



Development Management Plan (Regulation 19)

Reigate & Banstead Open Space, Sport & Recreation Assessment

Appendix 8: Fields in Trust Amenity Standards

September 20

1. Introduction

1.1 This appendix provides an overview of the Fields in Trust recommended standards.

Accessibility

1.2 Accessibility guidelines are provided as walking distance from dwellings.

Distance (m)	Recommended Walking (Minutes)
250	2-3
400	5
800	10
1,200	15
1,600	20

1.3 When applying these benchmarks, local features and obstacles to pedestrian and cycle movement should be taken into account.

1.4 Accessibility thresholds should be measured as distances actually walked rather than 'as the crow flies'.

Parks & Gardens

Quantity Guideline (ha/ 1,000 people)	Walking Guideline (m from dwellings)	Quality Guideline
0.80	0.71	<ul style="list-style-type: none">• Parks need to be of Green Flag status• Appropriately landscaped• Positive management• Provision of footpaths• Designed so as to be free of the fear of harm or crime

Amenity Greenspace

Quantity Guideline (ha/ 1,000 people)	Walking Guideline (m from dwellings)	Quality Guideline
0.60	0.48	<ul style="list-style-type: none">• Parks need to be of Green Flag status• Appropriately landscaped• Positive management• Provision of footpaths• Designed so as to be free of the fear of harm or crime

Natural & Semi-Natural Greenspace

Quantity Guideline (ha/ 1,000 people)	Walking Guideline (m from dwellings)	Quality Guideline
1.80	0.72	<ul style="list-style-type: none"> • Parks need to be of Green Flag status • Appropriately landscaped • Positive management • Provision of footpaths • Designed so as to be free of the fear of harm or crime

Children & Young People

- 1.5 Fields in Trust recommend the use of durable equipment to reduce the burden and cost of maintaining open spaces. They recommend that management and maintenance regimes should be put in place to ensure repair and replacement can be facilitated over time as necessary to maintain the standard of quality.
- 1.6 The table below details the Fields in Trust recommended benchmark guidelines for formal outdoor space.

Table 1 Fields in Trust Recommended Benchmark Guidelines

	Quantity Guideline (Ha/1,000 people)	Walking Guideline (m from dwelling)	Quality Guideline
Playing pitches	1.20	1,200	<ul style="list-style-type: none"> • Quality appropriate to the intended level of performance, designed to appropriate technical standards • Located where they are most value to the community to be served • Sufficiently diverse recreational use for the whole community • Appropriately landscaped • Maintained safely and to the highest possible condition with available finance • Positively managed taking account of the need for repair and replacement over time as necessary • Provision of appropriate ancillary facilities and equipment • Provision of footpaths • Designed so as to be free of the fear of harm or crime
All outdoor sports	1.60	1,200	
Equipped/ designated play areas	0.25	LAP: 100 LEAP: 400 NEAP: 1,000	
Other outdoor provision (MUGAs and skateboard parks)	0.3	700	

- 1.7 It advises that local authorities can set their own quality benchmark standards for playing pitches, taking into account the level of play, topography, necessary safety margins and optimal orientation

1.8 Local authorities can set their own quality benchmark standards for play areas using the Children’s Play Council’s Quality Assessment Tool¹.

1.9 The table below details the recommended application of quantity benchmark guidelines for equipped and designated play space.

Scale of Development (no. dwellings)	Local Area of Play (LAP)	Locally Equipped Area for Play (LEAP)	Neighbourhood Equipped Area for Play (NEAP)	Multi-Use Games Area (MUGA)
5-10	X			
10-200	X	X		Contribution
201-500	X	X	Contribution	X
501+	X	X	X	X

1.10 Buffer zones should be used to ensure that facilities are not overlooked by neighbouring properties to reduce the possibility of conflict between local residents and those at play.

	Minimum Size		Minimum Distance	Buffer Zones
Playing pitches	Adult Soccer	0.74ha	106x70m	-
	Mini Soccer U7/U8 pitch	0.14ha	43x33m	-
	Mini Soccer U9/ U10 pitch	0.25ha	60x42m	-
	Rugby Union	0.70ha	100x70m	-
	Mini Hockey	0.31ha	65x48m	-
	Lacrosse	0.66ha	100x60m	-
	Cricket	1.43ha	111.56x128.04m	-
Other outdoor (non-pitch) sports	6 lane athletics track	1.51ha		
	1 recreational tennis court	0.06ha	34.75x17.07m	-
	2 recreational tennis courts	0.11ha	34.75x31.70m	-
	For each adjacent court	0.05ha	34.75x14.63m	-
	Flat green	0.12ha	34.4x34.4m	-
	Crown green	0.08ha	27.4x27.4m	-

¹ <http://www.playengland.org.uk/welcome-to-play-englands-new-website/>?

Equipped/ designated play areas	LAP	0.01ha	10x10m	5m minimum separation between activity zone and the boundary of the dwellings
	LEAP	0.04ha		20m minimum separation between activity zone and the habitable room façade of dwellings
	NEAP	0.1ha	31.6x31.6m	30m minimum separation between activity zone and the habitable room façade of dwellings
	NEAP	0.1	31.6x31.6m	30m minimum separation between activity zone and the boundary of dwellings
Other outdoor provision (MUGAs and skateboard parks)	MUGA	0.1ha	40x20m	30m minimum separation between activity zone and the boundary of dwellings