



**GRAVESHAM BOROUGH COUNCIL**  
**OPEN SPACE STANDARDS PAPER**  
**AUGUST 2016**

Integrity, Innovation, Inspiration

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## **PART ONE: INTRODUCTION**

This is the Open Space Standards Paper prepared by Knight, Kavanagh & Page (KKP) for Gravesham Borough Council (GBC). It follows on from the preceding Open Space Assessment Report. The two documents should be read together and they both provide an evidence base to help inform the future provision for open spaces in Gravesham.

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

The provision standards used to determine deficiencies and surpluses for open space are set in terms of quantity, quality and accessibility throughout the report. A comparison to neighbouring and national benchmarking standards is applied where possible.

This study replaces a previous set of reports referred to as the Open Space, Sport and Recreation Study 2010.

The study sits alongside the Playing Pitch Strategy (PPS) also undertaken by KKP (provided in a separate report). The open space typology of formal outdoor sports is covered in greater detail within the associated Playing Pitch Strategy. The PPS is undertaken in accordance with a different methodology provided in Sport England's Draft Guidance 'Developing a Playing Pitch Strategy' for assessing demand and supply for outdoor sports facilities (2013).

### **1.1 Assessment Report summary**

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

#### ***Parks and gardens***

- ◀ Five sites are classified as parks and gardens totalling over 20 hectares.
- ◀ Catchment gaps are noted in parts of the urban area. However, this is thought to be sufficiently serviced by other forms of open space which provide opportunities for recreation; ensuring these sites are to a sufficient quality is recommended.
- ◀ Consultation highlights some concern towards the standard of provision at both the Wombwell Park and Woodlands Park sites. The latter is to undergo investment in order to improve the play and toilet facilities on site.
- ◀ All parks score above the threshold for quality and value; a reflection to the social interaction, health benefits and sense of place sites offer. The Riverside Leisure Area is especially highlighted as an excellent site.
- ◀ It is considered that new parks provision is not needed. The focus should be on continuing to improve the quality and facilities at existing sites where feasible.

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### ***Natural and semi-natural greenspace***

- ◀ There are 16 accessible natural and semi-natural greenspace sites covering 675 hectares.
- ◀ The 30 minute drive time accessibility standard shows no shortfalls. Gaps are highlighted from the 10 minute walk time catchment; mostly in the densely populated areas. New natural sites are not thought to be required to meet this gap but there may be a need to ensure that other types of open spaces contain such associated features.
- ◀ There are no designated LNRs in Gravesham which means the area is insufficient against the ANGSt standard for provision.
- ◀ Quality of natural greenspace sites is variable with half of sites rating above the threshold and the other half rating below.
- ◀ Sites rating below the threshold are often due to isolated location and lack of ancillary features in comparison to some of the other natural sites in the area.
- ◀ Nearly all sites rate above the threshold for value. Only one site rates below the threshold for value and quality; Wallis Park Woodlands. Observation note litter and access issues as the main concerns. However, its role as habitat provision is acknowledged.
- ◀ Higher scoring sites for value, such as Jeskyns Country Park and Camer Country Park, provide an excellent range of opportunities and uses for residents and visitors.

### ***Amenity greenspace***

- ◀ There are 77 amenity sites in Gravesham; nearly 97 hectares of amenity greenspaces.
- ◀ Provision is relatively evenly spread across Gravesham. Although the Urban Analysis Area has a slightly lower amount per 1,000 population (0.74) compared to 1.66 hectares per 1,000 population for the Rural Analysis Area.
- ◀ The five minute walk time suggests a good level of coverage. Gaps in provision are noted. However, these appear to be served by other open space typologies.
- ◀ Overall quality tends to be positive. More sites (61%) rate above the threshold and only a handful face any specific issues. A significant proportion of provision is identified as highway verges; which tend to score lower due to size, ancillary facilities and/or appearance.
- ◀ In addition to its multifunctional role, amenity greenspace makes a valuable contribution to visual aesthetics for communities – hence most sites rate above the threshold for value.
- ◀ 11 sites rate low for quality and value. Where sites cannot be improved, they may be better suited to be different forms of open space.

### ***Provision for children and young people***

- ◀ There are 51 play provision sites in Gravesham; a total of nearly three hectares.
- ◀ Most play provision is identified as being of LEAP (42%) classification; sites with a wider amount and range of equipment; designed to predominantly cater for unsupervised play.
- ◀ The Urban Analysis Area has the highest number of sites. However, on a population basis (i.e. per 1,000 population) provision is evenly distributed.
- ◀ The 10 minute walk time accessibility standard covers the majority of the area. Settlements such as Meopham Green, Sole Street and Three Crutches are not served by provision.
- ◀ A greater proportion of play sites (57%) are above the threshold for quality. Quality is reasonable in general. However, provision at a number of sites is viewed as tired and dated.
- ◀ A lack of available investment tends to result in equipment being removed as opposed to being replaced. There have however been a handful of new sites created.
- ◀ All play provision (with the exception of one site) is rated above the threshold for value; reflecting the important role such sites provide.
- ◀ Quantity of provision is viewed as being sufficient. However, quality of equipment at a number of sites requires attention.

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## **Allotments**

- ◀ There are 22 allotments sites in Gravesham: equating to over 14 hectares. Of these, 14 are owned/managed by the Council and eight are either owned by parish councils or privately.
- ◀ Current quantitative provision for Gravesham is below the NSALG recommended amount. However, the Rural Analysis Area does meet the standard. It is the Urban Analysis Area that falls short.
- ◀ There are some accessibility deficiencies in provision in the Urban Analysis Area around the extremities, including Gravesend. This may identify areas that would benefit from additional provision. The Rural Analysis Area has bigger deficiencies; however, it is anticipated people will be willing to travel further.
- ◀ There are waiting lists for allotments across the Urban Analysis Area suggesting that demand for allotments is not currently being met by supply.
- ◀ There are mixed findings on quality. Just over half of the sites score above the threshold. However, ten score below. This could be attributed to difference in ownership and management. The Council also highlight some quality issues during consultation such as poor fencing and problems with fly tipping.
- ◀ Nearly all allotments are assessed as high value reflecting the associated social inclusion and health benefits, their amenity value and the sense of place offered by provision.
- ◀ Waiting list numbers and some issues with quality suggest that continuing measures should be made to provide additional plots in the future.

## **Cemeteries**

- ◀ Gravesham has 15 cemeteries and churchyards: over 14 hectares of provision.
- ◀ There is a fairly even distribution of provision across Gravesham.
- ◀ The majority of cemeteries and churchyards rate as high for quality. However, two score below the threshold. These are viewed as having fewer features such as bins, signage and cemetery and graveyard specific features such as a garden of remembrance. However, this can be attributed to the sites being small village churchyards.
- ◀ All cemeteries are assessed as high value in Gravesham, reflecting that generally provision has a cultural/heritage role and provide a sense of place to the local community.
- ◀ Burial provision is driven by the demand for burials and capacity. Although council sites are approaching capacity, with only a few years of burial space remaining at Gravesend and Northfleet, there are plans in place for a new private cemetery and crematorium on Rochester Road and an extension to the churchyard at St John the Baptist Church.

## **Civic space**

- ◀ There are three sites classified as civic spaces in Gravesham; equating to less than one hectares of provision.
- ◀ Only one site scores high for quality due to it being aesthetically pleasing, well maintained and having a number of features such as lighting, bins and signage. It also has good disabled access.
- ◀ Two sites score below the set threshold for quality: Gravesend Market Square and Clifton Marine Parade. These sites lack features and rate low for disabled access.
- ◀ Gravesend Market Square forms part of the proposed development of the Heritage Quarter. This will likely create an increase in the amount and quality of civic space in Gravesend.
- ◀ Two out of the three civic spaces are assessed as being of high value. Despite Clifton Marine Parade scoring below the threshold, all three sites are observed as having high levels of use, further emphasising their importance within communities.

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## PART TWO: PROVISION STANDARDS

The following section details the local standards set for GBC, how this compares to relevant national benchmarks and neighbouring local authorities and whether any adjustment to the GBC standards are required based on this comparative data.

The provision standards initially set in the Assessment Report and suggested to be used to determine deficiencies and surpluses for open space are provided in terms of quantity, quality and accessibility (as recommended by best practice).

It is important to recognise that there are no prescribed national standards for open space provision. Subsequently the following approach has been used to provide an informed reasoning to the setting and application of standards for GBC.

### 2.1 Setting standards

An overview of the standards set in terms of quantity, quality and accessibility is provided below. Further information on the methodology used to set these standards is set out in the associated Assessment Report.

#### **Quantity**

Quantity standards are calculated for Gravesham by the current amount of open space provision per 1000 head of population. This is provided on a typology by typology basis. This current provision standard can then be used to calculate how much open space provision per 1000 people is needed to strategically serve the area in the future (based on population growth).

As part of the study, Gravesham has been divided into two analysis areas (e.g. urban and rural) to reflect the geographic and demographic nature of the area. This helps to provide a more localised assessment of provision. Subsequently a current provision standard is provided for Gravesham as a whole and for each sub-analysis area. The following current provision levels per 1000 population are initially set for GBC:

*Table 2.1: Current levels of provision*

Typology	Current provision standard (ha per 1000 population)		
	GRAVESHAM	Urban	Rural
Parks and gardens	0.19	0.24	-
Natural and semi-natural greenspace	6.42	0.01	32.40
Amenity greenspace	0.92	0.74	1.66
Provision for children and young people	0.03	0.03	0.02
<i>Of which is specific Youth provision</i>	<i>0.01</i>	<i>0.01</i>	<i>0.003</i>
Allotments	0.14	0.07	0.41

No quantity standard is suggested for open space provision such as cemeteries or civic space. Cemetery provision should be determined by instances of demand such as burial capacity and local need. Civic space provision is often recognised as only being of use and existence in central locations of high population density i.e. town centres etc. Therefore, future need of such provision should be guided by other considerations such as design.

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## Quality

Each open space site is visited and assessed against set criteria (provided in the Assessment Report). In order to determine whether sites are high or low quality (as recommended by best practice guidance); the results of the site assessments have been colour-coded against a baseline threshold (high being green and low being red).

The threshold for each typology is set around the average quality score to better reflect local circumstances, whilst still providing a distinction between sites of a higher or lower quality.

The threshold set for value is derived from our experience and knowledge in assessing the perceived value of sites. Whilst 20% may initially seem low it is relative score - designed to reflect those sites that meet more than one aspect of the criteria used for assessing value.

*Table 2.2: Quality and value thresholds*

Typology	Quality threshold	Value threshold
Parks and gardens	60%	20%
Natural and semi-natural greenspace	40%	
Amenity greenspace	45%	
Provision for children and young people	50%	
Allotments	40%	
Cemeteries/churchyards	45%	
Civic space	50%	

## Accessibility

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

To make accessibility standards more locally specific to Gravesham, data from the survey consultation is used to set appropriate catchments. The following distances are recorded from the survey in relation to how far individuals are willing to travel to access different types of open space provision.

*Table 2.3: Accessibility standards to travel to open space provision*

Typology	Applied standard
Parks and gardens	15 minute walk time (1,200m)
	30 minute drive time
Natural and semi-natural	10 minute walk time (800m)
	30 minute drive time
Amenity greenspace	5 minute walk time (400m)
Provision for children and young people	10 minute walk time (800m)
Allotments	15 minute walk time (1,200m)

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Again similar to quantity, no accessibility standards are set for provision of cemeteries or civic space. Other considerations need to be the priority with regard to future levels of provision for these two types of open space.

