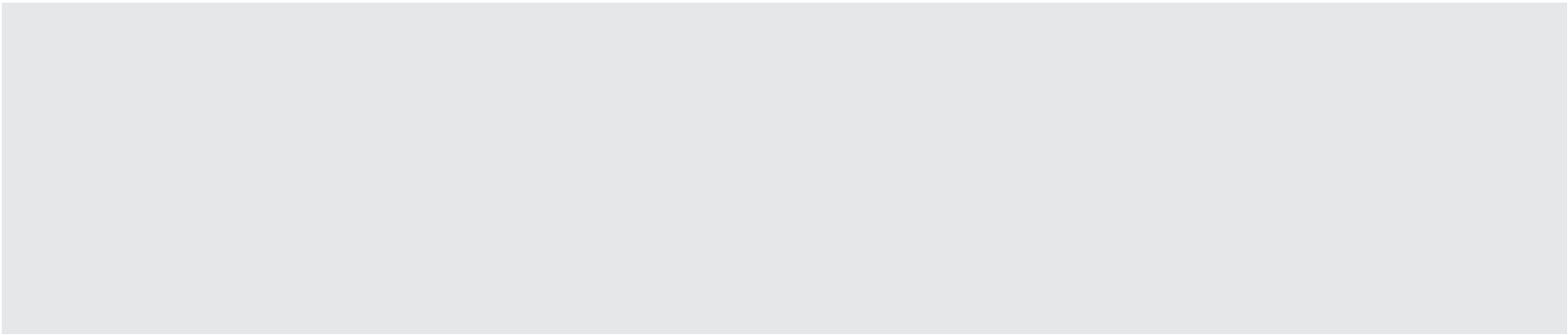


Guidance for Outdoor Sport and Play Beyond the Six Acre Standard

Wales

Contents



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Foreword



Baroness Grey-Thompson

‘When I was growing up, playing in the local park was just part of what my family did, but it was a very important part. It was just a few minutes walk away. There was the usual park stuff, swings and slides that went in and out of fashion depending on our age; a couple of tennis courts; and lots of open space and trees that I seem to remember tangled up whatever kite we took there. We probably got more exercise untangling it than trying to fly it, but what we had was a lot of fun and the chance to be outdoors.

There are many things that are changing. The positive thing is that we are starting to recognise the importance of the longer term physical and mental health and wellbeing. But we also have to remember what role parks, playing fields and other green spaces have and how important they are for our communities. There are also challenges along the way. There is an ever increasing pressure on land which means that these vital community resources can be lost to development never to be returned to recreational use.

To create an active nation one of the things that we need to do is make sure that appropriate outdoor recreational opportunities are available to everyone regardless of age or ability. We also have to recognise the role of play in developing physical literacy in young children. All important things for the future. Without access to grassroots facilities there are many who will lose the chance to identify and hone their skills.

This guidance aims to provide practitioners with the tools to ensure that sufficient recreational space is provided within communities to allow everyone to fulfil their potential.’

Baroness Grey-Thompson DBE, DL

‘Since the 1930s, Fields in Trust has provided guidance on the provision of outdoor space for sport, play and recreation that is both respected and valued across the sector. This new publication recognises the need for people to have access to a wide range of outdoor spaces for recreational purposes and the intrinsic value these important spaces bring to the health and well-being of our communities.’

**HRH The Duke of Cambridge
President, Fields in Trust**



Lesley Griffiths

‘It is vital we secure sufficient land for outdoor recreation, so I welcome this updated guidance on open space provision from Fields in Trust. The document is referenced as a useful tool by the Welsh Government’s Technical Advice Note (TAN) 16 Sport, Recreation and Open Space and is widely adopted by the Local Planning Authorities.’

**Lesley Griffiths AM
Cabinet Secretary for Environment
and Rural Affairs**

Introduction

'Guidance for Outdoor Sport and Play' is a one-stop shop for the practitioner – local planning authorities, developers, planners and urban designers, landscape architects and community councils – in the planning and design of outdoor sport, play and informal open space.

Fields in Trust

Fields in Trust is the operating name of UK-wide organisation the National Playing Fields Association (NPFA), and has been protecting outdoor space for sport and recreation since 1925. Its mission is to safeguard and improve outdoor space for future generations.

Fields in Trust currently safeguards over 2,600 sites, a total of 30,000 acres of land (12,140ha.) including playgrounds, playing fields, and formal and informal parkland across the UK. This includes a total of 280 sites in Wales:

- * 41 King George V Fields
- * 92 Queen Elizabeth II Fields
- * 4 Centenary Fields
- * 3 FIT Protected sites
- * 111 Covenanted Fields
- * 29 Owain Glyndwr Fields

Decisions relating to the ongoing stewardship of sites protected in Wales are taken by the Fields in Trust Cymru committee.

Open Space Guidance

As part of its protection work, Fields in Trust has offered guidance for practitioners on open space provision and design known as the Six Acre Standard (6AS) since the 1930s and most recently updated to Planning and Design for Outdoor Sport and Play (PDOSP) in 2008.

The benchmark standards within PDOSP remain a useful guidance tool. However, there is need for review, given the substantial changes in the political, planning and social landscapes since 2008 including updated advice and a growing trend towards a preference for individual participatory sport.

