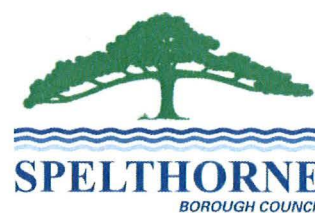


Core Strategy and Policies Development Plan Document

Adopted 26 February 2009

**Planning and Housing Strategy
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Providing for Open Space in New Development

- 9.10 Policy CO3 deals with provision of open space in new developments whilst Policy EN4 deals with the protection of existing open space. Further guidance on the application of policy relating to the provision of open space and amenity areas will be set out in a Supplementary Planning Document (see paragraph 12.7).
- 9.11 Open space and play areas are important facilities within all residential areas and the policy seeks to ensure that any local deficiencies in open space provision will be addressed in the consideration of proposals for new development. If provision for open space within a development is not possible or appropriate, either because the site is too small or because it is not a good location for providing communal open space, then a commuted payment will be required towards improving provision off-site. This would be in the form of a new site or, where it is agreed that would not be possible, by improving an existing site within the locality so as to increase its usability.
- 9.12 The second part of the policy requires all larger developments of family housing to provide an element of on-site open space incorporating appropriate children's play equipment. A commuted sum to provide funding for on-going maintenance will also

be required. Family housing is potentially any housing with two or more bedrooms but excludes accommodation designed specifically for older people.

- 9.13 Where development includes provision of open space to serve a wider area, the open space should be accessible to the wider area and not just occupants of the new development.

Policy CO3: Provision of Open Space for New Development

Where any new housing is proposed in areas of the Borough with inadequate public open space, or where provision would become inadequate because of the development, the Council will require either the provision of new on-site open space or a financial contribution towards the cost of new off-site provision. If on or off-site provision is not feasible the Council will require a contribution in the form of a commuted payment to improve existing sites to enhance their recreational value and capacity.

In new housing developments of 30 or more family dwellings the Council will require a minimum of 0.1ha of open space to provide for a children's play area. Such provision to be increased proportionally according to the size of the scheme.