



DACORUM BOROUGH COUNCIL

OPEN SPACE STUDY

STANDARDS PAPER

JULY 2019

QUALITY, INTEGRITY, PROFESSIONALISM

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GLOSSARY

CIL	Community Infrastructure Levy
DBC	Dacorum Borough Council
FIT	Fields in Trust
GLA	Greater London Authority
KKP	Knight, Kavanagh and Page
MUGA	Multi use games area
NPPF	National Planning Policy Framework
NSALG	National Society of Allotment and Leisure Gardeners
PPS	Playing Pitch Strategy
S106	Section 106

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PART 1: INTRODUCTION

This is the Open Space Study Standards Paper prepared by Knight, Kavanagh & Page (KKP) for Dacorum Borough Council (DBC). It follows on from the preceding Open Space Study Assessment Report*. Together, the two documents provide an evidence base to help inform the future decision-making process for provision of open spaces across Dacorum.

This study is intended to assist in the Council's process of creating a new Local Plan for the borough and in dealing with open space standards. Given the potential scale of growth in the area, and the implications such growth may have on existing provision, it is important for the Council to have clarity over existing levels of open space and what types of provision should be delivered.

This document helps identify the deficiencies and surpluses in existing and future open space provision. In addition, it should help inform an approach to securing open space facilities through new housing development and help form the basis for negotiation with developers for contributions towards the provision of open spaces.

Scope

The table below details the open space typologies included within the study:

Table 1.1: Open space typologies

Typology	Primary purpose
Parks and gardens	Accessible, high quality opportunities for informal recreation and community events.
Natural and semi-natural greenspaces	Wildlife conservation, biodiversity and environmental education and awareness.
Amenity greenspace	Opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas.
Provision for children and young people	Areas designed primarily for play and social interaction involving children and young people, such as equipped play areas, MUGAs, skateboard areas and teenage shelters.
Allotments	Opportunities for those people who wish to do so to grow their own produce as part of the long term promotion of sustainability, health and social inclusion.
Cemeteries and churchyards	Quiet contemplation and burial of the dead, often linked to the promotion of wildlife conservation and biodiversity.
Green Corridors	Routes which provide for walking, cycling or horse riding, whether for leisure purposes or travel. May also offer opportunities for wildlife mitigation.

Types of provision not assessed or included as part of the study are private gardens, institutional grounds, school playing fields or private sport clubs. Such forms of provision are not available to members of the public to access to the same level as typical open space.

* Dacorum Open Space Study Assessment Report 2019

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This study should be read in conjunction with the Playing Pitch Strategy (PPS) which is also being updated by KKP (provided in a separate report)*. The associated PPS covers the provision and need of formal outdoor sports. The PPS is undertaken in accordance with the methodology provided in Sport England's Guidance 'Playing Pitch Strategy Guidance' for assessing demand and supply for outdoor sports facilities (October 2013).†

Overview

Audit Assessment

All known open space sites (including provision for children and young people) are identified and mapped. The criteria for a sites inclusion and assessment is set out in Part 2 of the Dacorum Open Space Assessment Report. Each site is classified based on its primary open space purpose, so that each type of space is only counted once.

A total of 370 accessible sites are identified and included within the whole of Dacorum and have been given a quality and value score. The largest contributor to provision is natural and semi natural greenspace (496 hectares); accounting for 56% of open space.

Table 1.2: Overview of open space provision

Open space typology	Number of sites	Total amount (hectares)‡
Park and gardens	10	60
Natural & semi-natural greenspace	70	496
Amenity greenspace	132	226
Provision for children & young people	77	7
Allotments and community gardens	38	40
Cemeteries	32	32
Green corridors	11	23
TOTAL	369	884

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, good quality play equipment and landscaping. Sites that provide for a cross section of users and have a multi-functional use are considered to be of higher value than those offering limited functions and viewed as unattractive.

* DBC Playing Pitch Strategy Assessment Report – April 2019

† <https://www.sportengland.org/media/3522/pps-guidance-october-2013-updated.pdf>

‡ Rounded to the nearest whole number

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Table 1.3: Quality scores for assessed open space typologies

Typology	Threshold	Scores (%)			No. of sites	
		Lowest score	Average score	Highest score	Low	High
Park and gardens	60%	55%	63%	86%	4	6
Natural & semi-natural greenspace	40%	17%	44%	83%	26	44
Amenity greenspace	50%	32%	56%	88%	49	83
Provision for children & young people	60%	27%	63%	90%	20	57
Allotments	50%	40%	52%	69%	7	31
Cemeteries	45%	28%	49%	72%	13	19
Green corridors	50%	43%	57%	80%	5	6
TOTAL		17%		90%	124	246

Most open space typologies score well in terms of their level of quality. This is reflected in 66% of sites scoring above their set threshold for quality.

There are proportionally more allotments (82%) and provision for children and young people (74%) sites scoring above the threshold. In contrast, proportionally more cemeteries (41%) and amenity greenspace sites (37%) score below the threshold than other typologies.

Table 1.4: Value scores for assessed open space typologies

Typology	Threshold	Scores			No. of sites	
		Lowest score	Average score	Highest score	<20%	>20%
Park and gardens	20%	28%	49%	68%	0	10
Natural & semi-natural greenspace		11%	28%	58%	3	67
Amenity greenspace		21%	30%	55%	0	132
Provision for children & young people		31%	40%	45%	0	77
Allotments		40%	41%	46%	0	38
Cemeteries		27%	34%	49%	0	32
Green corridors		27%	34%	55%	0	11
TOTAL		11%	-	68%	3	367