Sustainability

Updated guidance for open space and play provision resonates with national planning policy, in particular the presumption in favour of sustainable development, the promotion of its economic, social and environmental roles and the seeking of positive improvements in the quality of the environment, and people's quality of life. In promoting healthy communities, access to high quality open spaces can make an important contribution to health and wellbeing. Such open spaces should not be built on unless any loss is appropriately replaced or outweighed by new provision.

Open space also plays an important role in meeting the challenge of climate change and flooding through integrating Sustainable Urban Drainage Systems (SUDS) and providing opportunities for conserving and enhancing the natural environment.



King George V Field,
Mumbles Road, Swansea



Queen Elizabeth II Field,
Roath Recreation Ground, Cardiff



Centenary Field,
Bellevue Park, Wrexham

Policy context

National Policy – Wales

i. Planning Policy Wales

The 9th Edition of [Planning Policy Wales \(PPW\)](#) was released in November 2016. It sets out the land use planning policies of the Welsh Government. Editions 8 and 9 have been updated to include specific reference to the [Well-being of Future Generations \(Wales\) Act 2015](#).

ii. Technical Advice Notes

Technical Advice Notes (TANs) provide additional guidance to PPW including [TAN 16 Sport, Recreation and Open Space](#).

iii. The Wales Spatial Plan – People, Places, Futures

This sets a strategic framework to guide future development and policy interventions.

iv. Planning (Wales) Act

The Planning (Wales) Act 2015 principally amends the Town and Country Planning Act 1990 and the Planning and Compulsory Purchase Act 2004 to introduce a number of reforms that strengthen the ‘plan-led’ approach to planning in Wales and improve the development management and enforcement systems. It proposes a National Development Framework to replace the Spatial Plan and also the introduction of Place Plans which provides for opportunities at local level for communities to identify areas for open space and recreation, providing that proposals do not conflict with the Local Development Plan.

v. Planning Agreements and Community Infrastructure Levy (CIL)

The [Community Infrastructure Levy \(CIL\)](#) is a method of collecting funds from development to pay for necessary delivery and maintenance of infrastructure. Local authorities have the freedom to set their own priorities for what the money should be spent on. CIL funds are capable of being used to fund local sport and recreation facilities. The Welsh Government has [provided guidance](#) on CIL and Local Development Plans.

vi. Other Material Orders/Legislation

[Playing Fields \(Community Involvement in Disposal Decisions\) \(Wales\) Measure 2010](#). A Measure to make provision in relation to community involvement in decisions by local authorities whether to dispose of playing fields and for connected purposes.

[Children and Families \(Wales\) Measure 2010](#). Section 11 of the Measure places a duty on local authorities to assess and secure sufficient play opportunities for children in their area.

[Well-being of Future Generations \(Wales\) Act 2015](#). The Act establishes a statutory Future Generations Commissioner for Wales, whose role is to act as a guardian for the interests of future generations in Wales, and to support the public bodies listed in the Act to work towards achieving the well-being goals. These public bodies include local authorities, health boards and organisations such as Sport Wales.

The Act also establishes Public Services Boards (PSBs) for each local authority area. Each PSB must improve the economic, social, environmental and cultural well-being of its area by working to achieve the well-being goals.

Green Flag Awards

Managed by Keep Wales Tidy these awards reward the best green spaces in the country. Green Flag recognises the importance of Fields in Trust permanent safeguarding of open spaces in its processes.



Fields in Trust Policy Framework

Good planning and design is central to the philosophy and objectives of Fields in Trust and adds value to the overall quality of an area, helping to create a sense of place and space as well as contributing to the health and wellbeing of residents.

The Fields in Trust policy framework seeks the protection, provision and improvement of outdoor spaces for sport and play as part of the provision of sustainable communities.

Policies are kept under review to ensure that they remain relevant and proportionate. Current land-use policies include:



Policy 1 – Promoting Healthy Communities

As its core principle Fields in Trust protects the legacy of high quality outdoor spaces to facilitate opportunities for sport, play and recreation.



Policy 2 – Protection of Open Space

Fields in Trust seeks to contractually protect individual outdoor spaces for sport, play and recreation in perpetuity via a [Deed of Dedication](#). Fields in Trust does not look to own or manage sites but to work with all recreational landowners to secure the future of their local spaces for recreation.



Policy 3 – Safeguarding of Facilities

Fields in Trust objects to the loss of existing open space for sport, play and recreation unless exceptional circumstances can be demonstrated. The development of community playing fields and school playing fields should be refused unless replacement facilities of equal quality and quantity can be provided to serve the same catchment area to meet the need of both new and existing communities.



Policy 4 – Town and Village Greens

Whilst noting that recreational use of land may meet the criteria for registration of land as a town and village green, Fields in Trust prefers that such space be protected by [Deed of Dedication](#) to ensure that an appropriate balance is struck between protection and flexibility to improve the space.



Policy 5 – Green Belt Development

Fields in Trust supports the provision of playing fields and other appropriate recreational facilities in the green belt consistent with policy for green belt development.



Policy 6 – Sustainable Development

Fields in Trust supports sustainability benefits arising from outdoor spaces including energy use and generation, carbon reduction, conservation of natural resources such as air, water, soil and biodiversity, sustainable consumption and production.



Policy 7 – Telecommunications

Fields in Trust does not normally support telecommunications apparatus and structures on playing fields if they conflict with the primary purpose of the land. Any such cases will be considered on individual merit.



