



## MELTON OPEN SPACE STUDY

## STANDARDS PAPER

APRIL 2015

Integrity, Innovation, Inspiration

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# MELTON BOROUGH COUNCIL OPEN SPACE STANDARDS PAPER

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## INTRODUCTION

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

The Strategy forms part of a suite of reports that together make up the Open Space, Sport and Recreation Study:

- ◀ Open spaces
- ◀ Playing pitches and outdoor sports
- ◀ Indoor built sports facilities

The evidence presented should inform local plan documents and supplementary planning documents. It sets an approach to securing open space facilities through new housing development and forms the basis for negotiation with developers for contributions towards the provision of appropriate open space facilities and their long term maintenance.

This study replaces a previous set of reports, referred to as the Melton Open Space, Sport and Recreation Study 2011, which predominately focused on updating levels of provision in relation to quantity, quality and accessibility.

## Assessment Report summarises

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

### *Parks and gardens*

- ◀ There are eight sites classified as parks and gardens totalling over 97 hectares.
- ◀ Catchment gaps are noted to the north and east analysis areas. However, major settlements such as Bottesford are thought to be sufficiently serviced by other forms of open space that provide similar functions to parks. Furthermore, the drive time catchment covers the whole of the Borough.
- ◀ Nearly all parks score above the threshold for quality with the exception of three sites; Golden Jubilee Park, Main Street Garden and St Marys Way Park. All three are noted as lacking appropriate seating and signage in comparison to other park sites. The sites less formal character may better suit classification as an Amenity Greenspace.
- ◀ Melton Country Park is the highest scoring sites for quality. its quality is predominantly attributed to the range and standard of provision within the site. In addition, the park sites managed and maintained by the Town Estates also score highly for quality.
- ◀ There is currently one park site in Melton with Green Flag status; Melton Country Park. A number of other sites are also identified as having the potential to be submitted for Green Flag accreditation in the future if desired.
- ◀ All parks are assessed as being of high value, with the important social inclusion and health benefits, ecological value and sense of place sites offer being acknowledged.
- ◀ Overall, there is thought to be a sufficient amount of parks provision within the Borough.

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

- ◀ Melton is identified as having 14 individual natural and semi-natural greenspace sites. This totals over 69 hectares of provision.
- ◀ Accessibility standards of a 10 minute walk time and 20 minute drive time have been set. Walk time deficiencies are identified particularly for the Melton Mowbray settlement. However, it is unlikely new provision is needed due to the relative ease of access to the wider countryside. In addition, Melton Country Park and Burrough on the Hill Country Park are significant forms of open space provision that are likely to contribute to activities and the role of natural and semi-natural greenspace.
- ◀ No provision is designated as a Local Nature Reserve (LNR) across Melton based on Natural England recommendations. However, there are sites with other designations such as SSSI.
- ◀ Natural greenspace sites are generally viewed as being of a good quality. This is reflected in the audit assessment with the majority (57%) scoring above the threshold. Browns Hill Nature Reserve scores the highest for quality with 53%; a reflection of its general high level of standard.
- ◀ The majority of sites (86%) are rated as being above the threshold for value. Although two sites are identified as scoring below the threshold. Only one rates below for both quality and value. This tends to relate to a lack of features/information and usage on site.
- ◀ The highest scoring sites, such as Browns Hill Quarry Nature Reserve, River Meadow and Priory Water Nature Reserve, provide a range of opportunities and uses for visitors. Such sites also, in general, give additional information that will help provide greater learning opportunities.
- ◀ Overall, there is thought to be a sufficient amount of natural and semi-natural provision within the Borough. Particularly with sites not classified as natural provision such as Melton Country Park adding to the function and opportunities associated with natural greenspace.

### ***Amenity greenspace***

- ◀ A total of 85 amenity greenspace sites are identified in Melton, totalling just over 39 hectares of amenity space.
- ◀ More amenity greenspace sites are located in Central Melton (40). However, the North Melton Analysis Area has the greatest amount of provision proportionally per 1,000 populations with 1.13 (compared to 0.77 for Melton as a whole).
- ◀ The multifunctional role of amenity greenspace to local communities is recognised and as such the expectation exists for provision to be locally accessible. Therefore an accessibility of a 10 minute walk has been set. Gaps in provision are observed in Central Melton. However, it is served by other open space typologies such as parks and outdoor sports provision.
- ◀ Overall the quality of amenity greenspaces is positive. The majority of sites (64%) are rated as high for quality in the site visit audit. Only a handful of sites are identified as having any specific issues. Often a site with a below threshold quality score is due to its size and nature and therefore it lacks any form of ancillary feature.
- ◀ In addition to the multifunctional role of sites, amenity greenspace provision is, in general, particularly valuable towards the visual aesthetics for communities. This is demonstrated by the 69% of sites rating above the threshold for value. The contribution these sites provide as a visual amenity and for wildlife habitats should not be overlooked.

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

- ◀ There are a total of 47 sites across the Borough that are identified as play provision.
- ◀ Melton contains a high proportion of LEAP (medium) sized play areas, many of which score high for quality and value. This is a reflection on the rural nature of the Borough with smaller sized provision being located in less densely populated settlements and villages.
- ◀ Proportionally East Melton and North Melton Analysis Areas have the highest amount of provision per 1,000 population. Although the actual greatest number of play sites is in Central Melton; which is to be expected given it contains Melton Mowbray.
- ◀ No major gaps in provision are identified against the 10 minute walk time accessibility standard. Furthermore, the entire Borough is covered by the drive time catchment.
- ◀ The majority of play sites (74%) are assessed as being overall high quality. Although there are a number of sites which score low for quality. Often these sites are assessed as low due to general appearance and lack in range and quality of equipment.
- ◀ Sites to score below the threshold do so due to a limited range and quality of provision. Only one of the sites below the threshold is identified as a MBC managed site; Dickens Drive.
- ◀ All play provision is rated as being of high value from the site visit audit. All 11 of the MBC strategic play sites score high for quality and value. Reflecting their role in providing coordinated access across the Borough.

### ***Allotments***

- ◀ A total of 35 sites are classified as allotments in Melton, equating to more than 19 hectares. The majority of sites are owned and managed by the Parish and Town Councils. However, MBC is responsible for four large allotment sites.
- ◀ The current provision of 19 hectares is above the nationally recommended amount. However, there are waiting lists at sites across Melton (particular at MBC sites) suggesting demand for allotments is not currently being met by supply.
- ◀ There are a few instances of overgrown and therefore unused plots identified. However, these tend to be small and rural locations. For instance, at Finns Lane Allotments in Kripton where the two plots on site are observed as overgrown and not in use.
- ◀ The majority of allotments (60%) score high for quality. The exception are 14 sites which are predominantly split between the North (6 sites) and East (7 sites) Analysis Areas. Such sites are identified as being in poorer general appearance.
- ◀ Nearly all allotments in Melton, with the exception of Finns Lane, 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 suggest that continuing measures should be made to provide additional plots in the future.

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### **Cemeteries**

- ◀ Melton is identified as having 65 sites classified as cemeteries, equating to just over 26 hectares of provision.
- ◀ Management of the main active cemetery site is undertaken by the Council. Maintenance of other churchyards is carried out by parish and town councils or the Nottingham Diocese.
- ◀ As the main provision for future burial capacity, the Thorpe Road Cemetery site is noted as having circa 5-10 years capacity remaining. Plans are being put in place to provide additional interment space for the future.
- ◀ The majority of cemeteries and churchyards are rated as high quality. However, a number sites score below the quality threshold. This is a reflection of the lack of ancillary facilities (e.g. benches, signage), sense of security and general maintenance observed.
- ◀ Nearly all cemeteries are assessed as high value in the Borough, reflecting that generally provision has cultural/heritage value and provide a sense of place to the local community.
- ◀ There is a fairly evenly distribution of provision across the Borough. On this basis the need for additional cemetery provision should be driven by the requirement for burial demand and capacity.

### **Civic space**

- ◀ There is one site classified as civic spaces in Melton, equating to 0.2 hectares of provision.
- ◀ There are also likely to be other forms of provision in the Borough (e.g. main streets, parks) that will provide localised opportunities associated with the function of civic space.
- ◀ The Market Place is regarded as being of high quality and value. It is identified as having a good overall level of general maintenance as well as a high value, as the site has a cultural/heritage value whilst providing a sense of place to the local community.

### **Policy review**

The Open Space Standards Paper sits within the context of the new Melton Local Plan, which will set out the long-term spatial strategy for the local area in terms of planning and development as part of and reflecting the requirements of the National Planning Policy Framework. It will contain the planning policies which guide development in the local area.

The Local Plan will look to set the strategic vision and objectives of how the area is expected to grow in the future. It will importantly help to determine development proposals through planning applications.

The new Melton Local Plan is currently in the process of being drafted by the Council. Until it is adopted, saved policies of the existing Local Plan (adopted in 1999) are still applicable.

Policy R2 of the 1999 Local Plan seeks to safeguard existing open space, sport and recreation facilities in the area. It identifies that any development which results in the loss of such provision will not be permitted. Except in circumstances where; replacement provision can be provided at an accessible location close by, or, improvements to recreational facilities can be provided to a level sufficient to outweigh the loss of any provision.



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## QUALITY STANDARDS

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

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

The base line threshold for assessing quality 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 good practice examples are adopted for the setting of quality and value thresholds in the UK.

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

*Table 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	35%	20%
Amenity greenspace	40%	20%
Provision for children and young people	45%	20%
Allotments	40%	20%
Cemeteries/churchyards	35%	20%
Civic space	60%	20%

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## Identifying deficiencies

### Quality

The following table provides a summary of the application of the quality standards in Melton.