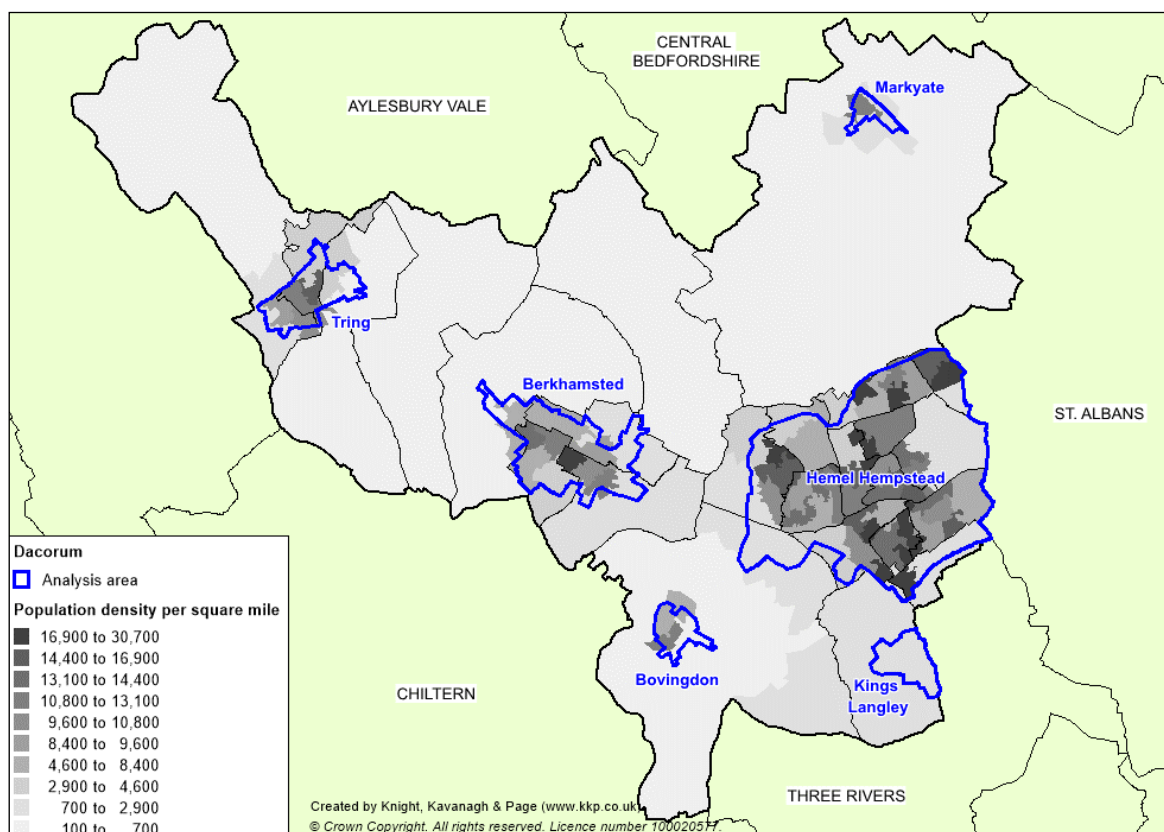
Only three out of the 370 assessed sites score below the threshold for value, reflecting the role and importance of open space provision to local communities and environments.

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Analysis areas

For mapping purposes and audit analysis, Dacorum has been divided into six analysis areas. These are based on the main towns and larger villages and allow for more localised examination of open space surpluses and deficiencies. Use of analysis areas also allows local circumstances and issues to be taken into account.

Figure 1: Analysis areas with population density



The analysis areas and their catchment populations are shown in the table below.

Table 1.5: Population by analysis area

Analysis area	Population
Berkhamsted*	20,900
Bovington	5,000
Hemel Hempstead	92,550
Kings Langley	6,000
Markyate	3,000
Tring	12,100

* This refers to the wider urban area of Berkhamsted and Northchurch

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The study focusses on these key settlements as they are the main potential areas of change in the borough. The smaller villages and wider countryside have been excluded from the analysis area as they are not anticipated to accommodate much growth or change significantly in the future. Therefore, it is not as critical to understand changes in, and standards of, open space provision in these locations.

PART 2: ASSESSMENT REPORT SUMMARY

A summary from the Assessment Report on a typology by typology basis is set out below.

2.1 Parks and gardens

- ◀ There are 10 sites classified as parks and gardens totaling 60 hectares. This is equivalent to 0.39 ha per 1,000 population.
- ◀ FIT* suggests a standard of 0.80 ha per 1,000 population. Dacorum is below this standard.
- ◀ Most provision in Dacorum (seven sites) is located in Hemel Hempstead. The settlements of Bovingdon and Markyate do not have any parks but are served by other forms of open space.
- ◀ Six of the 10 parks rate above the quality threshold. Gadebridge Park scores the highest.
- ◀ At present, there are five Green Flag sites in Dacorum. Three of these; Tring Memorial Garden, Canal Fields and Water Gardens are parks. DBC has aspirations for Gadebridge Park and Margaret Lloyd Park becoming Green Flag sites.
- ◀ All assessed sites score highly for value, with the important social interaction, health benefits, ecological value and sense of place sites offer being recognised.

2.2 Natural and semi-natural greenspace

- ◀ There are 68 natural and semi-natural greenspace sites covering over 306 hectares.
- ◀ FIT suggests a standard of 1.80 ha per 1,000 population. Dacorum, as a whole, meets this with 2.00 ha per 1,000 population.
- ◀ Quantity figures do not include sites significantly large in size such as Tring Park (92 ha), Tring Reservoir Nature Reserve (97 ha) and the Ashridge Estate as they serve a much wider area and role than just Dacorum.
- ◀ No significant gaps in catchment mapping are identified.
- ◀ A total of 63% of sites rate above the threshold set for quality with 26 sites rating below the quality threshold. This is mainly due to a lack of ancillary features.
- ◀ All but three sites rate above the threshold for value. This demonstrates the added benefit natural and semi-natural greenspaces can provide especially in terms of contributing to flora and fauna. Larger sites may also provide a good level of recreational offer.