Policy 8 – Planning and Design

Fields in Trust attaches great importance to the planning and design of facilities for communities. Good planning will achieve the provision of open spaces (formal and informal). Designated spaces (LAPs, LEAPs, NEAPs and MUGAs) should be provided on all developments in line with the guidance set out in this document.



Policy 9 – Planning Agreements

Fields in Trust seeks to secure the provision and protection of spaces for outdoor sport, play and recreation through planning conditions or obligations.



Policy 10 – National Planning Policies

Fields in Trust seeks to support national guidance and policies geared towards the protection of outdoor space for sport, play and recreation.

Fields in Trust guidelines: guidance for the practitioner

Fields in Trust's benchmark standards, or local guidance derived from them, were widely used by local authorities for many years and they were referred to by other bodies, including Sport Wales. 75% of LPAs in [a survey commissioned by Fields in Trust](#) use the PDOSP or guidance that promotes equivalent levels of provision demonstrating the continuing relevance of Fields in Trust's benchmark guidelines.

This guidance backed up by research retains the same headline rates of provision and includes new standards for informal open space. It also draws out new recommendations for accessibility and the application of standards and the minimum dimensions of formal outdoor space. The standards also no longer differentiate between urban and rural areas.

Using this current guidance will help to ensure that the provision of outdoor sport, play and informal open space is of a sufficient size to enable effective use; is located in an accessible location and in close proximity to dwellings; and of a quality to maintain longevity and to encourage its continued use. It is recommended that Equipped/ Designated Play Spaces be promoted in the form of:

- * Local Areas for Play (LAPs) aimed at very young children;
- * Locally Equipped Areas for Play (LEAPs) aimed at children who can go out to play independently; and
- * Neighbourhood Equipped Areas for Play (NEAPs) aimed at older children.

These can be complemented by other facilities including Multi-Use Games Areas (MUGAs) and skateboard parks etc.

Table 1 sets out Fields in Trust Benchmark Guidelines for a range of open space and equipped play areas. These benchmarks reflect the findings of the survey of local standards for open space applied by local planning authorities.

Quantity guidelines should not be interpreted as maximum levels of provision, and it is recommended that these are adjusted to take account of local circumstances.

Accessibility guidelines are provided as walking distance from dwellings. Indicative walking distances can be determined from the accessibility guidelines as set out below.

- * 250m = 2 – 3 minutes walk
- * 400m = 5 minutes walk
- * 800m = 10 minutes walk
- * 1,200m = 15 minutes walk
- * 1,600m = 20 minutes walk

It should be recognised that when applying these benchmarks, local features and obstacles to pedestrian and cycle movement should be taken into account. In doing so, accessible and sustainable play and sport facilities will be maximised.

High quality green spaces go a long way to encouraging people to use facilities positively and actively. Fields in Trust favours the use of durable equipment to reduce the burden and cost of maintaining open spaces, and recommend that management and maintenance regimes be put in place to ensure repair and replacement can be facilitated over time as necessary to maintain the standard of quality.

Definitions can be [found here](#) for the open space and equipped/ designated play area typologies.



Equipped and designated play spaces should be in accessible locations and in close proximity to dwellings

Table 1: Fields in Trust recommended benchmark guidelines – formal outdoor space

Open space typology	QUANTITY GUIDELINE ^{1, 2} (hectares per 1,000 population)	WALKING GUIDELINE (walking distance: metres from dwellings)	QUALITY GUIDELINE
Playing pitches	1.20	1,200m	* Quality appropriate to the intended level of performance, designed to appropriate technical standards. * Located where they are of most value to the community to be served. * Sufficiently diverse recreational use for the whole community. * Appropriately landscaped. * Maintained safely and to the highest possible condition with available finance. * Positively managed taking account of the need for repair and replacement over time as necessary. * Provision of appropriate ancillary facilities and equipment. * Provision of footpaths. * Designed so as to be free of the fear of harm or crime. * Local authorities can set their own quality benchmark standards for playing pitches, taking into account the level of play, topography, necessary safety margins and optimal orientation³. * Local authorities can set their own quality benchmark standards for play areas using the Play Wales Access Assessment Table.
All outdoor sports	1.60	1,200m	
Equipped/designated play areas	0.25 See Table 4 for recommended minimum sizes	LAPs – 100m LEAPs – 400m NEAPs – 1,000m	
Other outdoor provision (MUGAs and skateboard parks)	0.30	700m	

¹ Quantity guidelines should not be interpreted as either a maximum or minimum level of provision; rather they are benchmark standards that can be adjusted to take account of local circumstances.

² Only facilities or land routinely available to the public can be included

³ Technical standards produced by [Sport Wales](#), national governing bodies of sport or professional or trade organisations, such as the [Institute of Groundsmanship](#) and the [Sports and Play Construction Association](#) can prove helpful.

The guidelines are recommended to relate to residential and mixed-use developments involving non-specialist residential use (i.e. the standards should be reviewed where there are high levels of student housing, or sheltered accommodation) using average household sizes for the relevant local planning authority.

Table 2 sets out recommended benchmark guidelines for the provision of equipped/designated play space. These should be provided on site in accordance with the minimum sizes set out at [Table 4](#). A financial contribution towards improvement of an existing equipped/designated play space may be sought in lieu of on-site provision for larger scale play spaces, or where existing play space lies within the walking distance guideline of a proposed development (see [Table 1](#)).