Table 2: Quality scores for all open space typologies

Typology	Threshold	Maximum score	Scores			No. of sites	
			Lowest score	Average score	Highest score	Low	High
Allotments	40%	124	22%	43%	66%	13	22
Amenity greenspace	40%	121	13%	42%	74%	31	54
Cemeteries/churchyards	35%	161	22%	38%	73%	19	46
Provision for children & young people	45%	97	26%	57%	85%	12	35
Civic space	60%	146	61%	61%	61%	-	1
Park and gardens	60%	159	36%	63%	90%	3	5
Natural & semi-natural greenspace	35%	117	15%	34%	53%	6	8
<b>TOTAL</b>	-	<b>161</b>	<b>13%</b>	<b>34%</b>	<b>77%</b>	<b>84</b>	<b>171</b>

Over two thirds (67%) of assessed open spaces in Melton rate above the quality thresholds set. More natural and semi-natural greenspace sites and amenity greenspace sites score low for quality compared to other typologies. This is a reflection of the number of sites for these typologies without any specific ancillary features or facilities. Sites for the typology of natural and semi-natural greenspace can also tend to score low for personal security given they are often in isolated locations and not overlooked by other land uses. Often sites deliberately have very little ongoing management or maintenance in order to provide, for example, wildlife habitats.

Proportionally there are also a high percentage of parks and gardens that rate below the threshold for quality. This is not necessarily a reflection on any specific issues at the sites. Instead it is more likely a result of the threshold for parks being set particularly high. This is in order to distinguish the very best and often strategic park sites from more localised forms of provision. It is important that large and prominent sites such as Melton Country Park are assessed against criteria intended to do this, so that provision can be to the highest standard. Subsequently it may not be appropriate for all forms of provision.

The typologies of allotments, cemeteries, provision for children and young people and civic space are generally all of a good quality. In particular the proportion of cemeteries and provision for children and young people rated as being of a high quality is noticeable. Although both typologies do still have a number of sites that rate below the thresholds.

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## Value

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

Table 3: Value scores for all open space typologies

Typology	Threshold	Maximum score	Scores			No. of sites	
			Lowest score	Average score	Highest score	Low	High
Allotments	20%	105	6%	28%	57%	1	34
Amenity greenspace	20%	100	5%	25%	60%	26	59
Cemeteries/churchyards	20%	100	18%	25%	45%	12	53
Provision for children & young people	20%	55	20%	34%	51%	-	47
Civic space	20%	100	45%	45%	45%	-	1
Park and gardens	20%	110	24%	48%	77%	-	8
Natural & semi-natural greenspace	20%	110	16%	26%	39%	2	12
<b>TOTAL</b>	<b>20%</b>	<b>110</b>	<b>5%</b>	<b>25%</b>	<b>72%</b>	<b>41</b>	<b>214</b>

The majority of sites are assessed as being of high value. Similar to the quality scores; amenity greenspaces have a higher proportion of low value sites. This reflects the number of sites that lack any particular ancillary features. The typology also contains a number of smaller sized sites. However, the value these sites play in providing a visual and recreational amenity as well as a break in the built form remains important in a wider context.

All provision for children and young people, civic space and park sites rate high for value reflecting their role to local communities.

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

## Quality and value matrix

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

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

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

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

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

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

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

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

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

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

If there is a choice of spaces or facilities of equal quality to declare surplus, and no need to use one or part of one to remedy a deficiency in some other form of open space or sport and recreation provision, it will normally be sensible to consider 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.

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

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

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

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## Policy implications and recommendations

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

### Central Melton Analysis Area

Summary	Action
<b>Amenity greenspace</b>	
<ul style="list-style-type: none"> <li>◀ Six sites score low for value</li> <li>◀ Low quality ratings for seven sites</li> <li>◀ Six sites rate low for quality and value.</li> </ul>	<ul style="list-style-type: none"> <li>◀ Sites should look to be enhanced where possible.</li> <li>◀ Enhance quality of sites; priority should be Hunts Drive Amenity &amp; Horseguards Way</li> <li>◀ Enhance quality of site provided it is possible to also enhance value; priority should be Nottingham Road Amenity.</li> </ul>
<b>Provision for children and young people</b>	
<ul style="list-style-type: none"> <li>◀ Low quality ratings for Crompton Road and Dickens Drive.</li> </ul>	<ul style="list-style-type: none"> <li>◀ Enhance quality; range of equipment and ancillary facilities may need expanding. Priority should be Dickens Drive.</li> </ul>
<b>Parks and gardens</b>	
<ul style="list-style-type: none"> <li>◀ Low quality ratings for Golden Jubilee Park and St Mary's Way.</li> </ul>	<ul style="list-style-type: none"> <li>◀ Site quality should look to be enhanced where possible; or reclassify.</li> </ul>
<b>Natural and semi-natural greenspace</b>	
<ul style="list-style-type: none"> <li>◀ Low quality rating for River Meadow (Lake Terrace) and Dieppe Way/Nottingham Rd</li> <li>◀ Embankment/path rates low for quality and value.</li> </ul>	<ul style="list-style-type: none"> <li>◀ Enhance quality of sites where possible.</li> <li>◀ Enhance quality of site provided it is possible to also enhance value</li> </ul>

### East Melton Analysis Area

Summary	Action
<b>Allotments</b>	
<ul style="list-style-type: none"> <li>◀ Low quality ratings for six sites</li> </ul>	<ul style="list-style-type: none"> <li>◀ Quality of sites should be enhanced where possible</li> </ul>
<b>Amenity greenspace</b>	
<ul style="list-style-type: none"> <li>◀ Low value rating for Main Street Amenity, Wymondham</li> <li>◀ Low quality ratings for four sites</li> <li>◀ Five sites rate low for quality and value.</li> </ul>	<ul style="list-style-type: none"> <li>◀ Site should look to be enhanced where possible.</li> <li>◀ Quality of sites should be enhanced where possible; priority should be Main Street Amenity(Buckminster), Sandy Lane Recreational Ground and Thorpe Satchville Recreation</li> <li>◀ Enhance quality of sites provided it is possible to also enhance value; priority should be High Street Amenity Area (West)</li> </ul>
<b>Provision for children and young people</b>	
<ul style="list-style-type: none"> <li>◀ Low quality ratings for four sites</li> </ul>	<ul style="list-style-type: none"> <li>◀ Quality of sites should be enhanced where possible; range of equipment on sites may need expanding</li> </ul>

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Summary	Action
<b>Natural and semi-natural greenspace</b>	
<ul style="list-style-type: none"> <li>Wymondham Rough and Cribbs Meadow score low for quality.</li> </ul>	<ul style="list-style-type: none"> <li>Site quality should look to be enhanced where possible.</li> </ul>

## North Melton Analysis Area

Summary	Action
<b>Allotments</b>	
<ul style="list-style-type: none"> <li>Low quality ratings for five sites</li> <li>Finns Lane Allotment rates low for quality and value</li> </ul>	<ul style="list-style-type: none"> <li>Quality of sites should be enhanced where possible</li> <li>Investigate ability to enhance quality of site provided it is possible to also enhance value; otherwise may be surplus.</li> </ul>
<b>Amenity greenspace</b>	
<ul style="list-style-type: none"> <li>Low quality ratings for Croxton Kerrial Amenity and Rear of Bottesford Village Hall</li> <li>School Lane Amenity, The Crescent Amenity, Sthern and The Green Amenity rate low for quality and value.</li> </ul>	<ul style="list-style-type: none"> <li>Quality of sites should be enhanced where possible; priority should be Croxton Kerrial.</li> <li>Enhance quality of site provided it is possible to also enhance value; priority should be School Lane Amenity.</li> </ul>
<b>Natural and semi-natural greenspace</b>	
<ul style="list-style-type: none"> <li>Sthern Road Nature Reserve scores low for quality.</li> </ul>	<ul style="list-style-type: none"> <li>Site quality should look to be enhanced where possible.</li> </ul>

## West Melton Analysis Area

Summary	Action
<b>Allotments</b>	
<ul style="list-style-type: none"> <li>Frisby on Wreake Allotment rates low for quality</li> </ul>	<ul style="list-style-type: none"> <li>Quality of site should look to be enhanced where possible</li> </ul>
<b>Amenity greenspace</b>	
<ul style="list-style-type: none"> <li>Blacksmiths Close Amenity scores low for quality</li> <li>Low value ratings for Greaves Avenue and Main Road Amenity</li> <li>Derdale Hill Amenity, Princess Road Amenity and Saxelby Lane Amenity rate low for quality and value.</li> </ul>	<ul style="list-style-type: none"> <li>Site quality should look to be enhanced where possible.</li> <li>Sites should look to be enhanced where possible.</li> <li>Enhance quality of site provided it is possible to also enhance value; otherwise may be surplus.</li> </ul>
<b>Provision for children and young people</b>	
<ul style="list-style-type: none"> <li>Low quality rating for Brooksby Road and Main Street Amenity.</li> </ul>	<ul style="list-style-type: none"> <li>Quality of site should look to be enhanced where possible.</li> </ul>
<b>Parks and gardens</b>	
<ul style="list-style-type: none"> <li>Low quality rating for Main Street Garden, Great Dalby</li> </ul>	<ul style="list-style-type: none"> <li>Site quality should look to be enhanced where possible; or reclassify.</li> </ul>

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### 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<sup>1</sup> available to community and voluntary groups. Each scheme is different and is designed to serve a different purpose. In order for any bid to be successful consideration to the schemes criteria and the applicant's objectives is needed. Sources for funding applications are continuously changing and regular checking of funding providers should be undertaken.

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<sup>1</sup> Source: Potential funding for community green spaces, DCLG

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### ACCESSIBILITY STANDARDS

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

Guidance is offered by the Greater London Authority (GLA) (2002): 'Guide to preparing open space strategies' with regard to appropriate catchment areas for authorities to adopt. However, in order to make accessibility standards more locally specific to Melton, we propose using data from the previous Open Space Study to set appropriate catchments. The following standards are recorded in relation to how far residents are likely to be willing to travel to access different types of open space provision.

*Table 4: Accessibility standards to travel to open space provision*

Typology	Applied standard
Parks and gardens	15 minute walk time (1200m)
	10 minute drive time
Natural and semi-natural	10 minute walk time (800m)
	20 minute drive time
Amenity greenspace	10 minute walk time (800m)
Provision for children and young people	10 minute walk time (800m)
	10 minute drive time
Allotments	15 minute walk time (1200m)
	15 minute drive time
Cemeteries	No standard set
Civic spaces	No standard set

Most typologies are set as having an accessibility standard of a 10/15 minute walk time. For many of the open space typologies dual walk and drive time accessibility standards have been set. This is designed to reflect the rural characteristics of the Borough as well as the nature of use for these types of provision; with users often likely to travel by transport as well as by foot.