2.3 Amenity greenspace

- ◀ There are 132 amenity greenspace sites equating to over 225 hectares of provision.
- ◀ FIT suggests a standard of 0.60 ha per 1,000 population. Overall, Dacorum is above this with 1.47 ha per 1,000 population. Kings Langley is the only sub-area below this guideline.
- ◀ Mapping demonstrates most areas of greater population density are served by provision. However, there may be some minor gaps in Hemel Hempstead and Kings Langley.
- ◀ Over half (63%) of assessed amenity sites rate above the threshold for quality. The majority of sites to score lower for quality are observed as being basic, small pockets of green space and lack ancillary features.
- ◀ In addition to its multifunctional role, amenity greenspace makes a valuable contribution to visual aesthetics for communities – hence all sites rate above the value threshold.

* Fields In Trust (FIT)

2.4 Provision for children and young people

- ◀ There are 77 play sites identified; with a total of over seven hectares.
- ◀ FIT suggests 0.25 hectares per 1,000 population as a guideline quantity standard. Overall, Dacorum has a current provision level of 0.05 hectares per 1,000 population.
- ◀ The mapping highlights that all areas of greater population density across the borough have access to at least one form of play area. Small gaps are noted (particularly in Hemel Hempstead) for provision catering for older children age ranges (i.e. MUGAs etc).
- ◀ Consultation with DBC highlights a shortfall of MUGAs, specifically in the Tring Area.
- ◀ Nearly three quarters of sites (74%) rate above the threshold for quality. Lower quality scoring sites tends to reflect a lack in and/or range of equipment and/or its general condition.
- ◀ All play provision rates above the threshold for value; reflecting the social, health and developmental benefits provision can provide.

2.5 Allotments

- ◀ There are 38 allotments sites: equating to more than 40 hectares.
- ◀ Current provision of 0.26 hectares per 1,000 population surpasses the NSALG* recommended amount (0.25 hectares per 1000 people).
- ◀ Most allotment sites (81%) score above the threshold for quality. Sites are generally well kept, with well-presented plots.
- ◀ All allotments rate above the threshold for value except for two sites. This reflects the associated social inclusion and health benefits, amenity value and the sense of place offered by such forms of provision.

2.6 Cemeteries

- ◀ There are 32 cemeteries and churchyards, equating to over 32 hectares. The largest contributor to provision is Woodwells Cemetery (8.70 hectares) located in Hemel Hempstead.
- ◀ No standards are set for cemeteries. The need for additional cemetery provision should be driven by the requirement for burial demand and capacity.
- ◀ Over half of cemeteries in Dacorum (59%) score above the threshold for quality.
- ◀ All identified cemeteries and churchyards are assessed as being of high value.

2.7 Green corridors

- ◀ There are 11 main green corridors identified. The most significant contributor in terms of size and geography is the Grand Union Canal.
- ◀ The sites offer important recreational opportunities such as walking and cycling as well as attracting visitors to the area. They also provide important habitat and wildlife benefits.

* National Society of Allotment and Leisure Gardeners (NSALG)

PART 3: SETTING AND APPLYING PROVISION STANDARDS

The following section details the proposed standards for Dacorum Borough Council. It also sets out how current provision levels identified as part of the assessment compare to existing standards such as national benchmarks.

It is important to recognise that there are no prescribed national standards for open space provision. In general, very little guidance is offered at a national level for quality with benchmarking of standards focusing on quantity and accessibility levels. Subsequently the following approach has been used to set and apply standards for Dacorum Borough Council.

An overview of the proposed standards in terms of quality, accessibility and quantity is set out below. Further information on the evidence used to inform these standards is provided in the associated Assessment Report. The proposed standards are then used to determine deficiencies and surpluses for open space in terms of quantity, quality and accessibility (as recommended by best practice).

No quantity or accessibility standards are suggested for cemeteries or green corridors. Provision of this type should be informed by information such as burial demand and design.

3.1 Quality and value

To determine whether sites are high or low quality (as recommended by guidance); the results of the site assessments are 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 are required. It can also be used to set an aspirational quality standard to be achieved at some point 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 baseline threshold for assessing quality can often 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 quality of parks and open spaces. However, the site visit criteria used for Green Flag is not appropriate for every open space typology as it is designed to represent a sufficiently high standard of site. Quality thresholds are thus, adjusted to better reflect average scores for each typology. In our experience, this works effectively as a locally reflective method to distinguish between high and low quality sites. Consequently, the baseline threshold for certain typologies is amended to better reflect this.

Sites are also allocated a value score. Quality and value are fundamentally different and can be unrelated. For example, a high-quality space may be inaccessible and, thus, be of little value; while, a poor quality space may be the only one in an area and thus be immensely valuable. As a result, quality and value are also treated separately in terms of scoring.

For value there is no national guidance on the setting of thresholds. The 20% threshold applied is derived from our experience and knowledge in assessing the value of sites. Whilst 20% may initially seem low, it is a relative score - designed to reflect those sites that meet more than one aspect of the criteria used for assessing value.

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Table 3.1.1: Quality benchmark standards

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

Each individual open space site receives a separate quality and value score. This allows for application of a high and low quality/value matrix to further help determine prioritisation of investment and to identify sites that may be surplus as a particular open space type.

There is a need for flexibility to the enhancement of low-quality sites. In some instances, a better use of resources and investment may be to focus on more suitable sites for enhancement as opposed to trying to enhance sites where it is not appropriate or cost effective to do so. Please refer to the Appendix One for a breakdown of the matrix.

Quality and value matrix

Assessing the quality and value of open spaces is used to identify those sites which should be given the highest level of protection, those which require enhancement and those which may no longer be needed for their present purpose. The high/low classification gives the following possible combinations of quality and value:

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 function. If this is not possible, consideration to a change of primary function should be given (i.e. a change to another open space typology).

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

If there is a choice of sites 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 recreation provision, it would be best to consider the one of lowest value to be more disposable.

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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.

3.2 Accessibility

Accessibility catchments 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. For the purposes of this process this problem is overcome by accepting the concept of 'effective catchments', defined as the distance that would be travelled by the majority of users.

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

FIT also offer appropriate accessibility distances for children's play provision. These vary depending on the type of play provision (children's play or older age ranges).