## 2.2 National benchmarks

There are a few examples of benchmark standards for open space provision provided by national organisations. Below is a summary of the relevant standards in terms of quantity and accessibility and how they compare to the current provision standards set for Gravesham. In general, very little guidance is offered at a national level for quality with benchmarking of standards focusing on quantity and accessibility levels.

### *Fields In Trust (FIT)*<sup>1</sup>

Guidance on quantity levels and appropriate walking distances and times is published by Fields In Trust (FIT) in its document *Beyond the Six Acre Standard* (2015). This replaces the previous guidance set out in *Planning and Design for Outdoor Sport and Play* (2008).

The latest guidance provides standards for three types of open space provision; parks and gardens, amenity greenspace and natural and semi-natural greenspace. Guidance is also offered on equipped and designated play spaces. The walk time guidelines set out in the document have been converted to an equivalent time period in the table below.

Table 2.4: FIT provision standards

Open space type	Quantity guideline (ha per 1000 population)	Walking guideline	
		Distance	Equivalent time of travel
Parks and gardens	0.80	710m	9 minute
Amenity greenspace	0.60	480m	6 minute
Natural and semi-natural greenspace	1.80	720m	9 minute
Equipped/ designated play space	0.25	LAP = 100m	1 minute
		LEAP = 400m	5 minute
		NEAP = 1,000m	13 minute
Other outdoor provision (e.g. MUGA, skate board)	0.30	700m	9 minute

The accessibility standards set for GBC (table 2.3) are in keeping with the walk time guidelines suggested by FIT. However, for the typologies of parks and gardens and natural and semi-natural greenspace respondents to the Parks and Open Space Survey also signal a willingness to travel up to 30 minutes by transport.

The quantity guideline is noticeably different to the current levels of quantity provision for GBC (table 2.1), e.g. GBC has 0.19 ha of parks and gardens per 1000 population whereas the FIT standards are 0.80 ha per 1000 population.

<sup>1</sup> Previously known as the National Playing Fields Association (NPFSA)

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## ***Accessible Natural Greenspace Standard (ANGSt)***

Natural England's Accessible Natural Greenspace Standard (ANGSt) provides a set of benchmarks for ensuring access to places near to where people live. Table 2.5 sets out the recommendation that ANGSt suggests.

*Table 2.5: Natural England's ANGSt*

◀ An accessible natural greenspace of at least two hectares in size, no more than 300 metres (five minutes walk) from home.
◀ At least one accessible 20 hectare site within two kilometres of home.
◀ One accessible 100 hectare site within five kilometres of home.
◀ One accessible 500 hectare site within ten kilometres of home.
◀ One hectare of statutory Local Nature Reserves per thousand population.

Noticeably there are no Local Nature Reserves identified within Gravesham. There are however five sites designated as Sites of Special Scientific Interest (SSSI).

It is likely to be unrealistic to achieve the benchmarks set by ANGSt.

## ***National Society of Allotment and Leisure Gardeners (NSALG)***

The National Society of Allotment and Leisure Gardeners (NSALG) suggests a national standard of 20 allotment plots per 1,000 households (20 per 2,000 people based on two people per house or one plot per 100 people). This equates to 0.25 hectares per 1,000 population based on an average plot-size of 250 square metres (0.025 hectares per plot).

Gravesham, as a whole, based on its current population (105,261) does not meet the NSALG standard. Using this suggested standard, the minimum amount of allotment provision required for Gravesham is 26.31 hectares. Therefore, there is a shortfall of 11.88 hectares.

## ***Green Flag Award***

The Green Flag Award is the only national quality scheme for open spaces. It is the only national benchmark available for parks and open spaces. There are no best practice guidance examples suggested for the setting of quality and value thresholds in the UK. The pass rate for a site based on the Green Flag criteria is 66%.

Criteria for the Green Flag Award are an influencing element of the criteria used for scoring sites as part of the site visit audit. However, it is not a like-for-like comparison. Furthermore, site visit criteria used for Green Flag are not always appropriate for every open space typology and are designed to represent a particularly high standard of site. Therefore, the threshold (and subsequent quality standards) for typologies is lowered to better reflect local circumstances, whilst still providing a distinction between sites of a higher or lower quality.

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## 2.3 Comparison to neighbouring Local Authorities

A summary to the open space standards utilised by neighbouring local authorities is provided where possible. How these compare to the standards for GBC is set out in section 2.5.

### **Medway Council**

The open space provision standards for Medway Council are set out in its *Wildlife, Countryside and Open Space Strategy (2008-2016)*.

A combination of locally derived standards and the suggested standards from national organisations are utilised in the setting of provision standards by the council. A summary of the standards for each open space type used by Medway Council is set out below:

Table 2.6: Medway open space standards

Open space type	Quantity standard (per 1000 population)	Explanation
Parks and Amenity Space	2.4 ha	Considered that the current provision of 7.6 ha per 1000 population is significant. Therefore decision taken to use the NPFA standard.
Natural Greenspace	-	Incremental approach to work towards the ANGSt. The current provision across Medway was noticeably below the ANGSt.
Play	0.10 ha	0.10 ha per 1000 used for provision for younger children and 0.05 ha used for teenage provision. Considered using NPFA standard but recognised as unrealistic to achieve. Current provision at time of report was 0.05 ha per 1000; therefore realistic standard adopted.
	0.05 ha	
Allotments	15 plots	Aim to work towards NSALG recommendation. Current situation at time of report was 9 plots per 1000 population.

An accessibility standard of a 20 minute walk time (1,200m) is set for larger parks; although this is only relevant and appropriate for urban Medway. The document states ideally everyone should live within 5 minutes walk (280m) of a small park/open space.

For allotments, an approximate catchment of a 15 minute walk time (1,000m) is used. The FIT walk time catchments are set as the accessibility standards for children's play.

### **Tonbridge and Malling Borough Council**

Quantity provision standards for Tonbridge and Malling Borough Council in its Open Space Strategy are based on the current provision levels per 1000 population (see table 2.7). For the typologies of amenity greenspace and natural greenspace the quantity standards are amended to reflect the difference in population density in each sub area; two examples are provided in table 2.7.

No provision standards are set for the other open space typologies.

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In some of the more rural areas/settlements the application of a quantity standard for provision is replaced by a list of minimum provision each settlement should have. For instance, a settlement with a population of 201 to 999 should have access to open space equivalent to 30 sqm per person, at least one site within 1 km and 1.2 hectares for pitch/play and access to an equipped play area within 1.5 km.

*Table 2.7: Tonbridge and Malling open space standards*

Open space type	Quantity standard (per 1000 population)		Explanation
	Urban Tonbridge	Rural Service Centres	
Parks	2.5	2.5	Generally applied across all areas.
Amenity greenspace	0.76	0.33	Quantity standard amended for each sub area.
Natural greenspace	0.73	1.83	Quantity standard amended for each sub area.
Play	0.10	0.10	Generally applied across all areas.

Distance catchments used for the accessibility standards are based on the responses to the consultation carried out for the project. A 10 minute walk time is set for play provision and amenity greenspace; with a 20 minute walk time set for all other types of open space. However, for parks (20 minutes) and country parks (30 minutes) drive time catchments are applied.

## **Sevenoaks District Council**

The Council's Open Space strategy uses locally derived provision standards to apply quantity standards in each analysis area. However, in areas deemed 'sufficient' through consultation a quantity standard is not applied. A summary of the approach to quantity provision standards for Sevenoaks is set out in table 2.8.

*Table 2.8: Sevenoaks open space standards*

Open space type	Quantity standard (per 1,000 population)	Explanation
Parks	Analysis area dependent	Use of analysis area quantities per 1000 population to set standard. However, not applied in rural areas. Only applied in areas deemed lacking through consultation.
Amenity greenspace	0.52 – 0.95	Range of quantity standards based on each areas current amount of provision per 1000 population.
Natural greenspace	-	No standard set. Recommendation is to work towards retaining current provision.
Play	0.10	0.10 ha per 1000 used for play provision. Considered using NPFA/FIT standard but recognised as unrealistic to achieve.
Allotments	Analysis area dependent	Use of analysis area quantities per 1000 population to set standard.

For accessibility mapping a 10 minute walk time catchment is set for amenity greenspace, play provision and allotments.

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For parks and natural and semi-natural greenspace a 15 minute walk time catchment is applied.

## ***Dartford Borough Council***

The Open Space Technical Paper groups different types of open space together to determine provision levels. It uses the NPFA standard of 2.4 hectares per 1000 population for all types of play, recreation and outdoor sports provision. For natural and semi-natural greenspace an ANGSt standard of 2 hectares per 1000 population is used.

Similarly, the catchment distances suggested by NPFA/FIT and ANGSt are also utilised. For parks provision the GLA distance thresholds are applied.

## **2.4 Comparison to socio-economically similar Local Authorities**

A summary to the open space standards utilised by local authorities identified as having similar socio-economic indicators<sup>2</sup> is provided where possible. How these compare to the standards for GBC is set out in section 2.5.

## ***Kettering Borough Council***

A combination of locally derived standards and consideration to the standards set by neighbouring local authorities are used in the setting of provision standards by Kettering Borough Council. A summary of the standards for each open space type used is set out below:

*Table 2.9: Kettering open space standards*

<b>Open space type</b>	<b>Quantity standard (per 1,000 population)</b>	<b>Explanation</b>
Parks	0.3 ha	Current provision of 0.22 ha per 1000 population increased to reflect the quantity standard of surrounding local authorities is much higher.
Amenity greenspace	0.8 ha	Current provision of 0.79 ha per 1000 population increased to reflect the quantity standard of surrounding local authorities is much higher.
Natural greenspace	0.9 ha	Current provision of 0.74 ha per 1000 population increased to reflect the quantity standard of surrounding local authorities is much higher.
Play	0.45 ha	Current provision of 0.41 ha per 1000 for younger children play and 0.20 ha for teenage provision increased to reflect the quantity standard of surrounding local authorities is much higher. Consultation also suggested slightly not enough.
	0.25 ha	
Allotments	0.4 ha	Based on current provision level; which is slightly higher compared to most other surround local authorities.

An accessibility standard of a 10 minute walk time is set for parks, amenity greenspace and play provision. A slightly greater walk time of 15 minutes is set for natural and semi-natural greenspace and allotments.

<sup>2</sup> As identified using the CIPFA: Nearest Neighbour Model

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## ***Bedford Borough Council***

The following quantity and accessibility standards are set out in the Open Space Supplementary Planning Document for Bedford Borough Council.

*Table 2.10: Bedford open space standards*

Open space type	Quantity standard (per 1000 population)	Accessibility standard (walk time)
Parks	0.5 ha	15 minute
Amenity greenspace	0.8 ha	1-2 minute
Natural greenspace	0.5 ha	5 minute
Play	0.25 ha	5 minute for small play 15 minute for youth provision
Allotments	0.35 ha	15 minute

## ***Pendle Borough Council***

The Pendle Open Space Audit sets locally derived provision standards based on the current amounts of provision per 1000 population (see Table 2.11). No accessibility standards are identified.

*Table 2.11: Pendle open space standards*

Open space type	Quantity standard (per 1000 population)
Parks	0.89 ha
Amenity greenspace	0.47 ha
Natural greenspace	2.17 ha
Play	0.06 ha
Allotments	0.40 ha

## ***Derby City Council***

The following quantity and accessibility standards are set for Derby City Council:

*Table 2.12: Derby open space standards*

Open space type		Quantity standard (per 1000 population)	Accessibility standard (walk time)
Parks	<i>City</i>	-	-
	<i>District</i>	0.54 ha	15 minute
	<i>Neighbourhood</i>	0.66 ha	10 minute
Amenity greenspace		0.83 ha	5 minute
Natural greenspace		0.87 ha	10 minute
Play	<i>Children's</i>	0.44 ha	10 minute
	<i>Youth</i>	0.34 ha	
Allotments		0.30 ha	15 minute

No standards are set for parks of a City wide significance.

