards and policies can be used as guidance for the negotiations of developers contributions linked to new housing.

9.2 Where there are no specific site proposals the overriding policy objective will be to protect and enhance the existing network of green spaces and associated facilities.

Priorities for investment

9.3 The following priorities for investment have been agreed with Rugby Borough Council.

Figure 44: Site proposals

Site	Proposal	Estimated cost
Whitehall Recreation Ground	General site refurbishment to include play/ youth facilities and infrastructure	£400K
Rokeby Recreation Ground	Play area development	£150K
Swift Valley Park	Infrastructure improvements	£100K
Diamond Jubilee Wood	Infrastructure improvements and interpretation	£60K
Hillmorton Recreation Ground	Play area development	£120K
Hillmorton Recreation Ground	New Sports Pavilion	£250K
New Bilton Recreation Ground	Play area development	£100K
Whinfield Recreation Ground	Play area development / infrastructure improvements	£200K
Whinfield Recreation Ground	New Sports Pavilion	£400K
Great Central Walk	Infrastructure / access improvements and interpretation	£100K
Brownsover Play Areas (Glaramara/Charwelton/Sorrell/Brookline)	Play area developments	£200K
York Street/Jubilee Street Recreation Ground	Play area development	£100K
Oakfield Recreation Ground	General site refurbishment (depending on planning outcome)	£150K
Town Wide	Improved wheeled sports provision to include skate / bike etc	£250K

Planning standards

- 9.4 A key output from the strategy is the development of proposed standards, particularly for new developments. The justification and details behind each of these planning standards are contained within the relevant assessment sections of the report.
- 9.5 These standards will be used to both justify the new provision and developers' contributions under the existing S106 planning arrangements as individual planning applications come forward, to justify new provision as set out in the Rugby Infrastructure Development Plan, and future projects to be funded under the Community Infrastructure Levy arrangements.
- 9.6 For new housing developments, sites over 0.2ha or sites accommodating 6 dwellings or more will be required to contribute to open spaces provision as per the proposed standards in Figure 45 below.

Figure 45: Proposed planning standards for open space

Open space type	Proposed planning standards for new developments		
	Quantity per 1,000 population	Accessibility	Quality
Parks and gardens	1.5ha per 1000 in the urban wards 1ha per 1000 in the rural parishes	800m	Green Flag Standard
Amenity Green Space	1.1ha per 1000 in the urban wards 0.5ha in the rural parishes	500m	Green Flag Standard
Natural and Semi Natural Green Space	2.5ha per 1000	700m walk 3500m drive for sites over 20ha	Green Flag Standard
Children's Play and provision for young people	0.2 ha per 1,000 of Designated Equipped Playing Space	400m for LEAP 1000m for NEAP 1000m for teenage facilities	<ul style="list-style-type: none"> • New LEAPs and NEAPs should meet the Fields In Trust standards as relevant to the individual site. • New youth provision should reflect current best practice, and also take into account the needs expressed by local young people.

Allotments	0.65ha per 1000 in the urban wards 0.8ha per 1000 in the rural parishes	700m	Allotments should be secure with gates and fencing providing suitable and accessible areas for growing, and where applicable an adequate water supply and car parking.
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Costs

- 9.7 Costs for the provision of open space and maintenance are provided in the calculator in Appendix 5. There are different standards for urban and rural areas in some cases and therefore there is a calculator for each.
- 9.8 The calculator uses the standards proposed within this report. The costs for provision are based on actual construction projects from 2006 and have been inflated to current prices. The maintenance costs are also those used by Rugby Borough Council and are based on actual charges for grounds maintenance.