Fields in Trust [survey of local standards](#) identified the use of local standards for informal outdoor spaces such as parks and gardens and the broad use of national standards for such space such as the former Countryside Council for Wales’ Green Space Toolkit. Of relevance in this context is the Outdoor Recreation and Access Enabling Plan 2015 – 2020 produced by Natural Resources Wales, which supports delivery of the overarching Welsh Government goals set out in the Well-being of Future Generations (Wales) Act whilst supporting delivery of existing Welsh Government goals for Child Poverty; Vibrant and Viable Places; Woodlands for Wales; Climbing Higher; Active Travel and Partnership for Growth.

Fields in Trust considers that these spaces can play a valuable role in complementing formal outdoor space provision consistent with its objectives, and provide opportunities for play and recreation. Table 3 sets out benchmark guidelines for informal outdoor space derived from survey work.

Table 2: Recommended Application of Quantity Benchmark Guidelines – Equipped/Designated Play Space

Scale of Development	Local Area for Play (LAP)	Locally Equipped Area for Play (LEAP)	Neighbourhood Equipped Area for Play (NEAP)	Multi-Use Games Area (MUGA)
5–10 dwellings	✓			
10–200 dwellings	✓	✓		Contribution
201–500 dwellings	✓	✓	Contribution	✓
501+ dwellings	✓	✓	✓	✓

Table 3: Fields in Trust Recommended Benchmark Guidelines – Informal Outdoor Space

Open Space Typology	QUANTITY GUIDELINE ⁴ (hectares per 1,000 population)	WALKING GUIDELINE (walking distance: metres from dwellings)	QUALITY GUIDELINE
Parks and Gardens	0.80	710m	* Parks to be of Green Flag status. * Appropriately landscaped. * Positive management. * Provision of footpaths. * Designed so as to be free of the fear of harm or crime.
Amenity Green Space	0.60	480m	
Natural and Semi-Natural	2.0	720m	

⁴ Quantity guidelines are provided as minimum guidelines and should not be interpreted as maximum levels of provision, and it is recommended that they are adjusted to take account of local circumstances.

How to apply this guidance

Fields in Trust's benchmarks form a suitable basis for informing planning policies at district or community level, and to inform planning decisions on individual proposals.

Quantity

The quantity guidelines can be applied across all urban and rural settings. Account should be taken of the intensity of use of a particular facility: it may be appropriate to relax the quantity guidelines where facilities support a high intensity of usage (e.g. MUGAs, Synthetic Turf Pitches supported by floodlighting).

Accessibility

Accessibility thresholds should be measured as distances actually walked rather than 'as the crow flies' (see also the [indicative walking times on page five](#)). Significant obstacles or impediments to local access such as main roads should be avoided in accessing open spaces. Open space and play facilities should be accessible from bus stops, pedestrian and cycle routes to promote sustainable travel. Other larger scale strategic facilities such as swimming pools or golf courses will have broader catchments – these lie beyond the scope of this guidance.

Quality

The quality guidelines should be applied to encourage people to use facilities which are safe, secure and fit for purpose.

Spatial Requirements Recommended Minimum Sizes

The recommended minimum spatial requirements for the more popular outdoor sports and games are set out in [Table 4](#). These requirements allow for safety margins and the movement of pitches from season to season. Unless stated otherwise, the areas given are those for senior use. The information is provided only as a guide. The margins around pitches should allow for maintenance operations to be carried out. Further guidance on the dimensions of each type of facility can be found in many other publications, including those of the [Sports and Play Construction Association](#) and [Sport Wales](#).

Buffer Zones

A suitable relationship can be created by using the minimum buffer zones for specific facilities. These off-set distances ensure that facilities do not enable users to overlook neighbouring properties, reducing the possibility of conflict between local residents and those at play.



Conflict between local residents and those at play should be kept to a minimum

Table 4: Recommended minimum sizes – formal outdoor space

Open space typology	Minimum sizes		Minimum dimensions	Buffer zones
Playing pitches	<u>Association football</u>			
	Adult soccer	0.74ha	106 x 70 metres	-
	Mini soccer U7/U8 pitch	0.14ha	43 x 33 metres	
	Mini soccer U9/U10 pitch	0.25ha	60 x 42 metres	
	<u>Rugby Union</u>	0.70ha	100 x 70 metres	-
	<u>Hockey</u>			
	Mini Hockey	0.31ha	65 x 48 metres	-
	Adult Hockey	0.64ha	101.4 x 63 metres	
	<u>Lacrosse</u>	0.66ha	100 x 60 metres	-
	<u>Cricket</u>			
	Senior recreational 12 pitch	1.43ha	111.56 x 128.04 metres	-
Other outdoor (non-pitch) sports	<u>Athletics</u>			
	6 lane track	1.51ha	172.03 x 87.64 metres	-
	<u>Tennis courts</u>			
	1 recreational court	0.06ha	34.75 x 17.07 metres	-
	2 recreational courts	0.11ha	34.75 x 31.70 metres	
	For each adjacent court	0.05ha	34.75 x 14.63 metres	
	<u>Bowling Greens</u>			
	Flat green	0.12ha	34.4 x 34.4 metres	-
	Crown green	0.08ha	27.4 x 27.4 metres	
Equipped/designated play areas	<u>LAP</u>	0.01ha	10 x 10 metres (minimum activity zone of 100sqm)	5m minimum separation between activity zone and the boundary of dwellings
	<u>LEAP</u>	0.04ha	20 x 20 metres (minimum activity zone of 400sqm)	20m minimum separation between activity zone and the habitable room façade of dwellings
	<u>NEAP</u>	0.1ha	31.6 x 31.6 metres (minimum activity zone of 1,000sqm comprising an area for play equipment and structures & a hard surfaced area of at least 465sqm (the minimum needed to play five-a-side football))	30m minimum separation between activity zone and the boundary of dwellings
Other outdoor provision (MUGAs and skateboard parks)	<u>MUGA</u>	0.1ha	40 x 20 metres	30m minimum separation between activity zone and the boundary of dwellings