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## 2.5 Conclusion

The following is an overview of the different quantity and accessibility provision standards provided by national, neighbouring and similar socio-economic local authorities. Recommendations to the standards to be set for GBC are provided on the subsequent pages. Table 2.13 sets out a summary of the quantity standards. Table 2.14 sets out a summary of the accessibility standards.

Table 2.13: Summary of other quantity standards and current GBC provision

Open space typology	GBC provision	QUANTITY STANDARDS (hectares per 1000 population)											
		National			Neighbouring local authorities				Socio-economic neighbours				
		<i>FIT</i>	<i>ANGSt</i>	<i>NSALG</i>	<i>Medway</i>	<i>T&amp;M</i>		<i>Sevenoaks</i>	<i>Dartford</i>	<i>Kettering</i>	<i>Bedford</i>	<i>Pendle</i>	<i>Derby</i>
<b>Parks</b>	0.19	0.80	-	-	2.4	2.5		variable	2.4	0.30	0.50	0.89	0.54-0.66
<b>Amenity greenspace</b>	0.92	0.60	-	-		0.76	0.33	0.52-0.95		0.80	0.80	0.47	0.83
<b>Equipped play</b>	0.03	0.25	-	-	0.10	0.10		0.10	0.45	0.25	0.06	0.44	
<b>Youth provision</b>	0.01	0.30	-	-	0.05			0.25					0.34
<b>Natural greenspace</b>	6.42	1.80	2.00	-	ANGSt	0.73	1.83	-	2.00	0.90	0.50	2.17	0.87
<b>Allotments</b>	0.14	-	-	0.25	0.38 <sup>3</sup>	-		variable	-	0.40	0.35	0.40	0.30

<sup>3</sup> Equivalent to 15 plots (based on 0.025 ha per plot)

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Table 2.14: Summary of other accessibility standards and current GBC provision

Open space typology	GBC provision	ACCESSIBILITY STANDARDS (time of travel by walking)										
		National			Neighbouring local authorities				Socio-economic neighbours			
		<i>FIT</i>	<i>ANGSt</i>	<i>NSALG</i>	<i>Medway</i>	<i>T&amp;M</i>	<i>Sevenoaks</i>	<i>Dartford</i>	<i>Kettering</i>	<i>Bedford</i>	<i>Pendle</i>	<i>Derby</i>
<b>Parks</b>	15 & 30*	9	-	-	20	20*	15	9	10	15	?	10-15
<b>Amenity greenspace</b>	5	6	-	-	5	10	10	6	10	1-2	?	5
<b>Equipped play</b>	10	1-13	-	-	1-13	10	10	1-13	10	5	?	10
<b>Youth provision</b>		9	-	-	9	10		9		15	?	
<b>Natural greenspace</b>	10 & 30*	9	variable	-	5	30*	15	variable	15	5	?	10
<b>Allotments</b>	15	-	-	n/a	15	20	10	-	15	15	?	15

\* Indicates a drive time catchment

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## Parks and gardens

### *Accessibility standard*

The applied accessibility standard of a 15 minute walk time is recommended to be used as the catchment distance for parks provision. This travel distance is in line with most of the other comparable local authorities shown in table 2.14. It is also the distance most respondents (22%) to the survey are willing to walk in order to access provision.

Accessibility	
Recommended standard	15 minute walk time

### *Quantity standard*

The current amount of provision identified in Gravesham is 0.19 ha per 1000 population. No parks provision is identified in the Rural Analysis Area therefore it does not receive a quantity standard. The analysis area is served by provision of country parks included within the provision for natural and semi-natural greenspace typology. On this basis, and given the rural nature of the area it is viewed as **inappropriate to set a quantity standard for parks provision in the Rural Analysis Area**. The Urban Analysis Area has a current provision standard of 0.24 ha per 1000 population.

Table 2.15: Recommended parks and gardens quantity standard

	Quantity (Hectares per 1000 population)		
	GRAVESHAM	Urban	Rural
Current provision	0.19	0.24	-
Recommended standard	0.21	0.26	-

An increase to the Gravesham quantity standard is recommended; including the Urban Analysis Area (as set out in table 2.15). It does not appear appropriate to increase the standard to the level suggested by organisations such as FIT; particularly as most survey respondents view the amount of provision as sufficient.

Nearly half of the respondents (48%) to the Parks and Open Spaces Survey rate being quite satisfied with the quantity of parks in the Borough; a further 18% are very satisfied. Only a small percentage of respondents are either quite dissatisfied (12%) or very dissatisfied (6%). This suggests the current amount of provision is generally sufficient. However, a handful of comments highlight a perception to a lack of parks in the Northfleet area within the Urban Analysis Area. Mapping demonstrates that the area is mostly well served in terms of accessibility by the catchments of existing provision. There is however a slight gap to the north western edges of the area, at North Northfleet.

Therefore, increasing the current provision standards to an equivalent to meet the identified catchment gap (explained further in Part 4 and 5) should help to mitigate the slight gap in provision and views towards a perceived deficiency in the Urban Analysis Area from the survey. This should also help to provide a standard slightly more in line with those of surrounding local authorities and other organisations whilst still being realistically achievable.

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In order to meet the identified gap in catchment mapping, best practice recommends a new site of a minimum of two hectares is required (as set out in Part 4). Table 5.1 in Part 5 shows that incorporating this identified deficiency increases the total future provision level required. This subsequently increases the applied quantity standard per 1,000 population for the urban analysis area and Gravesham. These increased quantity standards are used as the recommended standards in table 2.15).

## ***Natural and semi-natural greenspace***

### ***Accessibility standard***

The applied accessibility standard of a 10 minute walk time is in line with FIT guidance and most of the other comparable local authorities shown in table 2.14. However, findings from the Parks and Open Spaces Survey found the most common travel time expected by respondents (35%) in order to access a natural space was up to 30 minutes by transport. A further 24% are willing to travel over 30 minutes. This is likely a reflection to people's willingness to travel further in order to access larger significant forms of provision such as the country parks located in the Rural Analysis Area.

It is therefore recommended that both catchment distances are used to determine accessibility standards for natural and semi-natural greenspace across the two analysis areas.

Accessibility		
Recommended standard	Urban	10 minute walk time
	Rural	30 minute drive time

### ***Quantity standard***

The current amount of provision identified in Gravesham is 6.42 ha per 1,000 population. A low current provision standard is identified in the Urban Analysis Area. The area only has one natural and semi-natural site identified. This is not surprising given the location of provision and characteristic of the urban and rural areas of Gravesham.

The current provision standard across Gravesham is noticeably greater compared to the quantity standard for provision set by national organisations and other local authorities. Furthermore, most respondents (44%) to the Parks and Open Spaces Survey rate being quite satisfied with the amount of natural greenspaces in the Borough. A further 20% state they are very satisfied. Only a small percentage of respondents are either quite dissatisfied (15%) or very dissatisfied (5%). This suggests the current amount of provision is generally sufficient.

On this basis, and given the distribution and diversity of provision of the Gravesham area it is viewed as **inappropriate to set a quantity standard for natural and semi-natural greenspace** provision.

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Table 2.16: Recommended natural and semi-natural quantity standard

	Quantity (Hectares per 1000 population)		
	GRAVESHAM	Urban	Rural
<b>Current provision</b>	6.42	0.01	32.40
<b>Recommended standard</b>	Inappropriate to set quantity standard		

The focus for natural and semi-natural greenspace should be on retaining the current levels of provision and ensuring quality standards are met. Given that the existing levels are so low in the urban area, the incorporation of managed natural features within existing and new sites will be expected.

## **Amenity greenspace**

### **Accessibility standard**

The applied accessibility standard of a 5 minute walk time is recommended to be used as the catchment distance for amenity greenspace provision. This travel distance is in line with most of the other comparable local authorities and FIT guidance shown in table 2.14. It is also the approximate distance most respondents to the survey are willing to walk in order to access provision (30% willing to travel 5-10 minute walk and 27% willing to walk less than 5 minutes).

Accessibility	
<b>Recommended standard</b>	5 minute walk time

### **Quantity standard**

The current amount of provision identified in Gravesham is 0.92 ha per 1000 population (with 0.74 ha per 1000 population in the Urban Analysis Area). Current provision in the Urban Analysis Area is similar to the quantity standards set by other local authorities. However, to bring the analysis area in line with the current amount of provision in Gravesham it is recommended that 0.92 ha per 1000 population is used as the quantity standard for the Urban Analysis Area. As highlighted in the above analysis, the provision of parks and gardens are considerably lower than the FIT standard, even with the modest increase proposed. Provision of amenity greenspace closer to the FIT standard and the provision of enhanced levels within the urban area will enable a combined open space offer in the urban area which is closer to the national FIT standard.

Similarly, the current amount of provision in Gravesham of 0.92 ha per 1000 population is recommended to be used for the quantity standard in the Rural Analysis Area. The current amount of provision in the Rural Analysis Area (1.66 ha per 1000 population) is notably greater than the quantity standard suggested by FIT and in comparison to those being used by other local authorities. In addition, the analysis area is well served by other forms of open space such as natural and semi-natural greenspace (evidenced by the current provision levels of 32.4 hectares per 1,000 population as set out in table 2.16). Setting a standard based on current levels of provision across Gravesham for amenity greenspace in the Rural Analysis Area should help to provide a consistent, more realistic and achievable standard for future requirements.

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In addition, the current provision levels are generally viewed as sufficient by respondents to the Parks and Open Spaces Survey. The highest proportion rate being quite satisfied (27%) followed by a further 10% that are very satisfied with the amount of provision.

Table 2.17: Recommended amenity greenspace quantity standard

	Quantity (Hectares per 1000 population)		
	GRAVESHAM	Urban	Rural
Current provision	0.92	0.74	1.66
Recommended standard	0.92	0.92	0.92

The decrease in the recommended standard for the Rural Analysis Area in comparison to the current provision levels should not be interpreted as creating a general surplus in current provision. A surplus should only be potential identified if an area is sufficient in terms of quantity, quality and accessibility standards. Retaining existing levels and looking to improve quality of identified sites should still be considered important to the Rural Analysis Area. It also means that future requirements can be more modest for this provision in recognition of the existing offer whilst still requiring on-site provision to be made.

## **Provision for children and young people**

### **Accessibility standard**

The applied accessibility standard of a 10 minute walk time is recommended to be used as the catchment distance for all types of provision of children and young people. This travel distance is in line with most of the other comparable local authorities and FIT guidance shown in table 2.14. It is also the approximate distance most respondents to the survey are willing to walk in order to access provision (22% willing to travel 11-15 minute walk and 17% willing to walk 5-10 minutes).

Accessibility	
Recommended standard	10 minute walk time

### **Quantity standard**

The current provision standard in Gravesham is noticeably less compared to the quantity standard for play provision set by national organisations and most other local authorities. Most neighbouring local authorities set a standard of 0.10 ha per 1,000 population. This would suggest an increase in the Gravesham quantity standard is required.

However, respondents to the Parks and Open Spaces Survey finds a greater proportion are either quite satisfied (23%) or very satisfied (9%) compared to those either quite dissatisfied (16%) or very dissatisfied (6%) in terms of the amount of provision. Furthermore, no comments regarding a lack of equipment are highlighted; quality is however indicated as an issue for some forms of provision. Mapping also demonstrates that in general areas with a greater population density are within walking distance of play provision. This suggests the current levels of provision are sufficient.