There are no recognised accessibility distances recommended for allotments, cemeteries or green corridors. A quantity standard is suggested for allotments by the NSALG.

These are presented in Table 3.2.1 and are applied to help inform deficiencies in each form of open space provision.

Table 3.2.1: Accessibility catchments

Open space type		FIT guideline	Time equivalent
Parks & Gardens		710m	9-minute walk time
Natural & Semi-natural Greenspace		720m	9-minute walk time
Amenity Greenspace		480m	6-minute walk time
Play areas & provision for young people	LAP	100m	1-minute walk time
	LEAP	400m	5-minute walk time
	NEAP	1,000m	12.5-minute walk time
	Youth	700m	9-minute walk time

For the purposes of this study, using the accessibility catchments suggested by FIT is recommended as the most up to date form of benchmarking.

* <http://www.fieldsintrust.org/Upload/file/guidance/Guidance-for-Outdoor-Sport-and-Play-England-Apr18.pdf>

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Identifying deficiencies

If an area does not have access to the required level of provision (consistent with the catchments) it is deemed deficient. KKP has identified instances where new sites may be needed, or potential opportunities could be explored in order to provide comprehensive access to this type of provision (i.e. a gap in one form of provision may exist but the area in question may be served by another form of open space).

The following sections summarise the deficiencies identified from the application of the accessibility standards together with the recommended actions. Please refer to the associated mapping data to view site locations.

In determining the subsequent actions for any identified catchment gaps, the following key principles are recommended:

- ◀ Increase capacity/features in order to meet increases in demand, or
- ◀ Enhance quality in order to meet increases in demand, or
- ◀ Commuted sum for ongoing maintenance/repairs.

These principles are intended to mitigate for the impact of increases in demand on existing provision. An increase in population will reduce the lifespan of certain sites and/or features (e.g. play equipment, maintenance regimes etc.). This will lead to the increased requirement to refurbish and/or replace such forms of provision. Consequently, the recommended approach is to increase the capacity of and/or enhance the existing provision available.

Berkhamsted

Table 3.2.2: Berkhamsted Accessibility Summary

Typology	Catchment gap	Action
Parks and gardens	◀ Minor gaps in 710m catchment to west and south of Berkhamsted.	◀ Gap is served by other forms of provision such as Northchurch Recreation Ground, Shootersway Playing Field and Velvet Lawn.
Amenity Greenspace	◀ No significant gaps in 480m catchment.	n/a
Natural and semi-natural greenspace	◀ Minor gap in 720m catchment to north west of Berkhamsted.	◀ Gap is served by other forms of provision such as Grand Union Canal.
Provision for children and young people	◀ Minor gaps in catchments to west of Berkhamsted ◀ Gap in provision of MUGAs is also noted to east	◀ Minor gap is likely to be served by existing forms of provision such as Northchurch Recreation Ground Play Area and Skate Park. ◀ Ensure quality and explore opportunities to enhance/expand equipment range at existing sites to further their appeal.

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Bovingdon

Table 3.2.3: Bovingdon Accessibility Summary

Typology	Catchment gap	Action
Parks and gardens	◀ Gap in 710m catchment	◀ Gap is served by other forms of provision such as Church Lane Playing Field and Bovingdon Green.
Amenity Greenspace	◀ No significant gaps in 480m catchment.	n/a
Natural and semi-natural greenspace	◀ No significant gaps in 720m catchment.	n/a
Provision for children and young people	◀ Minor gap to south of Bovingdon.	<ul style="list-style-type: none"> ◀ Gaps may be served by existing forms of provision such as Church Lane Playing Field Play Area and Old Dean Play Area. ◀ Ensure quality and explore opportunities to enhance/expand equipment range at existing sites to further their appeal.

Hemel Hempstead

Table 3.2.4: Hemel Hempstead Accessibility Summary

Typology	Catchment gap	Action
Parks and gardens	◀ Gaps in 710m catchment to south and east areas.	◀ Gaps are served by other forms of larger provision such as Keens Fields, Grovehill Playing Fields, Datchet Close, High Street Green, Breakspear Way, Bunkers Park, Belswains Playing Field and Durrants Hill Road Playing Field.
Amenity Greenspace	◀ Minor gaps in 480m catchment to south west area	◀ Gaps are served by other forms of provision such as Blackbirds Moor
Natural and semi-natural greenspace	◀ Minor gap in 720m catchment to south	◀ Gap may be served by other forms of provision such as St Mary's Church
Provision for children and young people	<ul style="list-style-type: none"> ◀ Some gaps in densely populated areas ◀ Gaps in provision of MUGAs is also noted in area 	<ul style="list-style-type: none"> ◀ Gaps may be served by existing forms of provision such as Galley Hill Playing Field Play Area, Chaulden Adventure Playground, Blackbirds Moor Play Area, Belswains Playing Field Play Area and Westwick Field Play Area. ◀ Ensure quality and explore opportunities to enhance/expand equipment range at existing sites to further their appeal.

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Kings Langley

Table 3.2.5: Kings Langley Accessibility Summary

Typology	Catchment gap	Action
Parks and gardens	◀ No significant gap in 710m catchment	n/a
Amenity Greenspace	◀ Minor gaps in 480m catchment to north	◀ Gap may be served by other forms of provision such as All Saints, Kings Langley Common and Grand Union Canal.
Natural and semi-natural greenspace	◀ No significant gaps in 720m catchment.	n/a
Provision for children and young people	◀ No significant gaps against FIT standards	n/a

Markyate

Table 3.2.6: Markyate Accessibility Summary

Typology	Catchment gap	Action
Parks and gardens	◀ Gaps in 710m catchment as no provision of this type.	◀ Gaps are served by other forms of provision such as Pickford Road and Markyate playing field
Amenity Greenspace	◀ No gaps in 480m catchment.	n/a
Natural and semi-natural greenspace	◀ No significant gaps in 720m catchment	n/a
Provision for children and young people	◀ No significant gaps against FIT standards	n/a

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Tring

Table 3.2.7: Tring Accessibility Summary

Typology	Catchment gap	Action
Parks and gardens	◀ Minor gap in 710m catchment to west	◀ Gap is served by other forms of provision such as Miswell Lane and Okeford Drive.
Amenity Greenspace	◀ No significant gaps in 480m catchment	n/a
Natural and semi-natural greenspace	◀ No significant gaps in 720m catchment	n/a
Provision for children and young people	◀ Minor gaps against catchments to north west Tring	<ul style="list-style-type: none"> ◀ Gap is likely to be served by existing forms of provision such as Miswell Lane Play Area, Pond Close Play Area, Pound Meadow Skate Park and Chapel Meadow Play Area. ◀ Ensure quality and explore opportunities to enhance/expand equipment range at existing sites to further their appeal.