Annexe A: Glossary

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6AS	Six Acre Standard (2001)	MUGA	Multi-Use Games Area	Parks and Gardens	Formal green spaces including urban parks, country parks, forest parks, and formal gardens
Accessibility	Convenient, inclusive and safe accessibility to outdoor facilities, particularly for children and the less mobile	Multi-functionality	Green space performs both important recreational activity space and important environmental functions, such as moderating surface water run-off, air pollution and wind speeds, as well as providing wildlife habitats to aid biodiversity	PDOSP	Planning and Design for Outdoor Sport and Play (2008)
Amenity greenspace	Informal recreation spaces, communal green spaces in and around housing, and village greens	Natural and semi-natural greenspaces	Woodland, scrub, grassland, wetlands, open and running water, and open access land	Playing pitches	Pitch sports including association football, rugby union, rugby league, hockey, lacrosse, cricket and American football
CIL	Community Infrastructure Levy	NEAP	Neighbourhood Equipped Area for Play (and informal recreation, and provision for children and young people)	PPW	Planning Policy Wales
Designated play areas	Designated areas for children and young people containing a range of facilities and an environment that has been designed to provide focused opportunities for outdoor play comprising casual or informal playing space within housing areas. These play areas comprise LAPs, LEAPs and NEAPs	Non-specialist residential use	Dwelling house occupied by a single person or by people regarded as forming a single household, not including residential accommodation where care is provided, purpose-built student accommodation or holiday homes	Primary purpose	Different types of open space and play facilities will have a primary purpose which is accorded priority at certain times (e.g. sports pitches when matches are being played) or indeed at all times (e.g. children's playgrounds and bowling greens)
General Residential Use	Residential use within Class C3 of the Town and Country Planning Use Classes Order but excluding specialist forms of housing such as housing aimed at specialist groups (e.g. sheltered housing, student accommodation etc.) or housing not permanently occupied such as holiday homes	NPFA	National Playing Fields Association	Protected space	Outdoor sport, play and informal open space
LAP	Local Area for Play (and informal recreation)	NRW	Natural Resources Wales	Quality	The needs, expectations and experiences of users, and the design, management and maintenance of facilities
LEAP	Local Equipped Area for Play (and informal recreation)	Other outdoor provision	Other outdoor provision comprises MUGAS, skateboard parks and other outdoor provision	Quantity	A measure of the amount of open space provision which is necessary to meet the needs of the local (and in some cases the regional) catchment
LDP	Local Development Plan	Other outdoor sports	Courts and greens comprising natural or artificial surfaces, including tennis courts, bowling greens, athletics tracks and other outdoor sports areas	TAN	Technical Advice Note
LPA	Local Planning Authority				

Annexe B: Summary report of the survey work

Introduction

1. Fields in Trust undertook a review of recommendations on standards for outdoor play, sport and recreation within *Planning and Design for Outdoor Sport and Play* (formerly known as the Six Acre Standard). This work was undertaken on a phased basis: a Phase 1 desktop pilot study of 30 local planning authorities undertaken by Pegasus Group and a Phase 2 survey undertaken on behalf of Fields in Trust by David Lock Associates (DLA).
2. The Phase 2 survey comprised an online survey of local planning authorities, supplemented by further desktop research drawing on the Phase 1 study and other sources.

Quantitative Survey of Local Authorities

3. All local planning authorities throughout England and Wales were sent an online questionnaire relating to the practical use of standards for space for outdoor sport and play. A total of 107 English and 12 Welsh authorities responded to the survey. The Phase 2 report analyses the 119 responses from local planning authorities in England and Wales only. This represents a response rate for Wales of 48%.
4. A total of 81% of respondents express quantity standards for open space as 'hectares per 1,000 population'.
5. In relation to local standards for open space being met in planning decision-taking, and based on a scoring system with 1 being 'seldom' and 10 being 'always', 64% indicated a score between 7 and 10. This indicates a relatively high degree of compliance with open space standards in planning decision making.

Playing Pitches

6. 52% of respondents were able to provide data about their current standards for the provision of playing pitches on a hectares per 1,000 population basis. The median level of provision was 1.21 hectares per 1,000 population which is comparable with the recommendation of 1.20 hectares per 1,000 population in *'Planning and Design for Outdoor Sport and Play'* (2008). In 20 instances, the local planning authority standard for playing pitches employed is lower than the Fields in Trust benchmark recommendation.
7. The median accessibility standard from respondents was 1,200m from dwellings, which matches the Fields in Trust benchmark.

Other Outdoor Sports

8. 25% of respondents were able to provide data about their current standards for the provision for other outdoor sports, expressed as hectares per 1,000 population. Other outdoor sports (excluding pitches) included provision of bowling greens, tennis courts, athletic tracks and Gaelic football. Taken with the standards for playing pitches for the relevant authorities, the combined total exceeds the benchmark of 1.60 hectares per 1,000 population for all outdoor sport in *'Planning and Design for Outdoor Sport and Play'* (2008).