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Table 2.18: Recommended provision for children and young people quantity standard

	Quantity (Hectares per 1000 population)		
	GRAVESHAM	Urban	Rural
<b>Current provision</b>	0.03	0.03	0.02
<b>Recommended standard</b>	0.03	0.03	0.03

Consideration to the use of a 0.10 standard is arguably worthwhile. However, such a standard is triple that of current provision identified; provision which is generally viewed through consultation as sufficient in terms of quantity and accessibility.

It is therefore recommended that the current provision level of 0.03 hectares per 1000 population is used as the quantity standard for provision of children and young people.

An increase to the Gravesham quantity standard is recommended. It does not appear appropriate to increase the standard to the level suggested by organisations such as FIT; particularly as most survey respondents view the amount of provision as sufficient. Therefore adapting the current provision standards to an equivalent to meet the identified catchment gap (explained further in Part 4 and 5) should help to mitigate the slight gap in provision in the Rural Analysis Area. This should also help to provide a realistic and achievable standard for future requirements.

## **Youth provision:**

A number of play sites are identified as containing forms of equipment aimed at older age ranges; often referred to as youth provision. Equipment considered as youth provision includes Multi Use Games Area (MUGAs) and skate parks. These have been included within the standards of provision for children and young people. However, FIT and other local authorities also set standards specifically for youth provision; it is therefore also worth looking at these type of sites separately

## *Accessibility*

As set out above, the applied accessibility standard of a 10 minute walk time is used as the catchment distance for all types of provision for children and young people (including youth provision). This travel distance is in line with most of the other comparable local authorities and FIT guidance shown in table 2.14. It is also the approximate distance most respondents to the survey are willing to walk in order to access play provision (22% willing to travel 11-15 minute walk and 17% willing to walk 5-10 minutes).

Accessibility	
<b>Recommended standard</b>	10 minute walk time

## *Quantity*

The current provision standard for youth provision in Gravesham is noticeably less compared to the quantity standard for play provision set by national organisations and other local authorities. Most neighbouring local authorities set a combined standard of 0.10 ha per 1,000 population (covering all forms of play provision). This would suggest an increase in the Gravesham quantity standard is required.

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However, respondents to the Parks and Open Spaces Survey finds a greater proportion are either quite satisfied (23%) or very satisfied (9%) compared to those either quite dissatisfied (16%) or very dissatisfied (6%) in terms of the amount of provision. Furthermore, no comments regarding a lack of equipment are highlighted; quality is however indicated as an issue for some forms of provision.

It is suggested that a combined approach to play provision in terms of quantity standards is utilised by GBC. Therefore, the standard set for provision for children and young people (above) should incorporate and be used to consider the needs regarding youth provision. This should allow a more flexible approach to the development and contribution of play; allowing for targeted installation of new forms of provision; particularly youth facilities.

*Table 2.19: Recommended youth provision quantity standard*

	Quantity (Hectares per 1000 population)		
	GRAVESHAM	Urban	Rural
<b>Current provision</b>	0.01	0.01	0.003
<b>Recommended standard</b>	No standard set specifically for youth provision. Use of standard for provision for children and young people should be utilised		

Providing a form of youth provision across every site in Gravesham is unlikely to be warranted. Instead a hierarchy approach may be best to ensure key sites and areas have a sufficient amount of coverage in terms of access to youth facilities (Figure 4 in Appendix Two maps sites identified with youth provision).

## **Allotments**

### **Accessibility standard**

The applied accessibility standard of a 15 minute walk time is recommended to be used as the catchment distance for allotment provision. This travel distance is in line with most of the other comparable local authorities shown in table 2.14.

Accessibility	
<b>Recommended standard</b>	15 minute walk time

### **Quantity standard**

The current provision standard in Gravesham is noticeably less compared to the quantity standard for allotments set by national organisations and most other local authorities.

Collectively Gravesham does not meet the suggested standard of 0.25 hectares per 1000 population from the National Society of Allotment and Leisure Gardeners (NSALG). The current provision levels in the Rural Analysis Area do meet the NSALG standard. However, there are waiting lists at sites across Gravesham; suggesting demand for plots is not currently being met by supply. The number of people on current waiting lists across sites is circa 53 (all identified within the Urban Analysis Area). To be met, this would in theory require an additional 1.33 hectares of allotment provision (using the NSALG suggestion of 0.025 hectares per plot).

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On this basis, an increase to the current provision level in the Urban Analysis Area is suggested for use as a quantity standard; particularly as the area is below the standards set by national organisations and other local authorities. It does not appear appropriate, given current provision levels, to increase the standard to the level suggested by organisations such as NSALG (i.e. 0.25 hectares per 1,000 population). Therefore, increasing the current provision standards to an equivalent to meet the identified demand from waiting lists (explained further in Part 5) in the Urban Analysis Area is recommended. This should also help to provide a standard slightly more in line with those of surrounding local authorities and other organisations whilst still being realistically achievable.

For the Rural Analysis Area, it is recommended that the current provision level of 0.41 hectares per 1000 population is used as the quantity standard for allotments in that area.

*Table 2.20: Recommended allotment quantity standard*

	Quantity (Hectares per 1000 population)		
	GRAVESHAM	Urban	Rural
<b>Current provision</b>	0.14	0.07	0.41
<b>Recommended standard</b>	0.15	0.08	0.41

Using the recommended standards should help to continue to meet demand for allotment provision whilst aiming to increase future levels of provision in the Urban Analysis Area.

## PART THREE: QUALITY STANDARDS

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

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

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

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

*Table 3.1: Quality and value thresholds*

<b>Typology</b>	<b>Quality threshold</b>	<b>Value threshold</b>
Parks and gardens	60%	20%
Natural and semi-natural greenspace	40%	20%
Amenity greenspace	45%	20%
Provision for children and young people	50%	20%
Allotments	40%	20%
Cemeteries/churchyards	45%	20%
Civic space	50%	20%

A high value site is considered to be one that is well used by the local community, well maintained (with a balance for conservation), provides a safe environment and has features of interest; for example play equipment and landscaping. Sites that provide for a cross section of users and have a multi-functional use are considered a higher value than those offering limited functions and which are thought of as bland and unattractive.

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## 3.1 Identifying deficiencies

### Quality

The following table summarises the application of the quality standards in Gravesham.

Table 3.2: Quality scores for all open space typologies

Typology	Threshold	Scores			No. of sites	
		Lowest score	Average score	Highest score	Low	High
Allotments	40%	21%	38%	60%	10	12
Amenity greenspace	45%	10%	47%	76%	30	47
Cemeteries/churchyards	45%	34%	49%	58%	2	13
Provision for children & young people	50%	24%	55%	82%	22	29
Civic space	50%	36%	50%	71%	2	1
Natural & semi-natural greenspace	40%	14%	44%	89%	8	8
Park and gardens	60%	61%	65%	75%	-	5
<b>TOTAL</b>	-	<b>10%</b>	<b>48%</b>	<b>89%</b>	<b>74</b>	<b>115</b>

Most assessed open spaces in Gravesham (61%) rate above the quality thresholds set. Proportionally there are a higher percentage of parks and gardens (100%) and cemeteries/churchyards (87%) that rate above the threshold for quality. This is a reflection of their excellent appearance and high standard.

Quality of other open space typologies is mixed with a greater proportion of sites rating below the thresholds set. This is thought to reflect the difference in the wide range of ancillary facilities and general quality of such sites. Any site specific quality issues are highlighted in the typology specific sections later in the report.

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## Value

The table below summarises value deficiencies when applying the value standards for open spaces in Gravesham.

Table 3.3: Value scores for all open space typologies

Typology	Threshold	Scores			No. of sites	
		Lowest score	Average score	Highest score	Low	High
Allotments	20%	12%	25%	41%	4	18
Amenity greenspace	20%	6%	28%	55%	17	60
Cemeteries/churchyards	20%	20%	29%	41%	-	15
Provision for children & young people	20%	15%	38%	60%	1	50
Civic space	20%	19%	34%	45%	1	2
Natural & semi-natural greenspace	20%	13%	31%	52%	1	15
Park and gardens	20%	41%	47%	57%	-	5
<b>TOTAL</b>	<b>20%</b>	<b>6%</b>	<b>31%</b>	<b>60%</b>	<b>24</b>	<b>165</b>

The majority of sites (87%) are assessed as being above the threshold for value. That nearly all typologies rate high for value reflects their role in and importance to local communities and environments.

Amenity greenspaces have a slightly higher proportion of low value provision. This reflects a lack of ancillary features at some sites leading to a lack of recreational use in comparison to other sites. The typology also contains a number of smaller sized sites. However, the value these provide in offering a visual and recreational amenity as well as a break in the built form can still be important.

## Quality and value matrix

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

It is important to remember, that as a prerequisite paragraph 74 of the NPPF states existing open space, sports and recreation sites, including playing fields, should not be built on unless:

- ◀ An assessment has been undertaken, which has clearly shown the site to be surplus to requirements.
- ◀ 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.
- ◀ The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

All forms of open space should therefore be deemed protected unless one of the three points above is met.

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It is therefore important when analysing the quality/value of a site it is done in conjunction with regard to the quantity of provision in the area (i.e. whether there is a sufficient or deficient amount of open space).

A site of a specific open space typology, deemed as potentially surplus, may be able to help meet or contribute to the deficiency in provision of another open space type in that area.

A high/low classification giving the following possible combinations of quality and value for open spaces is presented as:

### **High quality/low value**

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

### **High quality/high value**

All open spaces should have an aspiration to come into this category. Sites of this category should be viewed as being key forms of open space provision.

### **Low quality/low value**

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

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

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

### **Low quality/high value**

The policy approach to these spaces should be to enhance their quality to the applied standards. If not possible, the value of provision should be reviewed. Considering the potential for such sites to help meet deficiencies in other forms of open space should be explored as a means to improving a sites quality.

Please refer to Appendix One for tables showing the application of the quality and value matrix presented for all sites across each analysis area. The subsequent tables show those sites which rate below the threshold for quality and/or value.