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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## Identifying deficiencies

If a settlement 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).

As explained above, the Greater London Authority (GLA) provides some guidance on minimum site sizes available for open spaces as follows:

Table 5: GLA minimum size of site:

Classification	Minimum size of site
Allotments	0.4 ha (average plot size of 0.025ha)
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)	0.04 ha
Play areas (informal/casual)	0.04 ha

## Policy implications and recommendations

In general, the applied walk and drive time catchment for each typology tends to cover the analysis areas. However, minor gaps are highlighted for certain typologies.

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

### Central Melton Analysis Area

Typology	Identified need (catchment gap)	Action
Parks and Gardens	◀ Gaps in walk time catchment mapping noted at peripheries of Melton Mowbray	◀ Identified gap is well served by other typologies i.e. amenity greenspace sites such as Horseguards Way and Hartopp Road Amenity. These will offer associated recreational opportunities.
Amenity greenspace	◀ Minor catchment gaps in amenity provision identified to north of Melton Mowbray.	◀ Identified gap is served by other typology sites such as Melton Country Park. No action required.
Provision for children and young people	◀ Minor catchment gap noted to eastern edge of Melton Mowbray	◀ No requirement to address as gap has little population density.

### East Melton Analysis Area

Typology	Identified need (catchment gap)	Action
Provision for children and young people	◀ Gap in provision for older age ranges identified by Buckminster Parish Council.	◀ New play provision catering to older ages should be sought to a minimum size of 0.04 hectares.

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## ***North Melton Analysis Area***

No gaps in the catchment mapping are identified in terms of accessibility.

## ***West Melton Analysis Area***

<b>Typology</b>	<b>Identified need (catchment gap)</b>	<b>Action</b>
Provision for children and young people	◀ Gap in provision for older age ranges identified by Burton & Dalby Parish Council.	◀ New play provision catering to older ages should be sought to a minimum size of 0.04 hectares.

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## QUANTITY STANDARDS

The following calculation is an example of how we calculate quantity standards for Melton. 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) <sup>*</sup>	Current population	Current standard	Identified deficiencies <sup>†</sup>	Total future provision (ha)	Standard based on current demand	Future population	Provision in 2036 (ha)	Provision in 2036 based on Melton standard (ha)
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
			A/B*1000		A+D	E/B*1000		F*G/1000-A	F5*G/1000-A

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

<sup>\*</sup> Taken from the project/audit database, supplied as an electronic file

<sup>†</sup> Provision to meet catchment gaps

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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 Melton from 2012 ONS figures is 50,770

### ***Current standard (column C)***

A current standard (on a 'per 1,000 population of head') is calculated for each analysis area by dividing the current level of provision for a typology by the population identified in 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 audit report). This is based on achieving comprehensive access, whereby people across Melton 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.

### ***Standard based on current demand (column F)***

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

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

Population projections up to 2036 for Melton are calculated below. These are based on the housing figures and projections as set out in the Preferred Options in the draft Local Plan.

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The need for a minimum of 245 dwellings per annum for Melton up to 2036 is set out in the Preferred Options in the draft Local Plan. Therefore from 2014 to 2036 a minimum total of 5,390 dwellings are required.

This will create a population increase of 12,397 based on the average household size in the UK of 2.3 people per household. The current population of 50,770 will therefore increase by an estimated 12,397 to 63,167 in 2036 (equivalent to a 24.42% increase).

This percentage increase has been applied in order to calculate the population increase to 2036 for each analysis area.

*Table 6: Population projections*

Analysis area	Current Population	Population increase (based on 24.42%)	Population in 2036
Central Melton	30,809	7,523	38,332
East Melton	4,872	1,190	6,062
North Melton	9,685	2,365	12,050
West Melton	5,404	1,319	6,723
<b>MELTON</b>	<b>50,770</b>	<b>12,397</b>	<b>63,167</b>

### ***Provision in 2036 (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.

### ***Provision in 2036 based on Melton standard (column I)***

This column substantiates the deficiency in terms of the difference in hectares between current provision and future need for each analysis area. However, it benchmarks against the overall standard for Melton rather than the individual standard for each analysis areas. No national standards for most open space typologies exist.

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### Parks and gardens

Analysis area	Current provision (ha)	Current population	Current standard	Identified deficiencies	Total future provision (ha)	Standard based on current demand	Future population	Provision in 2036 (ha)	Provision in 2036 based on Melton standard (ha)
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
Central Melton	64.18	30,809	2.08	-	64.18	2.08	38,332	<b>15.55</b>	9.42
East Melton	-	4,872	-	-	-	-	6,062	-	11.64
North Melton	-	9,685	-	-	-	-	12,050	-	23.14
West Melton	33.54	5,404	6.21	-	33.54	6.21	6,723	<b>8.21</b>	-20.63
<b>MELTON</b>	<b>97.72</b>	<b>50,770</b>	<b>1.92</b>	-	<b>97.72</b>	<b>1.92</b>	<b>63,167</b>	<b>23.56</b>	

The analysis areas with current levels of provision indicate new parks provision is required up to 2036 (column H). Both Central Melton and West Melton suggest provision of 15.55 and 8.21 hectares is required respectively. However, against the wider Melton standard (1.92 ha per 1,000 population) in column I, West Melton does not require new provision as it sufficiently meets the amount of provision recommended based on the Melton standard. For Central Melton, the amount of provision needed in 2036 reduces to 9.42 hectares against the Melton standard. However, it is the only analysis area to indicate provision is required in both columns H and I.

East Melton and North Melton are identified as currently having no parks and gardens. It is unlikely, given their rural characteristic and level of expectation associated with access to parks provision, that new forms of such provision are required. The focus in these areas should be on ensuring quality standards are being met for other open space typologies that can provide similar roles and opportunities (i.e. amenity greenspaces).

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### Natural and semi-natural

Analysis area	Current provision (ha)	Current population	Current standard	Identified deficiencies	Total future provision (ha)	Standard based on current demand	Future population	Provision in 2036 (ha)	Provision in 2036 based on Melton standard (ha)
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
Central Melton	9.06	30,809	0.29	-	9.06	0.29	38,332	<b>2.06</b>	43.84
East Melton	7.80	4,872	1.60	-	7.80	1.60	6,062	<b>1.90</b>	0.56
North Melton	1.04	9,685	0.12	-	1.04	0.12	12,050	<b>0.41</b>	15.59
West Melton	51.91	5,404	9.61		51.91	9.61	6,723	<b>12.70</b>	-42.63
<b>MELTON</b>	<b>69.82</b>	<b>50,770</b>	<b>1.38</b>	-	<b>69.82</b>	<b>1.38</b>	<b>63,167</b>	<b>17.35</b>	

All analysis areas indicate new provision of natural and semi-natural greenspace is required up to 2036 (column H). West Melton Analysis Area suggests the need for a greater amount of provision is required with 12.7 hectares. However, against the wider Melton standard (1.38 ha per 1,000 population) in column I, the area does not require new provision.

The analysis areas of Central Melton and North Melton show that new provision is required against the current standard (column H) and the wider Melton standard (column I). However, in both instances the future requirement is considerably less using the analysis area standard (column H). East Melton demonstrates a reversal in this trend.

However, given the large amounts of existing natural and semi-natural greenspace already recorded across Melton, as well as the local authority's general rural characteristics, it is unlikely that new forms of natural and semi-natural greenspace are needed to be sought through developer contributions. A general consideration for future planning applications may be to ensure natural and semi-natural features are encouraged on sites. The focus for natural provision should be on ensuring quality standards are being met (p9-10).

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### Amenity greenspace

Analysis area	Current provision (ha)	Current population	Current standard	Identified deficiencies	Total future provision (ha)	Standard based on current demand	Future population	Provision in 2036 (ha)	Provision in 2036 based on Melton standard (ha)
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
Central Melton	19.28	30,809	0.63	-	19.28	0.63	38,332	<b>4.87</b>	10.23
East Melton	4.57	4,872	0.94	-	4.57	0.94	6,062	<b>1.13</b>	0.10
North Melton	10.91	9,685	1.13	-	10.91	1.13	12,050	<b>2.71</b>	-1.63
West Melton	4.45	5,404	0.82	-	4.45	0.82	6,723	<b>1.06</b>	0.73
<b>MELTON</b>	<b>39.21</b>	<b>50,770</b>	<b>0.77</b>	-	<b>39.21</b>	<b>0.77</b>	<b>63,167</b>	<b>9.43</b>	

All analysis areas indicate new provision of amenity greenspace is required up to 2036 (column H). Of the analysis areas, Central Melton suggests the need for a greater amount of provision is required with 4.87 hectares. Against the wider Melton standard (0.77 ha per 1,000 population) in column I, the requirement increases to 10.23 hectares.

East Melton and West Melton also demonstrate a need for future provision against both the current standard (column H) and the wider Melton standard (column I).

North Melton indicates a requirement for new provision in 2036 (column H); with 2.71 hectares respectively. However, against the wider Melton standard (column I), the area does not require new provision as it sufficiently meets the amount of provision recommended. The focus in the area should be on ensuring quality standards are being met.



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### Provision for children and young people

Analysis area	Current provision (ha)	Current population	Current standard	Identified deficiencies	Total future provision (ha)	Standard based on current demand	Future population	Provision in 2036 (ha)	Provision in 2036 based on Melton standard (ha)
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
Central Melton	4.13	30,809	0.13	-	4.13	0.13	38,332	<b>0.85</b>	0.85
East Melton	0.93	4,872	0.19	0.04	0.97	0.20	6,062	<b>0.28</b>	-0.14
North Melton	1.32	9,685	0.14	-	1.32	0.14	12,050	<b>0.37</b>	0.25
West Melton	0.41	5,404	0.08	0.04	0.45	0.08	6,723	<b>0.13</b>	0.46
<b>MELTON</b>	<b>6.80</b>	<b>50,770</b>	<b>0.13</b>	<b>0.08</b>	<b>6.88</b>	<b>0.13</b>	<b>63,167</b>	<b>1.41</b>	

All analysis areas indicate new provision for children and young people is required up to 2036 (column H). Central Melton suggests a greater amount of provision is required with 0.85 hectares against both the current and Melton standards. It is likely that given population increase additional play provision will be warranted.