3.3 Quantity

Quantity standards can be used to identify areas of shortfalls and help with setting requirements for future developments.

It is useful to compare existing levels of provision identified as part of the assessment against national benchmarks. The current provision levels are initially detailed in the Assessment Report.

Table 3.3.1 sets out the quantity figures for current provision levels identified and the national benchmarks. Table 3.3.2 and 3.3.3 break this down for the six analysis areas.

Table 3.3.1: Comparison of current provision and national benchmarks

Typology	Hectares per 1,000 population		
	Current provision levels	National benchmarks	Sufficient/deficient
Parks & gardens	0.39	0.80	-0.41
Natural & semi-natural greenspace*	2.00	1.80	+0.20
Amenity greenspace	1.47	0.60	+0.87
Provision for children & young people	0.05	0.25	-0.20
Allotment	0.26	0.25	+0.01

* Quantity figures for natural and semi-natural provision omits significantly large sites such as Tring Park, Tring Reservoirs Nature Reserve and Ashridge Estate due to such sites having a far reaching and wide appeal beyond Dacorum.

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The Council's current standard for open space (referred to as Leisure Space) is set out in the relevant saved policies of the Local Plan 1991-2011. Policy 73 details that a minimum of 2.8 hectares per 1,000 population will be sought (in towns and large villages). This is derived from the National Playing Fields Association (NPFA) standards. The NPFA is now known as Fields In Trust.

Guidance on quantity levels is published by Fields In Trust (FIT) in its document *Beyond the Six Acre Standard* (2015). The guidance provides standards for three types of open space provision; parks and gardens, amenity greenspace and natural and semi-natural greenspace. The National Society of Allotment and Leisure Gardeners (NSALG) offers guidance on allotments. FIT also suggests 0.25 hectares per 1,000 population of equipped/designated playing space as a guideline quantity standard for play provision.

The national standards are regarded by the Council as still representing an informed view towards provision levels. Consequently, these are proposed for use as the updated quantity standards for Dacorum.

Implication and recommendations

Shortfalls in quality and accessibility standards are identified across the Borough for different types of open space (as set out in Parts 3.1 and 3.2). Consequently, the Council should seek to ensure these shortfalls are not made worse through increases in demand as part of future development growth across the Borough.

The current provision levels can be used to help identify where areas may have a shortfall against the DBC quantity standards. Table 3.3.2 and Table 3.3.3 shows the position for each sub-area as to whether it is sufficient or identified as having a shortfall against the proposed DBC quantity standards for each type of open space.

Table 3.3.2: Current provision against proposed DBC quantity standards by settlement

Analysis area	Parks and gardens		Natural & Semi-natural (Hectares per 1000 population)		Amenity greenspace		Allotments	
	0.80		1.80		0.60		0.25	
	Current provision	+ / -	Current provision	+ / -	Current provision	+ / -	Current provision	+ / -
Berkhamsted	0.11	-0.69	0.68	-1.12	0.77	+0.17	0.70	+0.45
Bovingdon	-	-0.80	0.22	-1.58	1.17	+0.57	-	-0.25
Hemel Hempstead	0.61	-0.19	1.54	-0.26	1.78	+1.18	0.10	-0.15
Kings Langley	0.03	-0.77	3.45	+1.65	0.06	-0.54	0.45	+0.20
Markyate	-	-0.80	0.09	-1.71	1.44	+0.84	0.45	+0.20
Tring	0.08	-0.72	0.50	-1.30	0.91	+0.31	0.31	+0.06

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All analysis areas are observed as having shortfalls in some form of open space. Against the proposed standards, all analysis areas are identified as having quantity standard shortfalls in parks and gardens provision. A similar situation is also observed for natural and semi-natural greenspace; except for Kings Langley. Provisions in amenity greenspace and allotments is generally above the proposed standards with the exception of one or two analysis areas.

Provision for children and young people

Table 3.3.3 shows the position for each sub-area as to whether it is sufficient or identified as having a shortfall against the recommended standard in terms of provision for children and young people.

Table 3.3.3: Current play provision against proposed quantity standard

Analysis area	Hectares per 1000 population	
	Current provision	Sufficiency/deficiency against proposed 0.25 standard
Berkhamsted	0.03	-0.22
Bovingdon	0.02	-0.23
Hemel Hempstead	0.06	-0.19
Kings Langley	0.02	-0.23
Markyate	0.04	-0.21
Tring	0.03	-0.22

Each of the Dacorum sub analysis areas are identified as having a shortfall against the proposed quantity standard for play provision.

Identifying priorities

The focus for areas identified as being sufficient against the existing quantity standards will be for priorities to ensure quality and accessibility standards are being met. Table 3.3.2 and 3.3.3 highlight those areas of the Borough which are sufficient in open space provision.

The recommended quantity standards should also be used to determine the open space requirements as part of new housing developments. In the first instance, all types of open space provision should look to be provided as part of new housing developments.

If this is not considered viable or physically achievable, the column signalling whether an analysis area is sufficient or has a shortfall against the recommended quantity standards may be used to help inform the priorities for each type of open space within each analysis area (i.e. the priorities will be where a shortfall has been identified).

For example, in the Hemel Hempstead, shortfalls are highlighted across all open space provision typologies with the exception of amenity greenspace. On this basis, these open space types should be identified as a priority for new forms of provision. If not feasible, then ensuring contributions to enhancing the quality and accessibility of existing open space provision will be necessary.