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## 3.2 Policy implications and recommendations

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

### Urban

Table 3.4: Urban Analysis Area Summary

Summary	Action
<b>Allotments</b>	
<ul style="list-style-type: none"> <li>Low quality ratings for six sites; Central Avenue, Dene Holm Road, Delting Road, Pepys Close, Thong Lane and Whitehill Lane Allotments.</li> </ul>	<ul style="list-style-type: none"> <li>Enhance quality of sites where feasible; quality elements such as fencing should be targeted at council sites.</li> </ul>
<ul style="list-style-type: none"> <li>Four sites rate low for quality and value; Cruden Road, Gatwick Road West, Harden Road and Painters Ash Lane Allotments.</li> </ul>	<ul style="list-style-type: none"> <li>Explore enhancing quality of sites provided it is possible to also enhance value.</li> </ul>
<b>Amenity greenspace</b>	
<ul style="list-style-type: none"> <li>14 sites score low for quality.</li> </ul>	<ul style="list-style-type: none"> <li>Enhance quality of site if feasible; priority should be sites such as Cedar Avenue Recreation Ground, Central Avenue Open Space, Northfleet Urban Country Park and Hive Lane Open Space given the size, location and role they provide.</li> </ul>
<ul style="list-style-type: none"> <li>Six sites score low for value.</li> </ul>	<ul style="list-style-type: none"> <li>Explore options to enhance sites with a view to improving value where possible.</li> </ul>
<ul style="list-style-type: none"> <li>There are 10 sites rating low for quality and value.</li> </ul>	<ul style="list-style-type: none"> <li>Enhance quality of sites provided it is possible to also enhance value; priority consideration should be to Former Southfields School, Shamrock Road Open Space and Truro Road Open Space given their size and location.</li> <li>If sites cannot be improved, ability to help increase other forms of open space provision should be considered.</li> </ul>
<b>Provision for children and young people</b>	
<ul style="list-style-type: none"> <li>Low quality ratings for 17 sites.</li> </ul>	<ul style="list-style-type: none"> <li>Explore enhancing quality. Ensuring a sufficient range and quality of equipment at prominent strategic sites such as Woodlands Park and Wombwell Park should be the priority.</li> <li>Consideration to improving other sites (e.g. Riverside Centre, Castle Lane and Wallis Park) helping to provide coverage to strategic areas should also be given.</li> </ul>
<ul style="list-style-type: none"> <li>Fountain Walk rates low for quality and value</li> </ul>	<ul style="list-style-type: none"> <li>Explore enhancing quality of site provided it is possible to also enhance value; explore feasibility of expanding range of equipment.</li> </ul>
<b>Parks and gardens</b>	
<ul style="list-style-type: none"> <li>All sites score high for quality and value</li> </ul>	<ul style="list-style-type: none"> <li>n/a</li> </ul>
<b>Natural and semi-natural greenspace</b>	
<ul style="list-style-type: none"> <li>Wallis Park Woodland Road rates low for quality and value.</li> </ul>	<ul style="list-style-type: none"> <li>Enhance quality provided it's possible to enhance value; particularly as site is only form of such provision in the urban area.</li> </ul>

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## Rural

Table 3.5: Rural Analysis Area Summary

Summary	Action
<b>Allotments</b>	
◀ All sites score high for quality and value	◀ n/a
<b>Amenity greenspace</b>	
◀ Low quality rating for five sites; Judsons Recreation Ground, Lewis Road Recreation Area, Luddesdown Recreation Ground, Pitfield Drive and Shorne Recreation Ground	◀ Enhance quality of sites if feasible; priority should be the three recreation grounds and Lewis Road Recreation Area given the size, location and role they provide to local settlements.
◀ Warren View Open Space rates low for quality and value	◀ Enhance quality of site provided it is possible to also enhance value.
<b>Provision for children and young people</b>	
◀ Low quality ratings for play sites at Luddesdown Recreation Ground and Shorne Recreation Ground.	◀ Explore enhancing quality. Expanding the range and quality of equipment on sites may help to improve quality.
<b>Parks and gardens</b>	
◀ No sites in the area	◀ n/a
<b>Natural and semi-natural greenspace</b>	
◀ Seven sites score low for quality; including Ashenbank Wood, Cozendon Wood, Henley Wood and Pasture, Higham Common, Shorne Common, Shorne Marshes and Telegraph Hill.	◀ Site quality should look to be enhanced where possible. Priority should be larger sites such as Shorne Marshes and Ashenbank Wood.

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## PART FOUR: ACCESSIBILITY STANDARDS

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

Guidance on appropriate walking distance and times is published by Fields In Trust (FIT) in its document *Beyond the Six Acre Standard* (2015). These guidelines have been converted in to an equivalent time period in the table below.

*Table 4.1: FIT walking guidelines*

Open space type	Walking guideline	Approximate time equivalent
Parks & Gardens	710m	9 minute
Amenity Greenspace	480m	6 minute
Natural & Semi-natural Greenspace	720m	9 minute

However, in order to make accessibility standards more locally specific to Gravesham, we have used data from the survey consultation to set appropriate catchments. The following distances are recorded from the survey in relation to how far individuals are willing to travel to access different types of open space provision.

*Table 4.2: Accessibility standards to travel to open space provision*

Typology	Applied standard
Parks and gardens	15 minute walk time (1,200m)
	30 minute drive time
Natural and semi-natural	10 minute walk time (800m)
	30 minute drive time
Amenity greenspace	5 minute walk time (400m)
Provision for children and young people	10 minute walk time (800m)
Allotments	15 minute walk time (1,200m)
Cemeteries	No standard set
Civic spaces	No standard set

Most typologies are set as having a walk time accessibility standard. For certain typologies, such as amenity greenspace, accessibility is deemed to be more locally based. Subsequently a shorter accessibility standard has been applied.

For other forms of provision such as parks and gardens and natural and semi-natural greenspace a willingness to travel further is highlighted. Therefore, a drive time catchment has also been applied.

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

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## 4.1 Identifying deficiencies

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

The Greater London Authority (GLA) provides some guidance on minimum site sizes available for open spaces in instances where provision is deemed missing:

Table 4.3: GLA minimum size of site:

Classification	Minimum size of site
Allotments	0.4 ha (0.025 per plot)
Amenity greenspace	0.4 ha
Civic spaces	0.4 ha
Natural and semi natural	0.4 ha
Parks and gardens	2 ha
Play areas (equipped) <sup>4</sup>	0.04 ha
Play areas (informal/casual)	0.04 ha

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

## 4.2 Policy implications and recommendations

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

### Rural

Typology	Identified need (catchment gap)	Action
Allotments	◀ Several gaps in catchment mapping noted at settlements	◀ Anticipated that people will be willing to travel further in order to access provision.
Amenity greenspace	◀ Gaps in AGS identified in Higham and Sole Street settlements.	◀ Both areas are served by other large forms of natural & semi-natural greenspace provision such as Telegraph Hill as well as Camer and Jeskyns Country Parks respectively.
Parks & Gardens	◀ No gaps in drive time catchment	◀ None required
Natural & semi-natural	◀ Gap in walk time catchment in natural and semi-natural provision identified in settlements of Istead Rise and Meopham Green.	◀ Identified gap is served by other typology sites such as Istead Rise Recreation Ground, Lewis Road, Judsons Recreation Ground and Melliker Green. It should be appropriate to try to enhance and encourage greater natural and semi-natural features at these existing sites (particularly if low scoring).

<sup>4</sup> Minimum recommended size for play areas by Fields In Trust

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Typology	Identified need (catchment gap)	Action
Provision for children and young people	<ul style="list-style-type: none"> <li>Gap in catchment at Meopham Green, Sole Street, Higham and Three Crutches settlements.</li> </ul>	<ul style="list-style-type: none"> <li>New play provision should be sought to a minimum size of 0.04 hectares to help meet catchment gap; particularly in settlements with greater population such as Meopham Green and Higham.</li> </ul>

## Urban

Typology	Identified need (catchment gap)	Action
Allotments	<ul style="list-style-type: none"> <li>Gaps in provision at North Northfleet and Central Gravesend</li> <li>Minor gap identified to the south east of Gravesend.</li> </ul>	<ul style="list-style-type: none"> <li>New allotment provision as part of condition to Ebbsfleet development should help to meet gap at North Northfleet.</li> <li>Central Gravesend is not conducive to the provision of new sites</li> <li>Additional plot or extension of provision should help meet minor gap.</li> </ul>
Amenity greenspace	<ul style="list-style-type: none"> <li>Several gaps in catchment mapping noted</li> </ul>	<ul style="list-style-type: none"> <li>Gaps are served by other open space provision such as parks like Riverside Leisure Area and Windmill Hill Gardens.</li> <li>Increased provision anticipated on new sites should help fill catchment gaps</li> </ul>
Natural & semi-natural	<ul style="list-style-type: none"> <li>Gap in walk time catchment in natural and semi-natural provision identified in most of the urban area.</li> </ul>	<ul style="list-style-type: none"> <li>Identified gap is served by other typology sites such as Northfleet Urban Country Park, Former Southfields School site and Windmill Hill Park. It should be appropriate to try to enhance and encourage greater natural and semi-natural features at these existing sites.</li> </ul>
Parks & Gardens	<ul style="list-style-type: none"> <li>Gap in walk time catchment for parks provision in North Northfleet area</li> </ul>	<ul style="list-style-type: none"> <li>Identified gap maybe served by other typologies (i.e. amenity greenspace such as Northfleet Urban Country Park) which may offer similar recreational opportunities. However as also highlighted in consultation, suggest need for provision to minimum site size of 2ha identified.</li> </ul>
Provision for children and young people	<ul style="list-style-type: none"> <li>No gaps in walk time catchment</li> </ul>	<ul style="list-style-type: none"> <li>None required</li> </ul>

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### PART FIVE: QUANTITY STANDARDS

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

Analysis area	Current provision (ha) (A)	Current population (B)	Current provision (per 1000 population) (C)	Identified deficiencies (D)	Total future provision (ha) (E)	Applied quantity standard (per 1000 population) (F)	Future population (G)	Additional provision in 2028 (ha) (H)
			A/B*1000		A+D	E/B*1000		(F*G/1000)-A

No quantity standard is set for civic spaces and cemeteries. Provision for cemeteries should be determined by demand for burial space.

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## ***Current level of provision (column A)***

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

## ***Current population (column B)***

The current population for Gravesham from 2014 ONS figures is 105,261\*

## ***Current provision per 1000 population (column C)***

A current provision standard (on a 'per 1000 population of head') is calculated for each analysis area by dividing the current level of provision for a typology by the population identified in that analysis area.

## ***Deficiencies (column D)***

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

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

## ***Total future provision (column E)***

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

## ***Applied quantity standard (column F)***

This is the recommended quantity standard (per 1000 population) to be applied to that form of open space provision for each analysis area. Explanation to the setting of quantity standards is set out in Part Two.

## ***Future population (column G)***

Kent County Council's housing led population forecast suggests that the population is likely to grow to 113,000 by 2028. The current resident population in Gravesham is 105,261\*. By 2028, the Borough's population is projected to increase by 7,739 an equivalent to a 7.352% increase.

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\* Source: ONS 2014 Ward population estimates for England, mid-2014

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It is anticipated that the urban area will be the focus for population growth. This is an ongoing trend and therefore it is intended that, for the purpose of this study, the growth is split using the population change between the 2001 and 2011 Censuses. For ease and transparency, Kent County Council (KCC) has already published a report\* with this information, using the same definition of urban and rural.

*Table 4.1: Population projections*

Analysis area	Population (2014)	Population distribution (%)	Increase in population to 2028	Population (2028)
Rural	20,819	2.5	193	21,012
Urban	84,442	97.5	7,546	91,988
<b>GRAVESHAM</b>	<b>105,261</b>	<b>100</b>	<b>7,739</b>	<b>113,000</b>

### ***Provision in 2028 (column H)***

This column substantiates the actual deficiency in terms of the difference in hectares between current provision and future need for each analysis area, based on future growth having taken into account any identified deficiencies. Put simply it shows the additional future requirement if the current amount of provision is to be maintained at the same level.

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\* <https://shareweb.kent.gov.uk/Documents/facts-and-figures/Population-and-Census/2011%20Census/2011-census-ward-level-population.pdf> (NB. 2001-2011 change table sums to 6003 not 6008)

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### 5.1 Parks and gardens

Analysis area	Current provision (ha) (A)	Current population (B)	Current provision (per 1000 population) (C)	Identified deficiencies (D)	Total future provision (ha) (E)	Applied quantity standard (per 1000 population) (F)	Future population (G)	Additional provision in 2028 (ha) (H)
Rural	-	20,819	-	-	-	-	21,012	-
Urban	20.44	84,442	0.24	2.0	22.44	0.26	91,988	<b>3.48</b>
<b>GRAVESHAM</b>	<b>20.44</b>	<b>105, 261</b>	<b>0.19</b>	<b>2.0</b>	<b>22.44</b>	<b>0.21</b>	<b>113,000</b>	<b>3.29</b>

No parks provision is identified in the Rural Analysis Area therefore it does not receive a quantity standard. The provision of country parks (included within the natural and semi-natural greenspace typology) in the analysis area should help to serve and provide a role similar to parks in the urban area. On this basis, and given the rural nature of the analysis area it is viewed as inappropriate to set a quantity standard for parks provision in the Rural Analysis Area.