East Melton does not require new provision, in terms of population increase, against the wider Melton standard (0.13 ha per 1,000 population) in column I. The focus should therefore be on ensuring quality standards are being met

The analysis areas of North Melton and West Melton show that new provision is required against the current standard (column H) and the wider Melton standard (column I). The approach for these areas should be to ensure sufficient accessibility to provision particularly in the more rural settlements.

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### Allotments

Analysis area	Current provision (ha)	Current population	Current standard	Identified deficiencies	Total future provision (ha)	Standard based on current demand	Future population	Provision in 2036 (ha)	Provision in 2036 based on Melton standard (ha)
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
Central Melton	8.13	30,809	0.26	-	8.13	0.26	38,332	<b>1.84</b>	6.44
East Melton	3.79	4,872	0.78	-	3.79	0.78	6,062	<b>0.94</b>	-1.49
North Melton	5.97	9,685	0.62	-	5.97	0.62	12,050	<b>1.50</b>	-1.39
West Melton	1.39	5,404	0.26	-	1.39	0.26	6,723	<b>0.36</b>	1.16
<b>MELTON</b>	<b>19.28</b>	<b>50,770</b>	<b>0.38</b>	-	<b>19.28</b>	<b>0.38</b>	<b>63,167</b>	<b>4.72</b>	

Collectively Melton meets the suggested standard of 0.25 hectares per 1,000 population from the National Society of Allotment and Leisure Gardeners (NSALG). All analysis areas have a standard above that recommended by NSALG. However, there are waiting lists at sites across Melton; suggesting demand for plots is not currently being met by supply.

It is recommended that waiting list numbers, rather than the any standard such as the NSALG standard, may be more appropriate to determine the need for new provision.

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### Surpluses and deficiencies

For Melton surplus and deficiencies are set out on a ward-by-ward basis. Wards have been grouped by the analysis area they are located within. Table 7 sets out the total amount of current open space provision for each typology within each ward. Table 8 indicates whether each ward area meets the standard set for the analysis area it is located within as well as the difference in terms of surplus or deficiency.

Table 7: Total open space provision by wards

Wards	Current population *	Total Open Space (ha) <sup>†</sup>	Parks & gardens (ha)	Natural & semi-natural greenspace (ha)	Amenity greenspace (ha)	Provision for children/ young people (ha)	Allotments (ha)
<b>Central Melton</b>							
Asfordby	3,389	9.871	1.209	-	3.550	1.498	2.714
Melton Craven	3,624	4.273	0.397	1.700	2.055	0.121	-
Melton Dorian	5,476	10.116	-	4.207	4.129	0.704	1.076
Melton Egerton	4,099	5.285	-	3.089	1.575	0.021	-
Melton Newport	5,097	61.780	54.321	-	0.413	0.153	2.451
Melton Sysonby	5,589	4.283	-	0.065	1.394	1.376	1.448
Melton Warwick	3,535	15.317	8.252	-	6.161	0.264	0.440
<b>East Melton</b>							
Somerby	1,736	37.752	33.451	0.097	0.446	0.745	1.213
Waltham-on-the-Wolds	1,569	7.002	-	0.422	2.754	0.119	1.931
Wyndham	1,567	12.424	-	7.707	1.374	0.067	0.652

\* Source: Population figures based on ONS (2012)

<sup>†</sup> Total figures include all open space typologies (i.e. also includes cemeteries, civic spaces)

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Wards	Current population *	Total Open Space (ha) <sup>†</sup>	Parks & gardens (ha)	Natural & semi-natural greenspace (ha)	Amenity greenspace (ha)	Provision for children/ young people (ha)	Allotments (ha)
<b>North Melton</b>							
Bottesford	3,585	7.581	-	0.323	3.985	0.204	1.503
Croxton Kerrial	1,798	7.902	-	-	2.334	0.616	1.439
Long Clawson & Stathern	4,302	12.449	-	0.295	4.588	0.505	3.028
<b>West Melton</b>							
Frisby-on-the-Wreake	1,744	42.399	-	39.160	0.173	0.196	1.081
Gaddesby	1,729	3.216	0.089	-	1.400	0.145	-
Old Dalby	1,931	18.145	-	12.750	2.873	0.069	0.309
<b>Total</b>	<b>50,770</b>	<b>259.795</b>	<b>97.719</b>	<b>69.815</b>	<b>39.204</b>	<b>6.802</b>	<b>19.284</b>

The '*target*' columns for each typology indicate the suggested amount of provision (in hectares) required for each ward if it were to meet the set standard for its analysis area. The adjacent '*surplus/deficient*' column shows whether actual provision for a ward (shown in Table 7) is above or below this recommended figure. If it is above the current supply figure is shown in green, if below it is shown in red.

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Table 8: Current surpluses and deficiencies by ward

		Parks & gardens		Natural & semi-natural greenspace		Amenity greenspace		Provision for children/young people		Allotments		
CENTRAL MELTON		2.08		0.29		0.63		0.13		0.26		
Wards	Population *	Target	Surplus/deficient	Target	Surplus/deficient	Target	Surplus/deficient	Target	Surplus/deficient	Target	Surplus/deficient	Total
Asfordby	3,389	7.049	-5.84	0.983	-0.983	2.135	1.415	0.441	1.057	0.881	1.833	-2.518
Melton Craven	3,624	7.538	-7.141	1.051	0.649	2.283	-0.228	0.471	-0.350	0.942	-0.942	-8.012
Melton Dorian	5,476	11.390	-11.390	1.588	2.619	3.450	0.679	0.712	-0.008	1.424	-0.348	-8.448
Melton Egerton	4,099	8.526	-8.526	1.189	1.900	2.582	-1.007	0.533	-0.512	1.066	-1.066	-9.211
Melton Newport	5,097	10.602	43.719	1.478	-1.478	3.211	-2.798	0.663	-0.510	1.325	1.126	40.059
Melton Sysonby	5,589	11.625	-11.625	1.621	-1.556	3.521	-2.127	0.727	0.649	1.453	-0.005	-14.664
Melton Warwick	3,535	7.353	0.899	1.025	-1.025	2.227	3.934	0.460	-0.196	0.919	-0.479	3.133
<b>Total</b>	<b>30,809</b>	<b>64.083</b>	<b>0.096</b>	<b>8.935</b>	<b>0.126</b>	<b>19.409</b>	<b>-0.132</b>	<b>4.007</b>	<b>0.130</b>	<b>8.010</b>	<b>0.119</b>	<b>0.339</b>
EAST MELTON		-		1.60		0.94		0.19		0.78		
Wards	Population	Target	Surplus/deficient	Target	Surplus/deficient	Target	Surplus/deficient	Target	Surplus/deficient	Target	Surplus/deficient	Total
Somerby	1,736	-	-	2.778	-2.681	1.632	-1.186	0.330	0.415	1.354	-0.141	-3.593
Waltham-on-the-Wolds	1,569	-	-	2.510	-2.088	1.475	1.279	0.298	-0.179	1.224	0.707	-0.281
Wymondham	1,567	-	-	2.507	5.200	1.473	-0.099	0.298	-0.231	1.222	-0.570	4.300
<b>Total</b>	<b>4,872</b>	<b>-</b>	<b>-</b>	<b>7.795</b>	<b>0.431</b>	<b>4.580</b>	<b>-0.006</b>	<b>0.926</b>	<b>0.005</b>	<b>3.800</b>	<b>-0.004</b>	<b>0.426</b>

\* Source: Population figures based on ONS (2012)

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NORTH MELTON		-		0.12		1.13		0.14		0.62		
Wards	Population	Target	Surplus/ deficient	Target	Surplus/ deficient	Target	Surplus/ deficient	Target	Surplus/ deficient	Target	Surplus/ deficient	Total
Bottesford	3,585	-	-	0.430	-0.107	4.051	-0.066	0.502	-0.298	2.223	-0.720	-1.191
Croxton Kerrial	1,798	-	-	0.216	-0.216	2.032	0.302	0.252	0.364	1.115	0.324	0.774
Long Clawson & Stathern	4,302	-	-	0.516	-0.221	4.861	-0.273	0.602	-0.097	2.667	0.361	-0.230
<b>Total</b>	<b>9,685</b>	-	-	<b>1.162</b>	<b>-0.544</b>	<b>10.944</b>	<b>-0.037</b>	<b>1.356</b>	<b>-0.031</b>	<b>6.005</b>	<b>-0.035</b>	<b>-0.647</b>
WEST MELTON		6.21		9.61		0.82		0.08		0.26		
Wards	Population*	Target	Surplus/ deficient	Target	Surplus/ deficient	Target	Surplus/ deficient	Target	Surplus/ deficient	Target	Surplus/ deficient	Total
Frisby-on-the-Wreake	1,744	10.830	-10.830	16.760	22.400	1.430	-1.257	0.140	0.056	0.453	0.628	10.997
Gaddesby	1,729	10.737	-10.648	16.616	-16.616	1.418	-0.018	0.138	0.007	0.450	-0.450	-27.725
Old Dalby	1,931	11.992	-11.992	18.557	-5.807	1.583	1.290	0.154	-0.085	0.502	-0.193	-16.787
<b>Total</b>	<b>5,404</b>	<b>33.559</b>	<b>-33.470</b>	<b>51.933</b>	<b>-0.023</b>	<b>4.431</b>	<b>0.015</b>	<b>0.432</b>	<b>-0.022</b>	<b>1.405</b>	<b>-0.015</b>	<b>-33.515</b>
<b>MELTON TOTAL</b>	<b>50,770</b>	<b>97.642</b>	<b>-33.374</b>	<b>69.825</b>	<b>-0.01</b>	<b>39.364</b>	<b>-0.160</b>	<b>6.721</b>	<b>0.082</b>	<b>19.220</b>	<b>0.065</b>	<b>-33.397</b>

Across Melton there are 11 wards showing a deficiency in the total amount of open space provision. Within these wards the most significant deficiency of an open space typology is for parks and gardens. It is likely to be unrealistic to address such shortfalls recorded for the typology through the creation of new sites. Therefore the priority in these wards in general is to ensure quality and accessibility to existing provision of this type and similar types (i.e. amenity greenspace) is sufficient.