Designated Play Areas

9. 49% of respondents were able to provide data about their current designated equipped spaces for play, expressed as hectares per 1,000 population. The median level of provision was 0.25 hectares per 1,000 population. This is equal to the Fields in Trust benchmark standard for Designated Playing Space.
10. The median accessibility standard was 100m for LAPs, 400m for LEAPs, and 1,000m for NEAPs when considered individually. Accessibility standards were also more commonly expressed in terms of walking time, rather than distance.

The survey was able to analyse the standards of 48% of local authorities in Wales



Other Outdoor Provision

11. 13% of respondents were able to provide data about their current provision, expressed as hectares per 1,000 population. Other outdoor provision comprised provision of natural and semi-natural green space, Multi-Use Games Areas (MUGAs), and wheeled sport (BMX track or skateboard park). A small number of respondents noted that 'other outdoor' provision was included as part of their requirements for open space for children and young people.

Parks and Amenity Green Space

12. 22% of the total number of respondents were able to provide data about parks and amenity green space as an overall standard, expressed as hectares per 1,000 population. For parks and amenity green space, where provided as an overall standard, the median level of provision sought was 1.0 hectare per 1,000 population.
13. For parks on their own, 21% of respondents provided data which identified the median level of provision sought was 0.8 hectares per 1,000 population.
14. For amenity green space on its own, 21% of respondents provided data which identified the median level of provision sought was 0.55 hectares per 1,000 population.

Other Open Space Standards

15. 42% of respondents were able to provide data about other standards for open space applied within their local authority area. 'Others' included an overall catch-all standard, allotments, community gardens, and urban farms, and natural and semi-natural greenspace.
16. The median overall standard of provision for 'others' was 1.59 hectares per 1,000 population.
17. The median level of provision for allotments, community gardens and urban farms was 0.3 hectares per 1,000 population.
18. For natural and semi-natural green space, the local standard of provision was 1.78 hectares per 1,000 population.

Quality

19. 59% of English and Welsh authorities identified that they had specific requirements regarding the quality of new open space provision. Of those respondents who specified their quality requirements, 18% apply a local assessment of quality (the most commonly used quality assessment by respondents). 10% apply the Green Flag standard to assess the quality of parks. 8% of respondents apply the Fields in Trust standards.

Appeals

20. A shortlist of 19 appeal decisions were reviewed relating to the disposal and reuse of open space, the replacement of open space or new provision. The decisions were specific to the particular circumstances of each case and no clear pattern regarding the use of Fields in Trust standards was apparent. However, a number of cases did make reference to Fields in Trust standards and used these as part of the decision-making process.

Conclusion and Recommendations

21. The survey work demonstrated clearly that the previous recommendations of 'Planning and Design for Outdoor Sport and Play' (2008) remain very relevant in the context of current provision in England and Wales. There is a need for local assessment but the use of Fields in Trust recommendations as quantitative benchmark standards carry general value. As illustrated from the survey results, there are variations both below and above the Fields in Trust benchmark standards.



Annexe C: Further planning context

Planning Policy in Wales

1. An overview of the influential planning policy relevant to the provision of outdoor space for sport, recreation and play focuses on that within Wales. This reflects the local planning authorities surveyed as part of a survey for those counties where the response rate was sufficient to provide a representative sample of local planning authorities.

Community Infrastructure Levy (CIL)

2. The **Community Infrastructure Levy** (CIL) is a method of collecting funds from development to pay for necessary delivery and maintenance of infrastructure. It came into force in April 2010 through the **Community Infrastructure Levy Regulations 2010**. The latest amendments are set out in the **Community Infrastructure Levy (Amendment) Regulations 2015** which came into force in April 2015. Most new development which creates net additional floor space of 100 square metres or more, or creates a new dwelling, is potentially liable for the levy. Local authorities have the freedom to set their own priorities for what the money should be spent on.
3. Several local authorities in Wales have adopted CIL, including Rhondda Cynon Taf, Caerphilly and Merthyr, while others, including Cardiff and Monmouthshire Councils, have consulted on charging schedules. Nevertheless on site open space and play provision in the majority of cases will continue to be provided through Section 106 Agreements.

Planning Policy Wales (PPW)

4. The 9th Edition of **Planning Policy Wales** was published in November 2016. It sets out the land use planning policies of the Welsh Government and is supplemented by a series of Technical Advice Notes (TANs). Procedural advice is given in circulars and policy clarification letters. It also provides detailed advice in the preparation of Local Development Plans (LDP).

5. PPW translates the Welsh Government's commitment to sustainable development into the planning system so that it can play an appropriate role in moving towards sustainability. Access to open and green space is listed as a sustainability objective for the planning system.
6. PPW Paragraph 4.8.2 states that both green belts and 'green wedges' can provide opportunities for outdoor sport and recreation. Paragraph 9.2.11 states that LDPs should include policies to make clear that developers will be expected to provide open space which is reasonably related in scale and location to the development.
7. PPW Paragraph 11.1.10 states that "the planning system should ensure that adequate land and water resources are allocated for formal and informal sport and recreation, taking full account of the need for recreational space and current levels of provision and deficiencies, and of the impact of developments related to sport and recreation on the locality and local communities".
8. Benchmark guidelines at the national level must therefore continue to be capable of adjusting to local circumstances. Hence PPW Paragraph 11.3.2 states that local planning authorities may be justified in seeking Section 106 Agreements to contribute to the maintenance of safe and attractive facilities and open space, and to meet the needs of new communities. Such agreements may also need to be used to ensure that standards of provision set out in development plans are met.
9. PPW also promotes the protection of existing open space (Paragraph 11.1.11) which is a key aspect of the operation of Fields in Trusts as a national charity, safeguarding recreational spaces.