PART 4: POLICY ADVICE AND STRATEGIC RECOMMENDATIONS

4.1 Strategic recommendations

The following section provides a summary on the key findings through the 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.

Recommendation 1

- ◀ *Explore low quality sites and their potential for enhancement*

The policy approach to these sites should be to enhance their quality to the applied standards (i.e. high quality) where possible. 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.

Identified low quality sites (p25-36) should be given consideration for enhancement if possible. Priority sites should be those highlighted as helping or with the potential to serve gaps in provision (see Recommendation 2).

Recommendation 2

- ◀ *Sites helping or with the potential to serve areas identified as having gaps in catchment mapping should be recognised through opportunities for enhancement*

The implications summary for the accessibility catchment mapping (p11-14) highlights those sites that help or have the potential to serve gaps in provision. Furthermore, there are some sites across Dacorum with a multi-functional role which may serve (to some extent) the wider areas of the Borough.

The Council should seek to safeguard the role and quality of these multi-functional sites through providing a greater number of and a more diverse range of features suitable for the typology of open space. This is to ensure it fulfils a secondary typology and also provides opportunities associated with other open space types. This may also help to minimise the need for new forms of provision in order to address gaps in catchments or to accommodate additional demand from housing growth. This may be particularly relevant in areas where there is not space to create new forms of provision.

Recommendation 3

- ◀ *Sites in areas with sufficient provision of open space may be able to meet the need for other types of open space or could potentially be considered surplus*

If no improvements can be made to sites identified as lower quality (p25-36), then a change of primary typology should be considered (i.e. a change of role).

If no shortfall in other open space types is noted (p15-16), or it is not feasible to change the primary typology of the site, only then the site may be identified as redundant/ 'surplus to requirements'.

4.2 Implications

The following section sets out the policy implications in terms of the planning process in Dacorum. 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 size 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 necessary, Planning Conditions can be used to ensure that key considerations 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 the needs arising from that development.

Community Infrastructure Levy (CIL)

The CIL is a method of requiring developers to fund infrastructure facilities including open spaces. Charges are based on the location, size and type of new development. It will generate funding to deliver a range of local authority wide and local infrastructure projects that support residential and economic growth.

CILs are 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 is expressed in £ per m².

More recently, in tandem with the 2017 Housing White Paper, an overhaul of the current system is expected (confirmed as September 2019) following DCLG consultation on CIL.

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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 evidence should form the basis for negotiation with developers to secure contributions for the provision of appropriate facilities and their long term maintenance.

The wider benefits of open space and associated 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, at the same time as also ensuring an aesthetically pleasing landscape providing wider social, environmental and health benefits. Sport England's Active Design* looks at the opportunities to encourage sport and physical activity through the built environment in order to support healthier and more active lifestyles. It is therefore important for planning to consider the principles of Active Design.

Where open space provision within the catchment/settlement is identified as being sufficient in terms of quantity and can accommodate additional demand, provision of new open space is unlikely (subject to local plan policy requirements). It may be more suitable to seek contributions for quality improvements and/or new off-site provision in order to address any demand arising from the development. Smaller infill development areas would not be expected to meet its own needs. This should be made clear through local plan policies, supported by the minimum area thresholds for on-site provision shown in Table 4.3.1.

Off-site contributions

If new provision cannot be provided on-site it may be more appropriate to seek to enhance the quality of existing provision and/or improve access and linkages to existing sites. In some instances, a development may be located within close proximity to an existing site. In such cases, it may be more beneficial for an off-site contribution to avoid the creation of small incremental spaces close to existing 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.

Maintenance contributions

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

- ◀ The developer being responsible for maintenance of the site for an initial agreed establishment period.
- ◀ Sums to cover the maintenance costs of a site (once transferred to DBC) should be intended to cover an agreed set period.

* <https://www.sportengland.org/facilities-and-planning/active-design/>

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.

4.3 Approach to developer contributions

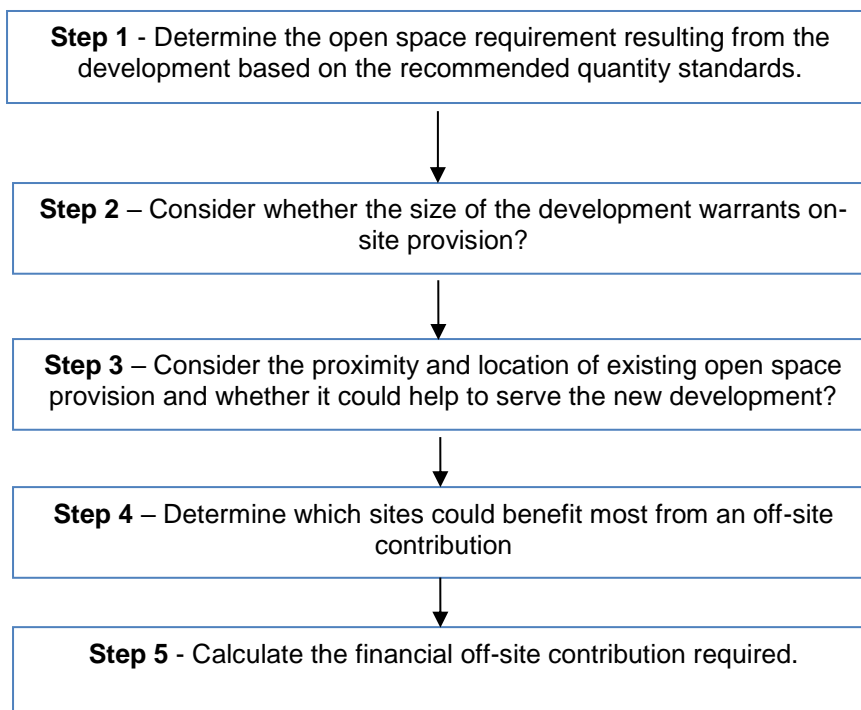
KKP advocates the requirement for open space should be based upon the number of persons generated from the net increase in dwellings in the proposed scheme. We also promote the use of quantity provision standards (in hectares per 1,000 population) in calculating the open space requirements of new housing development.