Similarly for amenity greenspace, where there is an overall shortfall in the analysis area, it is important that the quality and accessibility standards are being met. New forms of provision should also look to be sought where opportunities present themselves.

\* Source: Population figures based on ONS (2012)

### **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.

### **Overview**

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

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

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

The policy and implications summary of the quality and value matrix (p9-10) 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.

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

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

Sites within this category should be viewed as being key forms of open space provision. The quality and value matrix in the Appendix (p30-37) identifies those sites rating high for quality and value. It is important that the Council looks to retain sites of this classification.

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

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

The policy and implications summary for the accessibility catchment mapping (p13-14) highlights those sites that help to serve other forms of open space provision in the analysis area they are located.

These sites currently help to meet the identified catchment gaps for other open space typologies. A clear example of a multifunctional site is Melton Country Park. MBC should seek to ensure the role and quality of these sites through greater levels and range 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 new provision in order to address gaps in catchments.

## **Recommendation 4**

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

For sites identified as low value and/or low quality and value in areas (p9-10), a change of primary typology should be first considered. If no shortfall of other open space typologies is noted, or it is not feasible to change the primary typology of the site, then the site may be redundant/ 'surplus to requirements'.

## **Recommendation 5**

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

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

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

## **Policy implications**

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

## **How is provision to be made?**

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

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

### *Planning obligations*

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

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



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### *Community Infrastructure Levy (CIL)*

The CIL is a newer method of requiring developers to fund infrastructure facilities including open spaces. They are envisaged by Central Government to replace Section 106 obligations.

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 m<sup>2</sup>.

If Melton has the intention to introduce a CIL, it must be satisfied it can be done without compromising development viability. Any CIL for MBC is likely to be subject to a separate Development Plan Document.

### *Seeking developer contributions*

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

The guidance should form the basis for negotiation with developers to secure contributions for the provision of appropriate facilities and their long term maintenance. Section 106 contributions could also be used to improve the condition and maintenance regimes of playing pitches.

### *Determining contributions*

The majority of Melton is set in natural surroundings with ready access to the countryside. For this reason it may not be considered appropriate to require developer contributions towards the creation of new natural and semi-natural greenspace sites. However, it could be proposed that it is more appropriate for on-site provision of design features associated with, for instance, natural and semi-natural provision (e.g. trees, hedgerows) to be negotiated with a developer on an application-by-application basis. This would need to be in accordance with the recommended standards whilst having regard to the location and characteristics of each site.

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

- ◀ Identify a deficit - the total amount of open space provision within the locality and whether the amount of provision can contribute to the above quantity standards/levels set for each typology following completion of the development (p18-22)
- ◀ whether the locality is within the accessibility catchment standards as set for each open space typology (p13-14)
- ◀ whether enhancement of existing provision is required if either or both the quantity and accessibility standards are sufficiently met (p9-10)

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

### *Off site contributions*

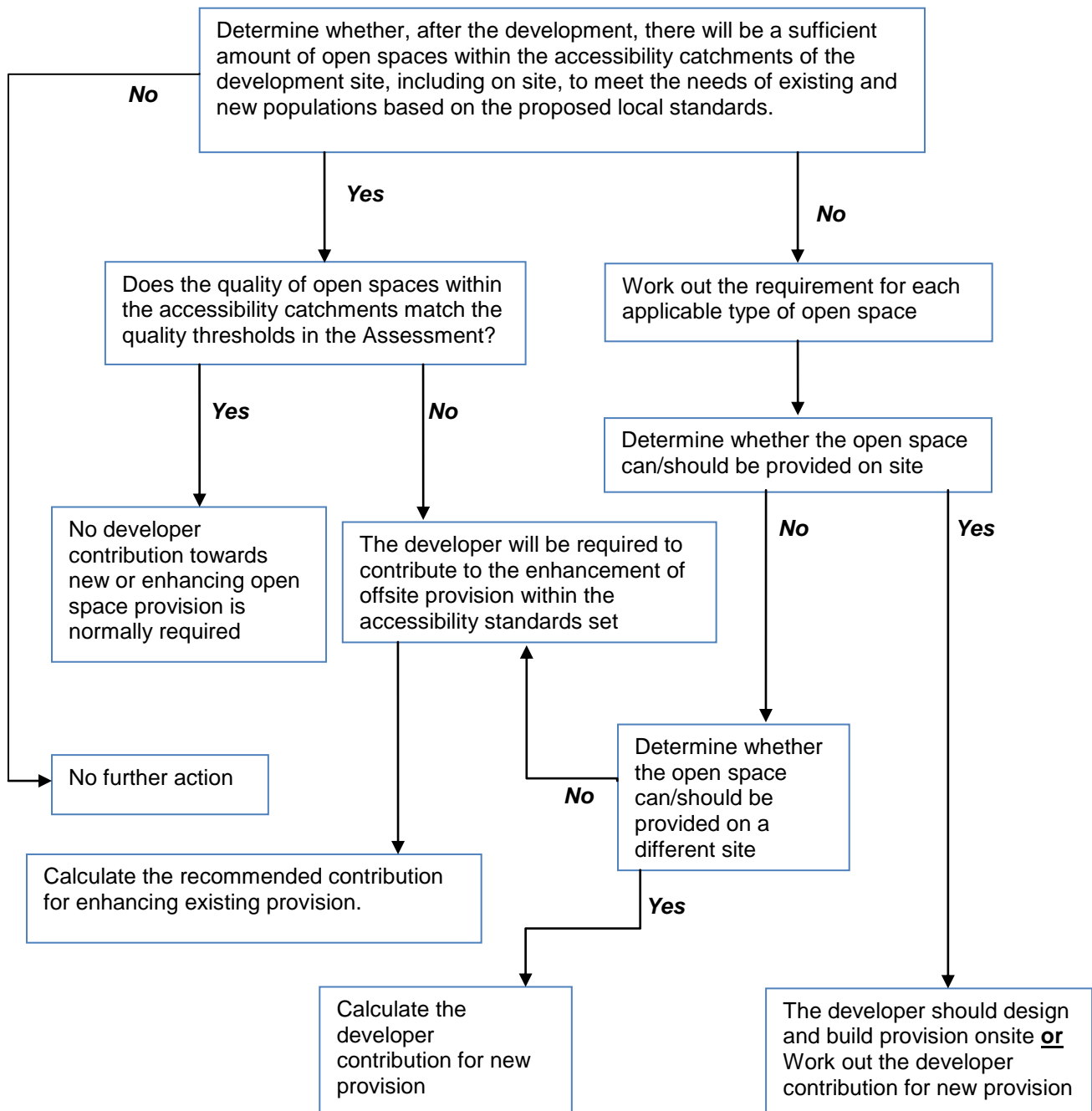
In instances where it is not realistic for new provision to be provided on site it may be more appropriate to seek to enhance the existing quality of provision and/or improve access to sites. Standard costs for the enhancement of existing open space and provision of new open spaces should be clearly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

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.

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

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Figure 1: Determining s106 developer contributions



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### *Maintenance contributions*

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

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

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

### *Calculating onsite contributions*

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

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

Using amenity greenspace in Central Melton as an example, the recommended standard is 0.63 ha per 1,000 population (6,300 sq. metres per 1,000 population) or 431 dwellings. Therefore by dividing 6,300 sq. metres by 431 dwellings a requirement for 14.6 sq. metres of amenity greenspace per dwelling is obtained.

### *Equipped play areas recommendation*

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

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

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

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

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

An approach to securing developer contributions for playing pitches is set out in the appendices. It is important that this is also read in conjunction with the findings of the Melton Playing Pitches Strategy.

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## APPENDIX ONE

### Worked examples

These three worked examples are intended to assist the Council in considering the requirements for open space provision as part of any future housing developments. Each utilises the appropriate standards as calculated as part of the studies. Future demand for pitches is based on the Team Generation Rates (TGRs) as set out in the Playing Pitch Strategy. The examples and the process of their application should be used to help form a starting point for negotiation with developers.

The set standards have been applied to each worked example in order to ascertain how much open space provision should look to be provided as part of a development. The worked examples are all of a different scale and location in order to provide a range of hypothetical scenarios. A summary for each example is set out below.

In order to calculate the potential requirement for open space of a development the following steps should be followed:

#### *Step 1: Calculate population growth*

The amount of population growth needs to be understood in order to be able to work out how much open space may be required as part of a new housing development. This should be based on the number of dwellings being proposed. The proposed population growth can then be calculated by using the average household size in the UK of 2.3 people per household.

The table below sets out the proposed population growth for each of the three worked examples.

Example name	Proposed dwellings	Proposed population growth
South Melton Mowbray	1,300	2,990
Melton Mowbray	200	460
Rural (e.g. Somerby)	30	69

#### *Step 2: Calculate additional open space requirement*

This can be calculated by using the quantity standards per 1,000 populations of head for each typology of open space (as set out in the tables on p18 – p22). Identifying the potential additional open space requirement should be calculated by applying the standards against the proposed population growth identified in Step 1.

The future requirement for playing pitch provision also needs to be calculated. Future demand for grass pitches is calculated by using Team Generation Rates (TGRs) as set out in the Playing Pitch Assessment and Strategy. TGRs are in essence a ratio based on the current population (within certain age categories) and the number of teams which are then applied to future population figures. Appendix 3 of this report sets out the TGRs and the requirement in the future for playing pitches across Melton.

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## *Step 3: Identify gaps in catchment mapping*

The need for any additional new forms of open space provision should be done in context of whether the proposed development is within the catchment area of existing provision. The tables on p13 – p14 set out any areas that are identified as not being covered by existing form of open space provision.

Areas not covered by catchment mapping from existing sites may be more of a priority for new forms of open space provision. However, this should be done in conjunction with Step 4.