Technical Advice Note (TAN) 16: Sport, Recreation and Open Space

10. **TAN 16** provides technical guidance to supplement policy set out in PPW. It advises on the role of the planning system in making provision for sport and recreational facilities and informal open spaces, as well as protecting existing facilities and open spaces in urban and rural areas in Wales.
11. In order to meet PPW's requirement that planning authorities provide a framework for well-located sport, recreation and leisure facilities and ensure that adequate land and water resources are allocated for formal and informal sport and recreation, TAN 16 recommends undertaking local assessments of need and audits of existing provision. These assessments, taken together, form an Open Space Assessment which, among other things, should be used to inform the preparation, monitoring and review of LDP policies.
12. TAN 16 points out that PPW does not prescribe particular standards of provision. Instead these should be based on the results of the Open Space Assessment Process. However, the TAN refers to Fields in Trust's benchmark standards stating these could be helpful for authorities formulating local standards of provision and for others with an interest in the provision and protection of spaces for sport, recreation and play.

The Wales Spatial Plan

13. The **Wales Spatial Plan** – People, Places, Futures sets a strategic framework to guide future development and policy interventions. It integrates the spatial aspects of national strategies for social inclusion and economic development, health, transport and environment, translating the Welsh Government's sustainable development duty into practice.

Annexe D: Other ways to use this guidance

1. Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard provides a fresh expression of Fields in Trust benchmark polices for sports and play provision. This annexe sets out further advice on how the guidance can be employed.

How Fields in Trust can help

- * Guidance
- * The benchmark and the ways to meet it
- * Research of equivalent cases
- * Implementation: legal and ownership mechanisms to protect land over the long term

Alternative and multi-use ways of providing sport and recreation within planned developments

2. In certain locations it may be appropriate to consider the sharing of facilities or the provision of multi-use facilities.
3. The dual use of facilities covers all situations in which the community is granted authorised access to school facilities for outdoor sport and recreation irrespective of the detailed financial arrangements or original intentions which guided the planning and provision of the facilities.
4. Provided that community safety and school security issues, including insurance, can be satisfied it is recommended that school playing space is made available to the local community out of school hours and during holiday periods. Hard surfaced or synthetic pitches and courts have the ability to sustain intensive use and may usefully provide opportunities for community use when not in use by the school and changing facilities are available.
5. The ability of natural grass pitches to sustain additional community use outside school hours will depend on a number of factors, including weather conditions, the drainage

characteristics of the site, and the frequencies of sports being played. To avoid difficulties for the school and a potential decline in the quality of facilities, there must be a clear understanding of any necessary physical alterations to the premises and proper management of the dual use.

6. Many groups besides local authorities provide opportunities for children's play. The shared use of a play area may be offered to the community as part of a Section 106 Agreement related to a planning application, for use by different groups of children.
7. There is also the potential for the active recreational use of features such as Sustainable Urban Drainage Systems (SUDS) in major developments which can be used as linear play areas.

Fields in Trust Benchmark Guidelines and Local Development Plans

8. The results of the Phase 2 survey demonstrate that the Fields in Trust benchmarks remain very relevant in the context of current provision in England and Wales. As suggested by TAN 16 the Fields in Trust benchmarks provide a starting point for determining local standards of provision, accessibility and quality.

Fields in Trust Benchmark Guidelines and CIL

9. The Community Infrastructure Levy (CIL) allows local planning authorities in Wales to raise funds from developers to fund a wide range of infrastructure that is needed as a result of development. These funds are capable of being used to fund local sport and recreation facilities, and local planning authorities and local communities should consider how these funds can be apportioned for the provision or improvements to such uses. Most new development which creates net additional floor space of 100 square metres or more, or creates a new dwelling, is potentially liable for the levy. CIL therefore presents a potential resource to allow smaller scale development to make an effective contribution to outdoor sport and play provision.

Fields in Trust Benchmark Guidelines and Planning Applications

10. Planning applications must satisfy local policy requirements which include open space provision. Benchmark guidelines and spatial requirements can be used to form the basis for determining locally derived standards based on need, accessibility and quality.

Fields in Trust Benchmark Guidelines and Appeals

11. In the determination of appeal decisions where the disposal and reuse of open space, the replacement of open space or new provision is a material consideration, Fields in Trust benchmark guidelines can provide an appropriate method of assessment, providing a robust basis in which decision-takers can assess the provision of open space.

Fields in Trust Benchmark Guidelines and Safeguarding

12. In promoting the safeguarding of open spaces, Fields in Trust benchmarks can be utilised to ensure an appropriate provision for outdoor sport and play is provided for, when considering the disposal or alternative use for existing open spaces.

Compliance with Legislation

13. The benchmarks relating to play space can be a useful tool to help ensure sufficient play spaces are provided to help meet the requirements of the Children and Families (Wales) Measure 2010. In addition, the provision of sufficient outdoor recreational spaces and green spaces will play an important role in helping public bodies achieve the objectives of the Well-being of Future Generations Act (Wales) Act 2015.