Flexible approach

A focus of this study has been to recognise the role quality and accessibility has in terms of open space provision. Future need should not just centre on quantity requirements of new residential developments. For instance, a new residential development may not warrant on-site provision but instead could contribute towards an existing site in close proximity.

The flowchart (Figure 4.3.1) sets out the process that could be considered when determining contributions in terms of quantity, quality and accessibility. For larger scale developments, the provision standards set out in Table 3.3.1 should be used to help determine the requirements for open space provision as part of a development.

Figure 4.3.1: Determining developer contributions



If at Step 2, it is determined that provision should be on-site then the proposed DBC quantity standards should be used to calculate the requirements for open space.

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Determining on-site or off-site contributions

The requirements for provision should be undertaken in conjunction with the accessibility and quality of existing open space provision. For instance, if an existing form of open space is located within an accessible distance to the development (i.e. the accessibility catchments cited earlier) there may not be a requirement to provide new on-site provision. Equally, the development may be small in size and therefore not expected to meet its own needs.

It is recognised that open spaces of a particular small size hold less recreational use and value. The presence of additional smaller sites will also add to the existing pressures of maintenance regimes and safety inspections. It is therefore suggested that a minimum area threshold for each typology is used to determine if provision should be provided on or off site.

Both the GLA* and FIT offer some guidance to the potential minimum area thresholds for each typology for provision to be on-site (Table 4.3.1). New open space provision should look to be provided as off-site contributions if the calculated open space requirement for the proposed development falls below the area threshold. If the requirement is above the threshold, it should look to be provided on-site as part of the development.

Table 4.3.1: Thresholds for provision to be on-site by typology:

Typology		Minimum area of typology	Equivalent new population to trigger on-site contribution†
Allotments		0.4 ha (0.025 per plot)	1,600
Amenity greenspace		0.4 ha	667
Natural and semi natural		0.4 ha	222
Parks and gardens		2 ha	2,500
Play areas‡	LAP	0.01 ha	40
	LEAP	0.04 ha	160
	NEAP/Other (e.g. MUGA, skate park)	0.10 ha	400

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

Policy 76 of the saved policies of the Local Plan 1991-2011 sets out that permission will not be granted for residential developments of over 25 dwellings or 1 hectare in area unless public leisure space is provided. Consideration to reviewing this policy is advised given the change in FIT standards and the proposed quantity standards within this document.

* Greater London Authority

† For example, a development with a new population of 667 would meet the minimum area threshold of 0.4 ha for amenity greenspace to be provided on-site (i.e. $0.4 / 0.6 \times 1000 = 667$)

‡ Minimum recommended size for play areas by Fields In Trust

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Play area recommendation

Residential developments can often be required to meet the need for play provision generated by the development on-site, as an integral part of the design. However, in other instances it may be more appropriate for a development contribution payment to be used to install or upgrade play facilities in the vicinity of a proposed development.

Fields in Trust (FIT) recommends minimum areas for different categories of formal play; LAP (Local Area for Play) is approximately 0.01ha, or 100 sq. metres (0.01ha), LEAP (Local Equipped Area for Play) is approximately 0.04 hectares, or 400 sq. metres, and for larger forms of play i.e. NEAPs (Neighbourhood Equipped Area of Play), FIT recommends an area of 0.10 hectares.

FIT also offers guidance to the appropriate buffer zone areas dependent upon the type of play provision (i.e. the larger the scale of play provision, the greater the buffer zone recommended). Table 4.3.2 sets out the FIT recommended separation distances.

A play area must be sited within an open space sufficient to accommodate the provision and its required buffer zone to ensure residential amenity is maintained. Buffer distances ensure that facilities do not enable users to overlook neighbouring properties, reducing possibility of conflict.

Table 4.3.2: Buffer zones for different play sizes

Play areas*	Minimum area size	Minimum separation between activity zone and dwellings	Surrounding buffer area
LAP	100 sqm	5m	200 sqm
LEAP	400 sqm	20m	2,000 sqm
NEAP/Other (e.g. MUGA, skate park)	1,000 sqm	30m	3,792 sqm

Any play requirements should be counted as additional to any other on-site open space requirement (e.g. provision of amenity greenspace should not also be counted as informal play provision). However, it is possible that the recommended buffer zone areas for play provision could form part of a different open space (e.g. amenity greenspace etc.).

For a significant number of developments, play provision may take the form of off-site contributions to up-grade and expand the local equipped play provision in the vicinity of the development. However, play provision may still need to be made on-site:

- ◀ in locations where the nearest existing play site is deemed too far away; or
- ◀ where the minimum area threshold for play area provision to be on-site is reached; or
- ◀ where policy requires it to be on-site because of the area of the development site (i.e. if Policy 76 of the Local Plan still applies).

* Minimum recommended area sizes and buffers for play areas by Fields In Trust

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PART 5: FUTURE GROWTH SCENARIO

Future need for open space will arise from population increases from potential housing growth. KKP have used three scenarios for estimating the potential future housing growth across Dacorum:

- ◀ Scenario One: Using 2016 ONS projections
- ◀ Scenario Two: Using 2014 ONS projections
- ◀ Scenario Three: Using 15% increase on 2014

Each scenario uses a different per annum housing figure requirement (provided in terms of the number of dwellings). The indicative population figure per annum assumes that on average, each new dwelling will generate 2.4* new residents. The table also shows the accumulative housing figures and populations from 2019 up to 2036.

Table 5.1: Future growth scenarios summary

Scenario	Per annum housing	Per annum population	Accumulative housing up to 2036	Accumulative population up to 2036
2016 ONS projections	833	1,999	14,161	33,986
2014 ONS projections	1,025	2,460	17,425	41,820
15% increase on 2014	1,179	2,830	20,043	48,103

Below, the recommended quantity provision standards for Dacorum are applied to each scenario in order to determine how much additional open space would be required to support growth and ensure the Borough's current levels are maintained.