The Urban Analysis Area indicates additional 3.48 hectares of parks and gardens space is required up to 2028 (column H). This incorporates the gap in catchment mapping identified and supported through the consultation. Subsequently the applied quantity standard for the Urban Analysis Area is increased to 0.26 hectares per 1000 population to take account of this current deficiency. As noted in Part 2 this should also help to provide a standard slightly more in line with those of surrounding local authorities and other organisations whilst still being realistically achievable.

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### 5.2 Natural and semi-natural

Analysis area	Current provision (ha) (A)	Current population (B)	Current provision (per 1000 population) (C)	Identified deficiencies (D)	Total future provision (ha) (E)	Applied quantity standard (per 1000 population) (F)	Future population (G)	Additional provision in 2028 (ha) (H)
Rural	674.61	20,819	32.40	-	674.61	-	21,012	-
Urban	1.16	84,442	0.01	-	1.16	-	91,988	-
<b>GRAVESHAM</b>	<b>675.77</b>	<b>105, 261</b>	<b>6.42</b>	-	<b>675.77</b>	-	<b>113,000</b>	-

The current amount of provision identified in Gravesham is 6.42 ha per 1000 population. A low current provision standard is identified in the Urban Analysis Area. The area only has one natural and semi-natural site identified. This is not surprising given the location of provision and characteristic of the urban and rural areas of Gravesham. Conversely the Rural Analysis Area has a large amount of provision resulting in a significant current amount of provision per 1000 population.

Given the distribution and diversity of provision of the Gravesham area it is viewed as inappropriate to set a quantity standard for natural and semi-natural greenspace provision.

The focus for natural and semi-natural greenspace should be on retaining the current levels of provision and ensuring quality standards are met; particularly at those sites helping to meet gaps in catchment mapping. Given that the existing levels are so low in the urban area, the incorporation of managed natural features within existing and new sites will be expected.

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### 5.3 Amenity greenspace

Analysis area	Current provision (ha) (A)	Current population (B)	Current provision (per 1000 population) (C)	Identified deficiencies (D)	Total future provision (ha) (E)	Applied quantity standard (per 1000 population) (F)	Future population (G)	Additional provision in 2028 (ha) (H)
Rural	34.59	20,819	1.66	-	34.59	0.92	21,012	<b>-15.26</b>
Urban	62.33	84,442	0.74	-	62.33	0.92	91,988	<b>22.30</b>
<b>GRAVESHAM</b>	<b>96.92</b>	<b>105, 261</b>	<b>0.92</b>	<b>-</b>	<b>96.92</b>	<b>0.92</b>	<b>113,000</b>	<b>7.04</b>

The Urban Analysis Area shows that new provision is required against the applied standard (column H). There are also noticeable gaps in the catchment mapping. It is however unlikely, based on mapping, that new provision is required to meet these existing catchment gaps as the area is served by other multifunctional forms of open space provision including parks such as Riverside Leisure Area and Windmill Hill Park.

Similarly, gaps in provision are also identified in the Rural Analysis Area, especially in settlements such as Higham and Sole Street. However, both areas are served by large forms of other open space like natural and semi-natural greenspace (e.g. Telegraph Hill, Camer Country Park and Jeskyns Country Park).

The reduction in the applied standard for the Rural Analysis Area (column F) in comparison to the current provision levels (column C) should not be interpreted as creating a general surplus in existing provision. A surplus could only be potential identified if an area is sufficient in terms of quantity, quality and accessibility standards. Retaining existing levels and looking to improve quality of identified sites (and those of other typologies helping to meet catchment gaps) should be considered as the focus for the Rural Analysis Area.

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### 5.4 Provision for children and young people

Analysis area	Current provision (ha) (A)	Current population (B)	Current provision (per 1000 population) (C)	Identified deficiencies (D)	Total future provision (ha) (E)	Applied quantity standard (per 1000 population) (F)	Future population (G)	Additional provision in 2028 (ha) (H)
Rural	0.48	20,819	0.02	0.08	0.56	0.03	21,012	<b>0.15</b>
Urban	2.50	84,442	0.03	-	2.50	0.03	91,988	<b>0.26</b>
<b>GRAVESHAM</b>	<b>2.98</b>	<b>105, 261</b>	<b>0.03</b>	-	<b>3.06</b>	<b>0.03</b>	<b>113,000</b>	<b>0.41</b>

The Rural Analysis Area indicates additional provision of 0.15 hectares is required up to 2028 (column H). This incorporates the gap in catchment mapping identified (in the settlements of Higham and Meopham). Subsequently the applied quantity standard for the Rural Analysis Area is increased to 0.03 hectares per 1000 population to take account of this current deficiency. As noted in Part 2 this should also help to provide a standard which is realistic and achievable for future requirements.

The Urban Analysis Area also suggests a need for additional provision in the future. It is likely that this could be predominantly achieved through expanding the range and quality of equipment at existing sites in most cases. Given the comments received during consultation and from the observations of the site audit the focus for play provision across Gravesham is to ensure sufficient quality of provision.

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### 5.5 Allotments

Analysis area	Current provision (ha) (A)	Current population (B)	Current provision (per 1000 population) (C)	Identified deficiencies (D)	Total future provision (ha) (E)	Applied quantity standard (per 1000 population) (F)	Future population (G)	Additional provision in 2028 (ha) (H)
Rural	8.61	20,819	0.41	-	8.61	0.41	21,012	-
Urban	5.82	84,442	0.07	1.33	7.15	0.08	91,988	<b>1.54</b>
<b>GRAVESHAM</b>	<b>14.43</b>	<b>105, 261</b>	<b>0.14</b>	<b>1.33</b>	<b>15.76</b>	<b>0.15</b>	<b>113,000</b>	<b>2.52</b>

Collectively Gravesham does not meet the suggested standard of 0.25 hectares per 1000 population from the National Society of Allotment and Leisure Gardeners (NSALG). The current provision levels in the Rural Analysis Area do meet the NSALG standard. However, there are waiting lists at sites in the urban area; suggesting demand for plots is not currently being met by supply. The number of people on current waiting lists across sites is circa 53 which still suggests demand for additional provision.

The Urban Analysis Area indicates additional 1.54 hectares of allotments is required up to 2028 (column H). This incorporates the demand from waiting lists identified through the consultation. Subsequently the applied quantity standard for the Urban Analysis Area is increased to 0.08 hectares per 1000 population to take account of this current deficiency. As noted in Part 2 this should also help to provide a standard slightly more in line with those of surrounding local authorities and other organisations whilst still being realistically achievable.

Using the applied quantity standards should help to continue to meet demand for allotment provision whilst aiming to increase future levels of provision in the Urban Analysis Area (where catchment gaps and waiting lists are identified). It is important in the future to recognise the demand that may exist for allotment provision from waiting list figures and how this may impact on the requirements for the quantity standard.

## **PART SIX: POLICY ADVICE AND RECOMMENDATIONS**

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

### **6.1 Recommendations**

#### ***Recommendation 1***

- ◀ *Protect all open space provision*

It is important for all open space to be protected as a starting point. This is due to current deficiencies (e.g. gaps in catchment mapping) and the identified additional future needs.

It is likely that some sites may need a change in classification to a different typology in order to make a more effective and efficient use of the open space.

#### ***Recommendation 2***

- ◀ *Ensure low quality sites in areas of quantity/accessibility shortfalls are prioritised for enhancement*

The policy approach to these sites should be to enhance their quality to the applied standards (i.e. high quality). This is especially the case if the site is deemed to be of high value to the local community. Such sites should be protected, along with all open space sites, in order for their quality to be improved.

The policy and implications summary of the quality and value matrix (section 3.2) identifies those sites that should be given priority for enhancement if possible.

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

A particular focus is needed to improve the quality of play provision across Gravesham. Consideration to adopting a hierarchy of provision may help to direct likely limited council funding opportunities (i.e. ensuring the quality and range of provision at strategic sites) in order to provide bigger and better forms of play provision at key sites which residents are willing to travel further in order to access. This should also help to reduce the number of smaller play sites with a limited range of equipment being created. Such sites tend to have a limited appeal and can further add to future maintenance costs.

#### ***Recommendation 3***

- ◀ *Recognise role of high quality and value sites*

Sites within this category should be viewed as being key forms of open space provision. The quality and value matrix in Appendix One identifies those sites rating high for quality and value. It is important that the Council looks to maintain sites of this classification where possible. Such sites are likely to provide multiple social and value benefits.

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Sites rating low for quality and/or value should also be retained with a view, in line with Recommendations 1,2, 4 and 5, to either improving quality or exploring their ability to help meet gaps/deficiencies in other forms of open space.

### **Recommendation 4**

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

The policy and implications summary for the accessibility catchment mapping (section 4.2) highlights those sites that help to serve other forms of open space provision in the analysis area in which they are located.

These sites currently help to meet the identified catchment gaps for other open space typologies. Often this is related to parks, amenity greenspace and natural and semi-natural greenspace. The Council should seek to adapt these sites through formalisation and/or greater provision of features linked to certain types of open space. This is in order to provide a stronger secondary role as well as opportunities associated with other open space types. This will also help to minimise the need for creation of new provision in order to address any gaps in catchment mapping.

### **Recommendation 5**

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

A useful tool for the Council may be to use the applied quantity standards for each typology on an urban and rural level. This indicates whether each individual analysis area is sufficient or deficient against the quantity standard set for that analysis area. Areas with deficiencies can then be explored to identify any sites of low quality and/or value.

If no improvement to quality and/or value can be implemented for sites identified as low value and/or low quality and value (section 3.2), a change of primary typology should be considered. If no shortfall of other open space typologies is noted, or it is not feasible to change the primary typology of the site, then only following this could the site be potentially redundant/ 'surplus to requirements'.

Conversely, if the analysis area is shown to be sufficient against the quantity standard set for a typology. It may be possible to explore whether any sites of that given typology could be reclassified as a different use to help meet any other identified deficiency (as long as the analysis areas ability to still be sufficient is not affected).

### **Recommendation 6**

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

Waiting lists identified at allotment sites across Gravesham, imply supply is not meeting demand. The applied quantity standard is recommended however long term it may be more appropriate for waiting list numbers, rather than the application of a standard, to determine the need for new allotment provision.

Provision of cemeteries should be determined by demand for burial space.

## 6.2 Policy implications

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

### How is provision to be made?

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

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

#### *Community Infrastructure Levy (CIL)*

The CIL is a levy which allows local authorities to raise funds from developers for the provision of infrastructure, including open spaces.

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

CILs are to be levied on the gross internal floor space of the net additional liable development. The rate at which to charge such developments is set out within a council's Charging Schedule. This will be expressed in £ per sq m. Gravesham Borough Council has not yet implemented CIL but is looking at the possibility of developing a CIL charging schedule.

#### *Planning obligations*

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

A development should make appropriate provision of services, facilities and infrastructure to meet its own needs. Where sufficient capacity does not exist the development should contribute what is necessary, either on-site or by making a financial contribution towards provision elsewhere. However, restrictions imposed as a result of CIL regulations means that no more than five Section 106 contributions can be pooled to pay for a single off-site project.