Annexe E: Useful resources

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Fields in Trust	www.fieldsintrust.org	Register of Playground Inspectors International	www.playinspectors.com
Active Places Cymru	www.activeplacescymru.org.uk	RoSPA Play Safety	www.rospace.com/playsafety
Association of Play Industries	www.api-play.org	Sport & Recreation Alliance	www.sportandrecreation.org.uk
Chartered Institute for the Management of Sport and Physical Activity	www.cimspa.co.uk	Sport Wales	www.sportwales.org.uk
Cricket Wales	www.cricketwales.org.uk	Sports and Play Construction Association	www.sapca.org.uk
Federation of Sports and Play Associations	www.sportsandplay.com	Welsh Athletics Association	www.welshathletics.org
Football Association of Wales	www.faw.org.uk	Welsh Football Trust	www.welshfootballtrust.org.uk
Hockey Wales	www.hockeywales.org.uk	Welsh Rugby Union	www.wru.co.uk
Institute of Groundsmanship	www.iog.org	Welsh Sports Association	www.welshsports.org.uk
Play Wales	www.playwales.org.uk		

Useful publications

‘Developing and managing play spaces’
Play Wales (2012)

A Public Guide to the Land Use Planning System in Wales’
Planning Aid Wales (2006)

‘Planning Policy Wales Edition 9’
Welsh Government (2016)

‘Technical Advice Note 16: Sport, Recreation and Open Space’
Welsh Government (2009)

‘The Community Infrastructure Levy Regulations 2010’
The Stationary Office Limited

‘The Community Infrastructure Levy (Amendment) Regulations 2013’ The Stationary Office Limited

‘The Community Infrastructure Levy (Amendment) Regulations 2015’ The Stationary Office Limited

‘The Planning (Wales) Act 2015’
The Stationary Office Limited

Annexe F: Guidance for Outdoor Sport and Play Wales

– Steering Group

Dr. Ann Heywood is Consultant to Academic Partnerships International working with Cambridge and other universities to spread access to their educational offering globally, online. She is also a Trustee and Court Assistant of the Worshipful Company of Chartered Surveyors. She was formerly Principal of the College of Estate Management, the leading not for profit supported e-learning provider for the property and construction sector. Previously in private practice as Principal of sustainability consultancy (Principal Purpose) advising on best practice in sustainable development, construction and delivery. She was elected Green Surveyor of the year by RICS and chaired the RICS Presidential Commission on Sustainability (2004 – 2007), with a mission to increase sustainability awareness and good practice throughout the 120,000 members of the Institution, worldwide. She was also Special Adviser to the House of Commons Select Committee and a Non-executive Director, Salford Urban Regeneration Company (SURC) (2007 – 09) and has been an Executive Board Member of the Construction Industry Council (CIC) since 2009. Ann has been a Trustee of Fields in Trust since 2013.

Fields in Trust Cymru
Sport Wales National Centre
Sophia Gardens
Cardiff
CF11 9SW
Phone: 02920 334935
Email: cymru@fieldsintrust.org
Website: www.fieldsintrust.org

Paul Garber is a qualified town planner with 48 years experience in development and construction. Prior to his retirement he was Group Planning Director of George Wimpey/Taylor Wimpey and a Director of GW/TW Strategic Land. His experience extends to master planning major developments throughout the UK, experience as an expert at over 600 Inquiries and providing advice to Government Agencies on design and the built environment. He was also a member of the Planning Committee of the HBF (Homebuilders Federation). Outside his professional role he has had an extensive involvement in playing fields in the UK initially as a Trustee and Officer of the Surrey Playing Fields Association since 1978 and as a FIT Trustee since 2001. Paul also Chairs FIT's Land and Planning Committee. He was President of British Gymnastics and Vice President of European Gymnast (UEG). His other involvements in sport have included being Regional Chairman of the former Sports Council, Director of Sports Aid and a member of the Commonwealth Games Council for England. He has previously been a Team Manager for Team GB at Olympic Games.

Tim Smith is a solicitor and partner at the city law firm Berwin Leighton Paisner. He has also been a Trustee of FIT since 2010. Tim is an acknowledged expert in Planning law with over 20 years' experience. He has been voted as one of the top ten planning solicitors nationally for the last eleven years. He has also been a member of the Law Society's Planning & Environment Committee since 2009. Tim has a wide-ranging practice acting for both private and public sector clients on all aspects of Planning law.

Tim is co-author of the Institute of Environmental Management and Assessment's "Guidelines for Environmental Impact Assessment" and editor of the College of Estate Management's course-work module on Highways Law. He has also lectured extensively on the subject of Planning Law for organisations including the County Playing Fields Association, TRICS, the RTPI, the Law Society Local Government Group, the UK Green Building Council.

Robin Williams is a chartered town planner and surveyor with 32 years' experience in planning and development. Robin is the Managing Director for Asbri Planning and Chairman of Asbri Transport. His experience extends to promoting developments through the planning process via the development plans or development management procedures. Robin has appeared as an expert witness in over 100 Public Inquiries and Hearings giving evidence in relation to housing, transport, renewable energy, leisure, health and education projects. He is also employed via the Welsh Government to provide advice to farmers across Wales in relation to rural planning issues. Robin has been involved in several high profile sport related projects in Wales having being the lead town planner for the redevelopment of Swalec Stadium into a test match cricket stadium and new major extension to Liberty Stadium for Swansea City FC. Robin has been a member of the Fields in Trust Wales Committee for three years.