## *Step 4: Identify deficiencies/surpluses at local level*

In addition to identifying whether a development is covered by the catchment of an existing site, there is also a need to identify whether there is surplus or deficiency of a particular type of open space at a more local level.

This is done through looking at whether the Ward that the proposed development is to be located is above or below the set standard for that type of open space within that analysis area. Table 8 sets out for each Ward whether it has a potential surplus or deficiency.

New forms of open space provision are justified in instances where a development is not covered by a catchment and the Ward it is located within is identified as being deficient.

In instances where a development is served by an existing form of open space (i.e. covered by catchment and/or the Ward has an identified surplus) offsite contributions should be sought in order to help maintain the quality of these sites helping to serve the proposed population growth.

### ***Example 1: South Melton Mowbray – large scale circa 1,300 dwellings***

The following table summarises the amount of new provision required in hectares for the worked example of a development containing 1,300 dwellings in the South Melton Mowbray area such as the Melton Warwick Ward. New provision levels are based on the quantity standards set for the analysis area of Central Melton.

Typology	Quantity standard (ha per 1,000 population)	Projected population growth *	Identified new provision (ha)
Parks and gardens	2.08	2,990	6.22
Natural and semi-natural greenspace	0.29		0.87
Amenity greenspace	0.63		1.88
Provision for children and young people	0.13		0.39
Allotments	0.26		0.78

In terms of parks, the worked example area is not covered by the walk time catchment for any existing parks provision (see table on p13). However, the ward of Melton Warwick is sufficiently served by parks in terms of quantity (see Table 8 on p25).

\* Based on occupancy rate of 2.3 persons per dwelling

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In addition, the proximity of strategic sites such as Melton Country Park and several amenity greenspace sites could be considered to be within reach and therefore be able to provide a level of service to the new development (p13). It is likely that some offsite contributions to existing parks provision should be sought in order to ensure current quality standards are enhanced and/or expanded to help meet extra demand from new populations. However, if the Council wishes to maintain the current standard of 2.08 hectares per 1,000 population then new provision should seek to be provided. If feasible this should be provided on site. If not, off site contributions may need to be pooled in order to provide a new form of parks provision for the Central Melton area.

For the provision of children and young people there is a deficiency identified for the Melton Warwick Ward (Table 8, p25). It would be appropriate to seek new provision in order to meet the additional demand that will be created from new population levels.

New NSN provision is required against the current standard. Given the large amounts of existing natural and semi-natural greenspace already recorded across Melton, as well as the local authority's general rural characteristics, it is unlikely that new standalone forms of natural and semi-natural greenspace are needed to be sought through developer contributions. A general consideration should be to ensure natural and semi-natural features are encouraged on existing or planned sites.

A total of 0.78 hectares of allotment provision is identified for the worked example based on the current standard. This is an equivalent of 31 plots (based on an average plot size of 0.025 hectares). Similarly, based on the NSALG standard of 0.25 hectares per 1,000 population there would be a requirement of 0.75 hectares; an equivalent of 30 plots (based on an average plot size of 0.025 hectares).

New provision should look to firstly be positioned to existing allotment provision within the Central Melton analysis area. If this is not possible, provision may need to be created at a newly established site. This may provide an opportunity to also address the high waiting lists recorded for plots.

Future demand for grass pitches as calculated by Team Generation Rates (TGRs) set out in the Playing Pitch Assessment and Strategy shows a demand for new pitch provision equivalent to 0.5 adult, 1 youth and 3 mini football pitches across Melton. The strongest demand for such provision is in the Central Melton analysis area. A large scale development such as the one in this worked example can seek to address the predicted demand for future pitches firstly through on site provision or secondly via off site contributions. The approach to how this could be achieved is set out in Appendix 3.



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### **Example 2: Melton Mowbray – midrange circa 200 dwellings**

The following table summarises the amount of new provision required in hectares for the worked example of a development containing 200 dwellings in the Melton Mowbray area. New provision levels are based on the quantity standards set for the analysis area of Central Melton.

Typology	Quantity standard (ha per 1,000 population)	Projected population growth *	Identified new provision (ha)
Parks and gardens	2.08	460	0.96
Natural and semi-natural greenspace	0.29		0.13
Amenity greenspace	0.63		0.29
Provision for children and young people	0.13		0.06
Allotments	0.26		0.12

In terms of parks, the worked example area has some gaps in walk time noted at the peripheries of Melton Mowbray (p13). However, these are served by other forms of provision such as amenity greenspace that can provide similar roles and opportunities. The ward surpluses/deficiencies table (p25) also shows Central Melton to be well served by parks provision. The focus therefore should be on ensuring quality standards are being met for existing provision and these other open space typologies (p9 and Appendix 2).

However, if the Council wishes to maintain the current standard of 2.08 hectares per 1,000 population than new provision should seek to be provided. If feasible this should be provided on site. If not, off site contributions may need to be pooled in order to provide a new form of parks provision for the Central Melton area.

The typologies of natural and semi-natural, amenity greenspace, provision for children and young people and allotments are sufficiently covered by catchment mapping for existing provision (p13). The ward surpluses/deficiencies table (p25) shows that in the Central Melton area there is a deficiency and therefore there is a need to ensure new forms of amenity greenspace are sought as part of any new developments.

A total of 0.12 hectares of allotment provision is identified for the worked example based on the current standard. This is an equivalent of five plots (based on an average plot size of 0.025 hectares). Similarly, based on the NSALG standard of 0.25 hectares per 1,000 population there would be a requirement of 0.12 hectares; an equivalent of five plots (based on an average plot size of 0.025 hectares).

New provision should look to firstly be positioned to existing allotment provision within the Central Melton area. If this is not possible, provision may need to be created at a newly established site. This may provide an opportunity to also address the high waiting lists recorded for plots

\* Based on occupancy rate of 2.3 persons per dwelling

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Future demand for grass pitches as calculated by Team Generation Rates (TGRs) set out in the Playing Pitch Assessment and Strategy shows a demand for new pitch provision equivalent to 0.5 adult, 1 youth and 3 mini football pitches across Melton. The strongest demand for such provision is in the Central Melton analysis area. A development such as the one in this worked example should seek to help address the predicted demand for future pitches via off site contributions. The approach to how this could be achieved is set out in Appendix 3.

### **Example 3: Rural (e.g. Somerby) – small scale circa 30 dwellings**

The following table summarises the amount of new provision required in hectares for the worked example of a development containing 30 dwellings in a rural area. New provision levels are based on the quantity standards set for the analysis area of East Melton.

Typology	Quantity standard (ha per 1,000 population)	Projected population growth *	Identified new provision (ha)
Parks and gardens	-	69	-
Natural and semi-natural greenspace	1.60		0.11
Amenity greenspace	0.94		0.065
Provision for children and young people	0.19		0.013
Allotments	0.78		0.054

East Melton is identified as currently having no parks and gardens. It is unlikely, given its rural characteristic and level of expectation associated with access to parks provision, that new forms of such provision are required. The focus should be on ensuring quality standards are being met for other open space typologies that can provide similar roles and opportunities (i.e. amenity greenspaces).

NSN in the East Melton analysis area shows that new provision is required against the current standard. Given the large amounts of existing natural and semi-natural greenspace already recorded across Melton, as well as the local authority's general rural characteristics, it is unlikely that new forms of natural and semi-natural greenspace are needed to be sought through developer contributions. A general consideration for future planning applications should be to ensure natural and semi-natural features are encouraged on sites. The focus for natural provision should be on ensuring quality standards are being met (p9-10 and Appendix 2) for sites such as High Street, Somerby.

Amenity greenspace in East Melton indicates a requirement for new provision. However, against the wider Melton standard (column I), the analysis area does not require new provision as it sufficiently meets the amount of provision recommended (p20). Given the hypothetical size of the proposed development the priority for Somerby should be on ensuring quality standards are being met for existing sites such as High Street Amenity Area (West).

\* Based on occupancy rate of 2.3 persons per dwelling

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In terms of play provision East Melton and Somerby do not require new provision. The focus should therefore be on ensuring quality standards continue to be met.

A total of 0.054 hectares of allotment provision is identified for the worked example based on the current standard. This is an equivalent of two plots (based on an average plot size of 0.025 hectares). However, based on the NSALG standard of 0.25 hectares per 1,000 population there would be a requirement of 0.017 hectares; an equivalent of just over half a plot (based on an average plot size of 0.025 hectares).

New provision should look to firstly be positioned to existing allotment provision such as the Mill Lane Allotments site in Somerby. If this is not possible, provision may need to be added at the next nearest established site such as Twyford Allotments or Knossington Allotments (p9 and Appendix 2).

Future demand for grass pitches as calculated by Team Generation Rates (TGRs) set out in the Playing Pitch Assessment and Strategy shows no requirement for new pitch provision due to the additional housing proposed as part of such a development.

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## APPENDIX TWO

### Quality and Value matrix

Assessing the quality and value of open spaces is used to identify those sites which should be given the highest level of protection by the planning system, those which require enhancement in some way and those which may be redundant in terms of their present purpose. Further guidance on the quality and value matrix is set out on p7.

