



6 a) Open Space and Amenity




Last Modified September 27, 2019

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| Open Space and Amenity | |
|---|---|
| Local Plan Policies | NPPF paragraphs |
| SP1, SP2, CS15, CS18 | 73 , 74 , 175 |
| Justification | |
| <p>Open space is important for our quality of life, providing a range of different function and purposes. It has a wide range of roles such as, children’s play, outdoor leisure and general amenity. It is important for social interaction, fostering community and achieving local health improvements. It can also be important in defining the character of development</p> | |
| General approach | |
| <p>The council will expect appropriate on-site provision of open space, as part of general amenity and play / recreation.</p> <p>Provision should be integrated into the design of the development and should be supplied in such a way that it is functional</p> <p>The future ownership and maintenance of any open space provision should remain with the developer or transferred to trust; only in limited circumstances will the council adopt such areas.</p> <p>If the proposed development is in an area where there is existing capacity in local facilities, or in an area where there are firm plans for improvement (such as identified CIL expenditure for a local improvement scheme) the application of the standards below could be reduced.</p> | |
| Trigger | |
| Residential development over 50 units or 1 hectare | |
| General Amenity | |

| On site provision | Where this can't be met on-site |
|---|--|
| <p> Hertsmere Open Space Study (2010) recommends a range of open space requirements.</p> | <p>With agreement of the council, the council may exceptionally consider a financial contribution to an identified local improvement scheme and/or new open space provision as an alternative.</p> |

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| Trigger |
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| Residential development over 50 units |
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|----------------------------|
| Equipped play areas |
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| On site provision | Where this can't be met on-site |
|---|--|
| <p>Less than 100 units = 1 LEAP (Local Equipped Play Area)</p> | <p>With agreement from the council, the developer can provide the council with a sum of money to take on the maintenance and liability of the new LEAP for a period of 15 years.</p> |
| <p>Over 100 units = 1 NEAP (Neighbourhood Equipped Play Area)</p> | <p>The council will advise if a NEAP is required. If this cannot be provided on site, a sum to take on the maintenance and liability may be accepted.</p> |

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| Notes |
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| <p>Within the  Hertsmere Open Space Study (2010), a current shortfall of parks within Bushey, Borehamwood, north and south Potters Bar and east Radlett has been identified.</p> <p>The council's 'Regulation 123 list' will be reviewed to contain details of schemes to be funded via CIL.</p> |
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| <p>Related Pages</p> <ol style="list-style-type: none"> 6 Possible s106 contributions and indicative calculations of potential costs Developer Contributions Framework (DCF) |
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