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## *Seeking developer contributions*

This document can inform policies and emerging planning documents by setting out the Council's approach to securing open space through new housing development.

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

## *Determining contributions*

The applied standards show that there is a need for contributions towards open space provision to continue to be collected.

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

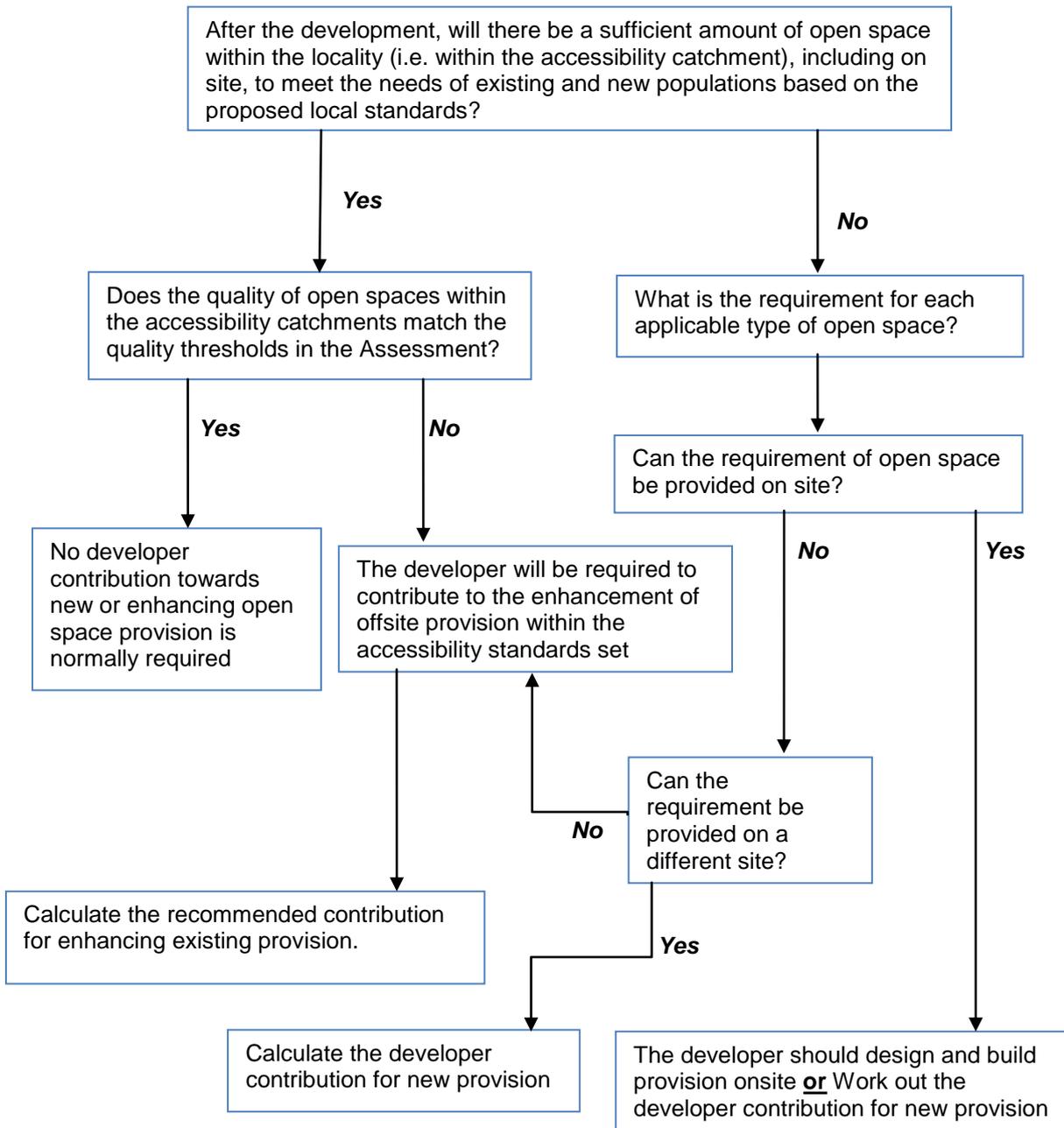
- ◀ whether the locality is within the accessibility catchment standards as set for each open space typology (Part 4)
- ◀ Identify a deficit - the total amount of open space provision within the locality (i.e. within the accessibility catchment standard) and whether the amount of provision can contribute to the above quantity standards/levels set for each typology following completion of the development (Part 5)
- ◀ whether quality enhancement of existing provision is required if either or both the quantity and accessibility standards are sufficiently met (Part 3)

In development areas where open space provision is identified as being sufficient in terms of quantity and provision of new open space is not deemed necessary, it may be more suitable to seek contributions for quality improvements to existing spaces.

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

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Figure 1: Determining s106 developer contributions



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### *Off site contributions*

In instances where it is not realistic for new provision to be provided on site, it may be more appropriate to seek to enhance the existing quality of provision and/or improve access to sites. Standard costs for the enhancement of existing open space and provision of new open spaces should be clearly identified and revised on a regular basis by the Council.

A financial contribution should be, for example, required principally but not exclusively for the typologies identified in this document; subject to the appropriate authority providing and managing the forms of open space provision.

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

### *Maintenance contributions*

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

- ◀ The developer being responsible for maintenance of the site for 12 months or a different agreed time period
- ◀ Sums to cover the maintenance costs of a site (once transferred to the Council) should be intended to cover a period between 10 – 20 years. Or:
- ◀ Provision of a sum by the developer to the council which can generate monetary interest in order to cover annual maintenance costs

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

In the case of new play facilities, Gravesham Borough Council's current approach is to require the developer to implement a service charge system to fund the maintenance and renewal of new play facilities provided on site.

### *Calculating onsite contributions*

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

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

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Using amenity greenspace in the Urban Analysis Area as an example, the recommended standard is 0.74 ha per 1,000 population (7,400 sq. metres per 1,000 population) or 431 dwellings. Therefore, by dividing 7,400 sq. metres by 431 dwellings a requirement for 17.2 sq. metres of amenity greenspace per dwelling is obtained for the Urban Analysis Area.

### *Equipped children's play areas recommendation*

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

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

As the applied quantity standard for provision for children and young people is relatively small (0.03 ha per 1000 population), a significant amount of new housing would be required on a development site to warrant on-site provision equivalent to a reasonable sized formal children's play space.

This means that for a number of development sites, formal children's play space provision should take the form of developer contributions to expand and upgrade the range and quality of equipped children's play facilities in the vicinity of the development. However, provision will still need to be made on site in locations where the nearest existing play facility is deemed too far away.

Given the comments received during consultation and from the observations of the site audit, the focus for play provision across Gravesham is to ensure sufficient quality of existing play provision.

### **6.3 Management and development**

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

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

## ***Community funding sources***

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

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\* Source: Potential funding for community green spaces, DCLG

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## APPENDIX ONE

### Quality and Value matrix

Assessing the quality and value of open spaces is used to identify those sites which should be given the highest level of protection by the planning system, those which require enhancement in some way and those which may be redundant in terms of their present purpose. Further guidance on the quality and value matrix is set out in Part 3.

#### Rural Analysis Area

Figure 2: Rural Analysis Area Quality and Value matrix

Allotments		Quality	
		High	Low
Value	High	<ul style="list-style-type: none"> <li>◀ Cobham Allotments (28)</li> <li>◀ Hermitage Road Allotments (74)</li> <li>◀ Higham Allotments (77)</li> <li>◀ Longfield Hill Allotments (92)</li> <li>◀ Meopham Allotments (101)</li> </ul>	
	Low		

Amenity greenspace		Quality	
		High	Low
Value	High	<ul style="list-style-type: none"> <li>◀ Cascades Leisure Park (13)</li> <li>◀ Cobham Recreation Ground (31)</li> <li>◀ Culverstone Recreation Ground (43)</li> <li>◀ Harvel Village Green (71)</li> <li>◀ Istead Rise Recreation Ground (84)</li> <li>◀ Melliker Green (100)</li> <li>◀ Meopham Green (102)</li> <li>◀ Shorne Ridgeway Recreation Ground (146)</li> <li>◀ The Pippins Open Space (181)</li> <li>◀ Vigo Recreation Ground (189)</li> </ul>	<ul style="list-style-type: none"> <li>◀ Judsons Recreation Ground (87)</li> <li>◀ Lewis Road Recreation Ground (90)</li> <li>◀ Luddesdown Recreation Ground (94)</li> <li>◀ Pitfield Drive Open Space (122)</li> <li>◀ Shorne Recreation Ground (145)</li> </ul>
	Low		<ul style="list-style-type: none"> <li>◀ Warren View Open Space (197)</li> </ul>

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Provision for children and young people		
	Quality	
	High	Low
Value	High	<ul style="list-style-type: none"> <li>◀ Camer Park (10)</li> <li>◀ Culverstone Recreation Ground (44)</li> <li>◀ Higham Recreation Ground (80)</li> <li>◀ Istead Rise Recreation Ground (83)</li> <li>◀ Judsons Recreation Ground (86)</li> <li>◀ Vigo Village Green (190)</li> </ul>
	Low	<ul style="list-style-type: none"> <li>◀ Cobham Recreation Ground (30)</li> <li>◀ Cozendon Wood (38)</li> <li>◀ Henley Wood and Pasture (73)</li> <li>◀ Higham Common (78)</li> <li>◀ Ashenbank Wood (140)</li> <li>◀ Shorne Common (141)</li> <li>◀ Shorne Marshes (142)</li> <li>◀ Telegraph Hill (174)</li> </ul>

Natural and semi-natural greenspace		
	Quality	
	High	Low
Value	High	<ul style="list-style-type: none"> <li>◀ Camer Country Park (9)</li> <li>◀ Cobham Woods (32)</li> <li>◀ Jeskyns (85)</li> <li>◀ Nurstead Wood 1 (113)</li> <li>◀ Nurstead Wood 2 (114)</li> <li>◀ Shorne Woods Country Park (147)</li> <li>◀ Trosley country Park (185)</li> <li>◀ Whitehorse Wood (205)</li> </ul>
	Low	<ul style="list-style-type: none"> <li>◀ Cozendon Wood (38)</li> <li>◀ Henley Wood and Pasture (73)</li> <li>◀ Higham Common (78)</li> <li>◀ Ashenbank Wood (140)</li> <li>◀ Shorne Common (141)</li> <li>◀ Shorne Marshes (142)</li> <li>◀ Telegraph Hill (174)</li> </ul>

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## Urban Analysis Area

Figure 3: Urban Analysis Area Quality and Value Matrix

Allotments		
	Quality	
	High	Low
Value	High	<ul style="list-style-type: none"> <li>◀ Bellman Avenue (3)</li> <li>◀ Chalk New Allotments (20)</li> <li>◀ Chalk Old Allotments (21)</li> <li>◀ Marconi Road Allotments (98)</li> <li>◀ Plane Avenue Allotments (123)</li> <li>◀ Rembrandt Drive Allotments (124)</li> <li>◀ Truro Road Allotments (186)</li> </ul>
	Low	<ul style="list-style-type: none"> <li>◀ Central Avenue (16)</li> <li>◀ Dene Holm Road Allotments (50)</li> <li>◀ Detling Road (51)</li> <li>◀ Pepys Close Allotments (121)</li> <li>◀ Thong Lane Allotments (184)</li> <li>◀ Whitehall Lane Allotments (203)</li> <li>◀ Cruden Road Allotments (41)</li> <li>◀ Gatwick Road West (63)</li> <li>◀ Harden Road Allotments (70)</li> <li>◀ Painters Ash Lane Allotments (116)</li> </ul>