#### Central Melton

Figure 2: Central Melton Quality and Value Matrix

Allotments		Quality	
		High	Low
Value	High	<ul style="list-style-type: none"> <li>◀ Dieppe Way Allotments (34)</li> <li>◀ Hoby Road Allotments (57)</li> <li>◀ Lake Terrace Allotments (62)</li> <li>◀ Doctors Lan Allotments (81.1)</li> <li>◀ Redwood Avenue Allotments (81.4)</li> <li>◀ The Crescent Allotments (164)</li> <li>◀ Victoria Street Allotments (178)</li> </ul>	
	Low		

Amenity greenspace		Quality	
		High	Low
Value	High	<ul style="list-style-type: none"> <li>◀ Baldocks Lane Amenity (10)</li> <li>◀ Blyth Avenue Amenity (13)</li> <li>◀ Chapel Street Amenity (21)</li> <li>◀ Melton Road AGS (83)</li> <li>◀ Norfolk Drive Amenity (89)</li> <li>◀ Nottingham Road Amenity (90)</li> <li>◀ St Marys Parish Church Amenity (142)</li> <li>◀ War Memorial Hospital Amenity (181)</li> <li>◀ Glendon Close (188)</li> <li>◀ Brookfield Court Amenity (212)</li> <li>◀ Cranmere Road Amenity (218)</li> <li>◀ Waterfield Leisure Amenity (224)</li> <li>◀ Buckminster Close Amenity (225)</li> <li>◀ Winsters Crescent/ Valley Road Amenity (226)</li> <li>◀ Robin Crescent Amenity (227)</li> <li>◀ Dalby Road Amenity (228)</li> </ul>	<ul style="list-style-type: none"> <li>◀ Asfordby Hill Amenity (8)</li> <li>◀ Egerton View, Leicester Road (41)</li> <li>◀ Hunts Drive Amenity (60)</li> <li>◀ Nottingham Road Amenity2 (91)</li> <li>◀ Princess Anne Square (100)</li> <li>◀ Weavers Green Amenity (183)</li> <li>◀ Horseguards Way (233)</li> </ul>
	Low		

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Amenity greenspace		
	Quality	
	High	Low
Value	High	<ul style="list-style-type: none"> <li>◀ Princess Drive Amenity (229)</li> <li>◀ Riverside Garden (252)</li> <li>◀ Hartopp Road Amenity (53)</li> <li>◀ Thrush Close Amenity (173)</li> <li>◀ West Avenue Green Amenity (187)</li> </ul>
	Low	<ul style="list-style-type: none"> <li>◀ Welby Road Amenity (186)</li> <li>◀ Drummond Walk Amenity (214)</li> <li>◀ Drummond Walk Amenity (215)</li> <li>◀ Cranmere Road Amenity (217)</li> <li>◀ Sherwood Drive Amenity (221)</li> <li>◀ Blenheim Walk (247)</li> </ul>

Provision for children and young people		
	Quality	
	High	Low
Value	High	<ul style="list-style-type: none"> <li>◀ Crompton Road Play Area (29)</li> <li>◀ Dickens Drive Play Area (33)</li> </ul>
	Low	

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Parks and gardens			
		Quality	
		High	
		Low	
Value	High	<ul style="list-style-type: none"> <li>◀ Melton Country Park (81)</li> <li>◀ Play Close, Priors Close, New Park (98)</li> <li>◀ Egerton Memorial Gardens (242)</li> <li>◀ Wilton Park (240)</li> </ul>	<ul style="list-style-type: none"> <li>◀ Golden Jubilee Park (46)</li> <li>◀ St Mary's Way (143)</li> </ul>
	Low		

Natural and semi-natural greenspace			
		Quality	
		High	
		Low	
Value	High	<ul style="list-style-type: none"> <li>◀ River Meadow, Brook Lane (103)</li> </ul>	<ul style="list-style-type: none"> <li>◀ River Meadow, Lake Terrace (102)</li> <li>◀ Dieppe Way/Nottingham Road (92)</li> </ul>
	Low		<ul style="list-style-type: none"> <li>◀ Embankment/path (42)</li> </ul>

## East Melton

Figure 3: East Melton Quality and Value Matrix

Allotments			
		Quality	
		High	
		Low	
Value	High	<ul style="list-style-type: none"> <li>◀ High Street Allotments (54)</li> <li>◀ Knossington Allotments (61)</li> <li>◀ Mill Lane Allotments, Waltham on the Wolds (85)</li> </ul>	<ul style="list-style-type: none"> <li>◀ Gunby Road Allotments (52)</li> <li>◀ Main Street Allotments, Wymondham (69)</li> <li>◀ Mill Lane Allotments, Somerby (84)</li> <li>◀ Sandy Lane Allotments (106)</li> <li>◀ Twyford Allotments (175)</li> <li>◀ Scalford Allotments (257)</li> </ul>
	Low		

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Amenity greenspace			
	Quality		
	High	Low	
Value	High	<ul style="list-style-type: none"> <li>◀ High Street Amenity (55)</li> <li>◀ Melton Road Amenity (82)</li> <li>◀ Sewstern Amenity (114)</li> <li>◀ Somerby Road Amenity (115)</li> <li>◀ Sewstern War Memorial (180)</li> <li>◀ Waltham on the Wolds Village Hall (201)</li> </ul>	<ul style="list-style-type: none"> <li>◀ Main Street Amenity, Sproxtton (71)</li> <li>◀ Main Street Amenity, Buckminster (75)</li> <li>◀ Sandy Lane Recreation Ground (107)</li> <li>◀ Thorpe Satchville Recreation (254)</li> </ul>
	Low	<ul style="list-style-type: none"> <li>◀ Main Street Amenity, Wymondham (74)</li> </ul>	<ul style="list-style-type: none"> <li>◀ High Street Amenity Area (56)</li> <li>◀ Main Street Amenity, Burrough on the Hill (72)</li> <li>◀ The Crescent Amenity, Pickwell (166)</li> <li>◀ The Crescent Amenity, Buckminster (167)</li> <li>◀ Town End Amenity (193)</li> </ul>

Provision for children and young people			
	Quality		
	High	Low	
Value	High	<ul style="list-style-type: none"> <li>◀ Sproxtton Village Hall Play Area (200)</li> <li>◀ Waltham on the Wolds Play Area (201.1)</li> <li>◀ High Street Play Area, West (56.1)</li> </ul>	<ul style="list-style-type: none"> <li>◀ Lowesby Lane Play Area (65)</li> <li>◀ Sandy Lane Recreational Ground Play Area (107.1)</li> <li>◀ Sewstern Play Area (114.1)</li> <li>◀ Thorpe Satchville Play Area (254.1)</li> </ul>
	Low		

Natural and semi-natural greenspace			
	Quality		
	High	Low	
Value	High	<ul style="list-style-type: none"> <li>◀ High Street, Somerby Greenspace (112)</li> </ul>	<ul style="list-style-type: none"> <li>◀ Wymondham Rough (209)</li> <li>◀ Cribbs Meadow (258)</li> </ul>
	Low		

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## North Melton

Figure 4: North Melton Quality and Value Matrix

Allotments		Quality	
		High	Low
Value	High	<ul style="list-style-type: none"> <li>◀ Boyers Orchard Allotments (14)</li> <li>◀ Chrch Lane Allotments, Eaton (23)</li> <li>◀ Easthorpe Road Allotments (38)</li> <li>◀ Grantham Road Allotments (48.1)</li> <li>◀ Nether Street Allotments (88)</li> <li>◀ Penn Lane Allotments (95)</li> <li>◀ Pinfold Lane Allotments (97)</li> <li>◀ Vicarage Lane Allotments (176)</li> <li>◀ Canal Road Allotments (204)</li> <li>◀ Broughton Lane Allotments (245)</li> </ul>	<ul style="list-style-type: none"> <li>◀ Plungar Lane Allotments (99)</li> <li>◀ Waltham Lane Allotments (244)</li> <li>◀ Hickling Lane Allotments (246)</li> <li>◀ Melton Road Allotments, Long Clawson (249)</li> <li>◀ East End Allotments, Long Clawson (250)</li> </ul>
	Low		<ul style="list-style-type: none"> <li>◀ Finns Lane Allotment (43)</li> </ul>

Amenity greenspace		Quality	
		High	Low
Value	High	<ul style="list-style-type: none"> <li>◀ Back Lane Amenity (9)</li> <li>◀ Belvoir Road Amenity (11)</li> <li>◀ Grantham Road Recreation (48)</li> <li>◀ Grantham Road Village Green (49)</li> <li>◀ Pasture Lane Amenity (94)</li> <li>◀ Sand Pitt Lane Amenity (104)</li> <li>◀ Scalford Road Amenity (110)</li> <li>◀ The Square (170)</li> <li>◀ Hose Village Green Amenity (179)</li> <li>◀ Water Lane Amenity (182)</li> <li>◀ Bottesford Village Hall (248)</li> <li>◀ Eaton Amenity (253)</li> </ul>	<ul style="list-style-type: none"> <li>◀ Croxton Kerrial Amenity (205)</li> <li>◀ Rear of Bottesford Village Hall (248)</li> </ul>
	Low		<ul style="list-style-type: none"> <li>◀ School Lane Amenity (111)</li> <li>◀ The Crescent Amenity, Stathern (165)</li> <li>◀ The Green Amenity (169)</li> </ul>



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Provision for children and young people			
	Quality		
	High	Low	
Value	High	<ul style="list-style-type: none"> <li>◀ Back Lane Play Area (9.1)</li> <li>◀ The Sands, Long Clawson (31)</li> <li>◀ Grantham Road Play Area (48.2)</li> <li>◀ Grantham Road Skate Park (48.3)</li> <li>◀ Main Street Play Area, Redmile (80)</li> <li>◀ Mill Lane Play Area, Long Clawson (86)</li> <li>◀ Stathern Play Area (182.1)</li> <li>◀ Eaton Play Area (253.1)</li> </ul>	<ul style="list-style-type: none"> <li>◀ School Lane Play Area (111.1)</li> <li>◀ Hose Village Green Play Area (179.2)</li> <li>◀ Bottesford Village Hall Field Play Area (243.1)</li> <li>◀ Croxton Kerrial Play Area (205.1)</li> </ul>
	Low		

Natural and semi-natural greenspace			
	Quality		
	High	Low	
Value	High	<ul style="list-style-type: none"> <li>◀ Station Road Meadow (162.1)</li> <li>◀ Stonesby Quarry (251)</li> </ul>	<ul style="list-style-type: none"> <li>◀ Stathern Road Nature Reserve (161)</li> </ul>
	Low		

## West Melton

Figure 5: West Melton Quality and Value Matrix

Allotments			
	Quality		
	High	Low	
Value	High	<ul style="list-style-type: none"> <li>◀ Brooksby Road Allotments (15)</li> <li>◀ Greaves Avenue Allotments (50)</li> </ul>	<ul style="list-style-type: none"> <li>◀ Frisby on Wreake Allotments (189)</li> </ul>
	Low		

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Amenity greenspace		
	Quality	
	High	Low
Value	High	<ul style="list-style-type: none"> <li>◀ Church Lane/ Main Road Amenity (26)</li> <li>◀ Dukes Road Amenity (37)</li> <li>◀ Main Street Amenity, Grimston (73)</li> <li>◀ Perkins Lane (96)</li> <li>◀ Holwell Village Green (132)</li> <li>◀ Barsby Village Hall Green (190)</li> </ul>
	Low	<ul style="list-style-type: none"> <li>◀ Blacksmiths Close Amenity (12)</li> <li>◀ Greaves Avenue Amenity (51)</li> <li>◀ Main Road Amenity (66)</li> <li>◀ Derdale Hill Amenity (32)</li> <li>◀ Princess Road Amenity (101)</li> <li>◀ Saxelby Lane Amenity (108)</li> </ul>

Provision for children and young people		
	Quality	
	High	Low
Value	High	<ul style="list-style-type: none"> <li>◀ Chapel Lane Play Area (20)</li> <li>◀ Church Lane Play Area (26.1)</li> <li>◀ Paske Avenue Play Area (93)</li> <li>◀ Barsby Village Hall Green Play Area (190.1)</li> <li>◀ Silloth Green Wild Play Area (333)</li> </ul>
	Low	<ul style="list-style-type: none"> <li>◀ Brooksby Road Play Area (16)</li> <li>◀ Main Street Amenity Play Area (73.1)</li> </ul>

Parks and gardens		
	Quality	
	High	Low
Value	High	<ul style="list-style-type: none"> <li>◀ Burrough on the Hill Country Park (199)</li> <li>◀ Main Street Garden, Great Dalby (76)</li> </ul>
	Low	

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Natural and semi-natural greenspace		
		Quality
		High
		Low
Value	High	<ul style="list-style-type: none"> <li>◀ Church Lane, Ab Kettleby (113)</li> <li>◀ Priory Water Nature Reserve (194)</li> <li>◀ Browns Hill Quarry Nature Reserve (206)</li> <li>◀ Holwell Mineral Line (210)</li> </ul>
	Low	

**APPENDIX THREE**

**Approach to developer contributions for playing pitches**

It is important that this document informs policies and emerging supplementary planning documents by setting out the Council’s approach to securing outdoor sport facilities through new housing development. The guidance can form the basis for negotiation with developers to secure contributions for the provision of appropriate facilities. Developer contributions (specifically off site contributions) could also be used to improve the condition and maintenance regimes of existing pitches in order to increase pitch capacity to accommodate more matches. A number of management objectives should be implemented to enable the above to be delivered:

- ◀ Continue to ensure that where sites are lost, through development or closure, that facilities of the same or improved standard are provided to meet the continued needs of residents.
- ◀ Capital receipts from disposals of playing pitch facilities should be ring-fenced specifically for investment into other playing pitch facilities. They should be invested in accordance with the aims of the Playing Pitch Strategy.
- ◀ Planning consent should include appropriate conditions and/or be subject to a Section 106 Agreement or CIL. Where developer contributions are applicable, a Section 106 Agreement must be completed specifying the amount and timing of sums to be paid.
- ◀ Where more than one new adult pitches are to be provided, changing rooms should be considered to be located on site.

**Calculating future demand**

***Football***

Team generation rates are used below as the basis for calculating the number of teams likely to be generated in the future based on population growth.

*Team generation rates:*

Age group	Current population within age group	Current no. of teams	Team Generation Rate	Future population within age group	Predicted future number of teams	Additional teams that may be generated from the increased population
Senior Mens (16-45)	8,895	20	1:445	9,464	21.3	1.3
Senior Women (16-45)	9,020	3	1:3007	9,597	3.2	0.2
Youth Boys (10-15)	1,833	31	1:59	1,951	33.0	2.0
Youth Girls (10-15)	1,770	6	1:295	1,883	6.4	0.4
Mini-Soccer Mixed (6-9)	2,176	28	1:78	2,623	33.8	5.8

The most significant demand for pitches in the future across Melton will be mini pitches, where it is predicted that there will be a need for three mini pitches (based on 5.8 teams playing on a home and away basis). There is also a future demand equating to the need for 0.5 adult pitches and 1 youth pitch. There is most demand for these pitches in the Central Melton analysis area.

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To calculate any future contributions the demand for pitches must be converted to hectares (based on the recommended FA pitch sizes).

*Recommended pitch sizes:*

Type of pitch	FA recommended pitch size (yards)*	Hectare conversion
Adult pitch	116 x 76	0.73
Youth pitch (9v9)	86 x 56	0.40
Mini pitch	66 x 46	0.25

Therefore the expressed future demand for pitches across Melton in hectares and the hectare requirement per 1,000 population (based on the future population within that age group) is:

*Summary of demand:*

Type of pitch	Number of pitches required to meet future demand	Hectare requirement	Hectare requirement per 1,000 population
Adult pitch	0.5	0.37	0.02
Youth pitch	1	0.4	0.10
Mini pitch	3	0.75	0.29
Totals	<b>4.5</b>	<b>1.52</b>	<b>0.41</b>

## **Cricket**

*Future demand*

Team generation rates are used below as the basis for calculating the number of teams likely to be generated in the future based on population growth.

*Team generation rates:*

Age group	Current population within age group	Current no. of teams	Team Generation Rate	Future population within age group	Predicted future number of teams	Additional teams that may be generated from the increased population
Senior Mens (18-55)	12,150	38	1:320	12,928	40.4	2.4
Senior Womens (18-55)	12,332	-	-	13,121	-	-
Junior Boys (7-17)	3,275	23	1:142	3,484	24.5	1.5
Junior Girls (7-17)	3,187	3	1:1062	3,391	3.2	0.2

\* Measured against FA recommended dimensions: <http://www.thefa.com/my-football/football-volunteers/Runningclub/yourfacilities/~media/42E67E5DF06C475C8BE0BED035CD325B.ashx>

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A predicted increase in all age categories across Melton is noted. However, there is not likely to be a significant increase in demand for cricket pitches driven by population. Furthermore, actual spare capacity is identified in the PPS at some grounds.

### **Rugby**

#### *Future demand*

Team generation rates are used below as the basis for calculating the number of teams likely to be generated in the future based on population growth.

#### *Team generation rates:*

Age group	Current population within age group	Current no. of teams	Team Generation Rate	Future population within age group	Predicted future number of teams	Additional teams that may be generated from the increased population
Senior Mens (19-45)	7,949	5	1:1590	8,458	5.3	0.3
Senior Women (19-45)	8,126	0	0	8,646	0.0	0.0
Junior Boys (13-18)	1,869	4	1:467	1,988	4.3	0.3
Mini rugby mixed (7-12)	1,781	2	1:890	1,895	2.1	0.1

Population growth alone across Melton does not create the need for additional rugby pitches to be provided. However, this does not take account of any development or growth from clubs in the area.

#### **Total grass pitches requirement across Melton:**

Type of pitch	Total hectare requirement	Total hectare requirement per 1,000 population
Football	1.52	0.41
Cricket	-	-
Rugby	-	-
	<b>1.52</b>	<b>0.41</b>

### **Calculating contributions**

#### **Pitches**

In all cases the requirement for provision should be based upon the number of persons generated from the net increase in dwellings in a proposed scheme, using the average household occupancy rate of 2.3 persons per dwelling.

In cases where a contribution is required, the first stage is to calculate the total number of persons in the development (dwellings in the development multiplied by 2.3 (persons per dwelling). For example, 200 dwellings at 2.3 persons per household represent 460 persons.

The next stage is to calculate the pitch requirement for the development. This is calculated by multiplying total persons in the development by the hectare requirement and

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dividing the total by 1,000. For example, 460 persons multiplied by 0.41 and divided by 1,000 equals 0.19 hectares of playing pitch is required.

### Calculation:

$$\begin{array}{rclclcl} \text{Number of} & & & & & & \\ \text{dwellings x 2.3} & \times & \text{Hectare} & = & \frac{)}{1000} & = & \text{Hectares} \\ & & \text{requirement per} & & & & \text{required for the} \\ & & \text{1,000} & & & & \text{proposed} \\ & & & & & & \text{development} \end{array}$$

### Changing rooms

All sites with multiple adult playing pitches should be served by suitable, good quality ancillary facilities; these should be located in close proximity to the playing area.

To achieve an increase in participation in sport and physical activity in the area, it is imperative that in addition to the need to secure developer contributions for pitch provision, contributions should also be sought for improving and providing changing room accommodation using the following guidelines:

- ◀ Figures based on the sports facility quarterly costs from Sport England are available via the drop down menu at <https://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/cost-guidance/>. If these cannot be found, the last set of quarterly costs are <http://www.sportengland.org/media/198443/facility-costs-4q13.pdf>
- ◀ Therefore the calculations below would need to change each quarter.
- ◀ Changing provision requirements are reliant on the number of pitches not the size of pitches. Changing facilities required for new pitches, whether they are on or off site.

Example 1: Calculation for off site contribution for playing pitches:

$$\begin{array}{rclclcl} \text{Hectares} & / & 0.74 & \times & 80,000 & = & \text{£} \\ \text{required} & & \text{(typical hectares of} & & \text{(cost of grass} & & \text{off-site} \\ & & \text{grass pitch)} & & \text{pitch of 0.74 ha} & & \text{contribution} \\ & & & & \text{as identified by} & & \\ & & & & \text{Sport England} & & \\ & & & & \text{for calculation} & & \\ & & & & \text{purposes)} & & \end{array}$$

Example 2: Calculation for off site contribution for changing accommodation:

$$\begin{array}{rclclcl} \text{No. of Pitches} & \times & 685,000 & / & 2 & = & \text{£} \\ \text{(Need 2 team} & & \text{(cost of 4 team} & & \text{(based on 2} & & \text{Total off-site} \\ \text{changing room} & & \text{changing room as} & & \text{teams per} & & \text{contribution} \\ \text{per pitch)} & & \text{identified by Sport} & & \text{pitch)} & & \\ & & \text{England for} & & & & \\ & & \text{calculation} & & & & \\ & & \text{purposes)} & & & & \end{array}$$

NB – the total figures do not include land value contribution or commuted sums for future maintenance