Amenity greenspace		
	Quality	
	High	Low
Value	High	<ul style="list-style-type: none"> <li>◀ Bellman Avenue Open Space (4)</li> <li>◀ Cedar Avenue Recreation Ground (15)</li> <li>◀ Central Avenue Open Space (18)</li> <li>◀ Constable Road Open Space (35)</li> <li>◀ Cruden Road Open Space (42)</li> <li>◀ Hive Lane Open Space (82)</li> <li>◀ Millfield Drive Open Space (105)</li> <li>◀ Northfleet Urban Country Park (112)</li> <li>◀ Riversdale Open Space (125)</li> <li>◀ Sandpipers Open Space (a) (134)</li> <li>◀ Sandpipers Open Space (b) (135)</li> <li>◀ St Albans Close Open Space (152)</li> <li>◀ St Patricks Gardens (166)</li> <li>◀ Virginia Walk Open Space (191)</li> </ul>
	Low	<ul style="list-style-type: none"> <li>◀ Brightlands Open Space (7)</li> <li>◀ Chalk Open Space (22)</li> <li>◀ Codrington Crescent Open Space (33)</li> <li>◀ Dashwood Road Recreation Area (49)</li> <li>◀ Durndale Open Space (55)</li> <li>◀ Fleetway Open Space (58)</li> <li>◀ Foxwood Grove Open Space (61)</li> <li>◀ Haynes Road Open Space (72)</li> <li>◀ Hibernia Drive Open Space (76)</li> <li>◀ Landseer Avenue Open Space (89)</li> <li>◀ Mackenzie Way Recreation Area (97)</li> <li>◀ Michael Gardens Open Space (104)</li> <li>◀ Nansen Road Open Space (108)</li> <li>◀ New House Lane Open Space (109)</li> <li>◀ Nickleby Road Open Space (110)</li> <li>◀ Pepper Hill Open Space (120)</li> <li>◀ Riverside Family Learning Centre (127)</li> <li>◀ Rosherville Open Space (133)</li> <li>◀ Springhead Recreation Ground (151)</li> <li>◀ St Andrews Gardens Open Space (153)</li> <li>◀ St Gregory's Recreation Ground (158)</li> <li>◀ The Warren Open Space (182)</li> <li>◀ Valley Lodge Open Space (188)</li> <li>◀ Wallis Park Open Space (193)</li> <li>◀ Waterton Park (200)</li> </ul>

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Amenity greenspace			
		Quality	
		High	Low
	High	<ul style="list-style-type: none"> <li>◀ Whitehill Road Open Space (204)</li> <li>◀ Black Eagle Drive (214)</li> <li>◀ Quarry Close (218)</li> <li>◀ Ferguson Avenue (226)</li> <li>◀ Watercress Way (228)</li> </ul>	
	Low	<ul style="list-style-type: none"> <li>◀ Cygnet Gardens Open Space (48)</li> <li>◀ Doria Drive Open Space (52)</li> <li>◀ Franklin Road Open Space (62)</li> <li>◀ Snelling Avenue Open Space (148)</li> <li>◀ Priests Walk (217)</li> <li>◀ Whitehill Lane (220)</li> </ul>	<ul style="list-style-type: none"> <li>◀ Aspdin Road Open Space (1)</li> <li>◀ Boucher Drive Open Space (5)</li> <li>◀ Dover Road East Open Space (53)</li> <li>◀ Former Southfields School Site (59)</li> <li>◀ Ordnance Road Open Space (115)</li> <li>◀ Shamrock Road Open Space (138)</li> <li>◀ Shepherd Street Open Space (139)</li> <li>◀ St Dunstan's Drive Open Space (155)</li> <li>◀ The Crescent Open Space (180)</li> <li>◀ Truro Road Open Space (187)</li> </ul>

Civic spaces			
		Quality	
		High	Low
Value	High	<ul style="list-style-type: none"> <li>◀ Civic Centre Open Space (26)</li> </ul>	<ul style="list-style-type: none"> <li>◀ Gravesend Market Place (66)</li> </ul>
	Low		<ul style="list-style-type: none"> <li>◀ Clifton Marine Parade (27)</li> </ul>

Provision for children and young people			
		Quality	
		High	Low
Value	High	<ul style="list-style-type: none"> <li>◀ Brightlands open space (6)</li> <li>◀ Cascades Leisure Centre (12)</li> <li>◀ Hever Farm Open Space (75)</li> <li>◀ Kings Farm Riverside Centre (88)</li> <li>◀ Mackenzie Way Amenity Area (96)</li> <li>◀ Park Place Amenity Area (Central) (117)</li> <li>◀ Riverside Leisure Area Gordon Gardens (129)</li> <li>◀ Riverside Leisure Area Gordon Promenade (130)</li> <li>◀ Rosherville Open Space (132)</li> <li>◀ Springhead Recreation Ground (15)</li> <li>◀ St. Gregory's Open Space (170)</li> <li>◀ St. Patrick's Gardens (171)</li> <li>◀ Warren Open Space (196)</li> <li>◀ Warwick Place Amenity Area (198)</li> </ul>	<ul style="list-style-type: none"> <li>◀ Carl Eckman Park (11)</li> <li>◀ Castle Lane Open Space (14)</li> <li>◀ Central Avenue Open Space (17)</li> <li>◀ Cotswold Road Amenity Area (36)</li> <li>◀ Durdale Open Space (54)</li> <li>◀ Medhurst Gardens Amenity Area (99)</li> <li>◀ Michael Gardens Open Space (103)</li> <li>◀ Park Place Amenity Area (East) (118)</li> <li>◀ Park Place Amenity Area (West) (119)</li> <li>◀ Riverside Centre (126)</li> <li>◀ Wallis Park Junior Play Area (192)</li> <li>◀ Wallis Park Toddler's Play Area (194)</li> <li>◀ Whinfall Way Amenity Area (202)</li> <li>◀ Wombwell Park Junior Play Area (209)</li> <li>◀ Wombwell Park Toddler's Play Area (210)</li> </ul>
	Low		

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Provision for children and young people			
		Quality	
		High	Low
Value	High	<ul style="list-style-type: none"> <li>◀ Waterton Park (199)</li> <li>◀ Windmill Hill Park (207)</li> <li>◀ Black Eagle Drive Play Area (215)</li> <li>◀ Quarry Close Play Area (219)</li> <li>◀ Beckett Mews Play Area (221)</li> <li>◀ Penn Green Play Area (223)</li> <li>◀ Darwin Rise (224)</li> <li>◀ Lander Close (225)</li> <li>◀ Huntley Avenue (227)</li> </ul>	<ul style="list-style-type: none"> <li>◀ Woodlands Park Fence Area (212)</li> <li>◀ Woodlands Park Open Space (213)</li> </ul>
	Low		<ul style="list-style-type: none"> <li>◀ Fountain Walk Amenity Area (60)</li> </ul>

Parks and gardens			
		Quality	
		High	Low
Value	High	<ul style="list-style-type: none"> <li>◀ Riverside leisure Area (128)</li> <li>◀ Windmill Hill and Gardens (206)</li> <li>◀ Wombwell Park (208)</li> <li>◀ Woodlands Park (211)</li> <li>◀ Penn Green (222)</li> </ul>	
	Low		

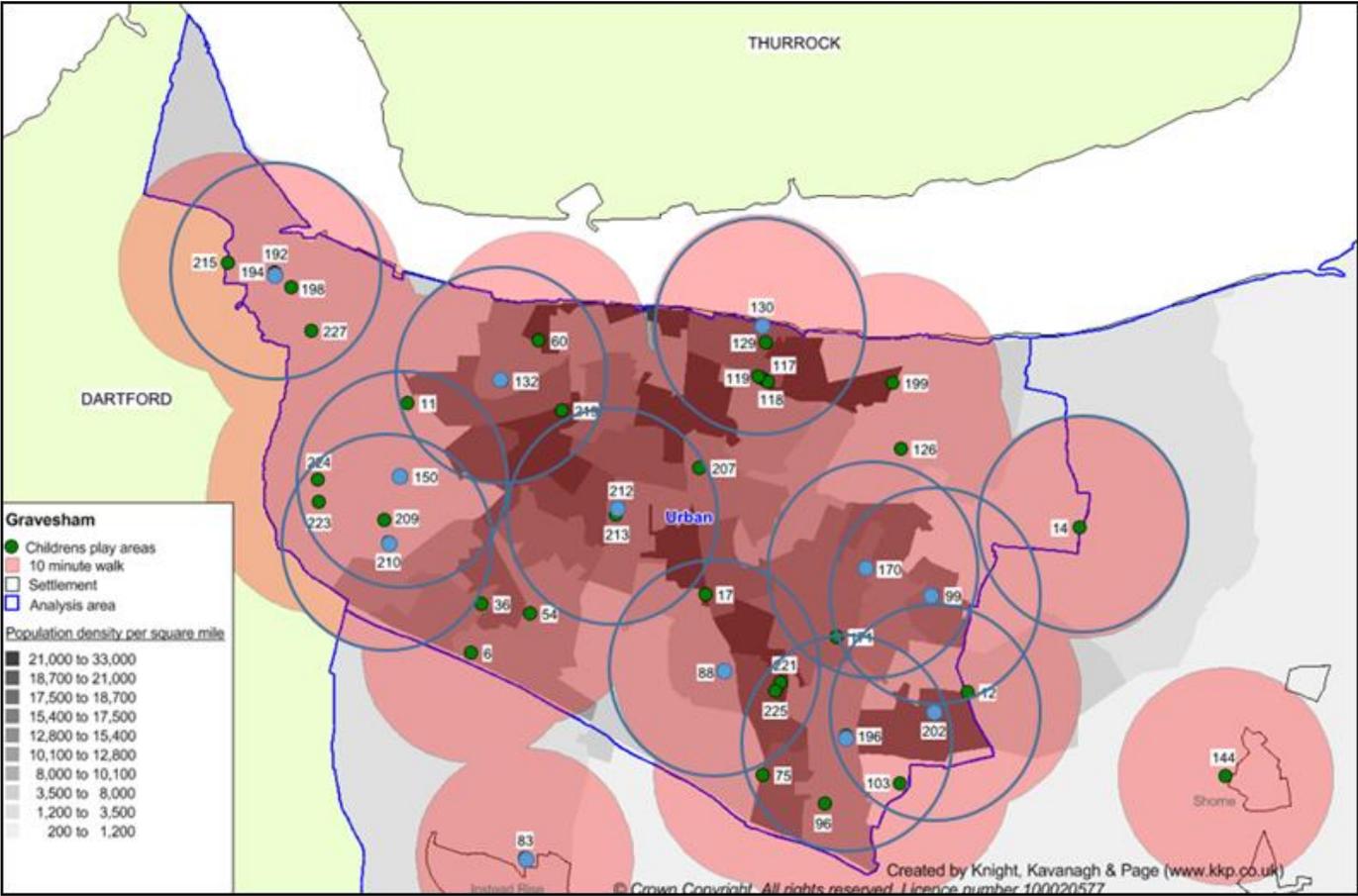
Natural and semi-natural greenspace			
		Quality	
		High	Low
Value	High		
	Low		<ul style="list-style-type: none"> <li>◀ Wallis Park Woodland (195)</li> <li>◀</li> </ul>

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## APPENDIX TWO - YOUTH PROVISION MAPPED

Figure 4: Map of urban play sites containing youth provision

◀ Blue dots and catchments indicate sites containing a form of youth provision.



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Figure 5: Map of rural play sites containing youth provision