Scenario 1: 2016 ONS projections

The estimated additional population derived from housing growth scenario (from 2019 – 2036) is 33,986. This is based on 14,161 dwellings being delivered with an average of 2.4 persons per dwelling.

Table 5.2: Scenario 1 - open space requirement

Open space type	Quantity standards (per 1,000 population)	2036 requirement (hectares)
Parks & gardens	0.80	27.19
Natural & semi-natural greenspace	1.80	61.17
Amenity greenspace	0.60	20.39
Allotment	0.25	8.50
Provision for children & young people	0.25	8.50

* Source: ONS Families and Households Release 2017

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Scenario 2: 2014 ONS projections

The estimated additional population derived from housing growth scenario (from 2019 – 2036) is 41,820. This is based on 17,425 dwellings being delivered with an average of 2.4 persons per dwelling.

Table 5.3: Scenario 2 - open space requirement

Open space type	Quantity standards (per 1,000 population)	2036 requirement (hectares)
Parks & gardens	0.80	33.46
Natural & semi-natural greenspace	1.80	75.28
Amenity greenspace	0.60	25.09
Allotment	0.25	10.46
Provision for children & young people	0.25	10.46

Scenario 3: 2014 ONS projections

The estimated additional population derived from housing growth scenario (from 2019 – 2036) is 48,103. This is based on 20,043 dwellings being delivered with an average of 2.4 persons per dwelling.

Table 5.4: Scenario 3 - open space requirement

Open space type	Quantity standards (per 1,000 population)	2036 requirement (hectares)
Parks & gardens	0.80	38.48
Natural & semi-natural greenspace	1.80	86.59
Amenity greenspace	0.60	28.86
Allotment	0.25	12.03
Provision for children & young people	0.25	12.03

The figures provide an initial indication to the additional area of open space required as a result of new housing growth. It should be treated as a starting point for further exploration and negotiation to ensure new populations are served by adequate open space provision.

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APPENDIX ONE: QUALITY AND VALUE MATRIX

The following tables are part of the application of the quality and value matrix as set out earlier in the report (Section 3.1).

Sites that are colour coded green represent scoring above the thresholds for quality and value. Conversely, red scoring sites are those which rate below the quality and value thresholds.

A1.1: Berkhamsted Summary

A1.1a: Allotments

		Quality	
		High	Low
Value	High	Kite Field allotments Sunnyside allotments Princes Close allotments Northchurch allotments	Butts Meadow allotments
	Low		

A1.1b: Amenity greenspace

		Quality	
		High	Low
Value	High	Lombardy Drive Velvet Lawn Loring Road Butts Meadow The Moor Bridle Way Northchurch Recreation Ground Shootersway playing field Peacocks Close	Lagley Meadow Recreation Ground Normandy Drive The Meads Admiral Way
	Low		

A1.1c: Green corridors

		Quality	
		High	Low
Value	High	Grand Union Canal	
	Low		

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A1.1d: Natural and semi-natural greenspace

		Quality	
		High	Low
Value	High	Chestnut Drive Berkhamsted Castle	Durrants Lane My House Lane Alderley Court Castle Gate Way wood The Spinney
	Low		

A1.1e: Parks and gardens

		Quality	
		High	Low
Value	High	Canal Fields Park	
	Low		

A1.1f: Provision for children and young people

		Quality	
		High	Low
Value	High	Lagley Meadow Recreation Ground play area George Street play area Velvet Lawn play area Butts Meadow play area Canal Fields Park play area Northchurch Recreation Ground play area Herons Elm Recreation Ground skate park	The Moor play area Normandy Drive play area Gossoms End MUGA
	Low		

A1.1g: Cemeteries

		Quality	
		High	Low
Value	High	Rectory Lane Cemetery Kingshill Cemetery Parish Church of Saint Peter St Mary's Northchurch	South Bank Road Cemetery Sacred Heart Catholic Church Northchurch Baptist Church
	Low		

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A1.2: Bovingdon Summary

A1.2a: Amenity greenspace

		Quality	
		High	Low
Value	High	Bovingdon Green	Church Lane Playing Field Old Dean Mitchell Close Windsor Close Bovingdon Green Cricket pitch
	Low		

A1.2b: Natural and semi-natural greenspace

		Quality	
		High	Low
Value	High		Lancaster Drive
	Low		

A1.2c: Provision for children and young people

		Quality	
		High	Low
Value	High	Church Lane Playing Field play area Church Lane playing Field MUGA Old Dean play area	
	Low		

A1.2d: Cemeteries

		Quality	
		High	Low
Value	High	St Lawrence Church	
	Low		

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A1.3: Hemel Hempstead Summary

A1.3a: Allotments

		Quality	
		High	Low
Value	High	Brickmakers Lane allotments Nash Mill allotments Widmore Drive South allotments Adeyfield Road allotments Homefield Road allotments Windmill Road allotments Bennett's End Road allotments Candlefield Walk allotments Bury Road allotments Chaulden allotments High Street Green allotments Widmore Drive North allotments Grovehill allotments	Hobletts Road allotments Farland Road allotments Sheepcote Road allotments Gravel Hill allotments Chambersbury Lane allotments
	Low		

A1.3b: Amenity greenspace

		Quality	
		High	Low
Value	High	Belswains Playing Field Queensway Dunnock Close Great Elms Road Ritcroft Close Longfield Warners End Valley Jocketts Road Washington Avenue Grovehill playing fields Hatfield Crescent Tresilian Square Cupid Green Playing Field Datchet Close Holtsmere End Lane Pennine Way Sports Ground Yew Tree Wood/Redbourn Road Airdale Cambrian Way Fletcher Way (ID 392) Woodhall Lane	Matis House Marchmont Pond, Breakspear Way Six Acres Poynders Hill Cumberlow Place Rathlin Highclere Drive Stevenage Rise Redditch Court Harlow Court Waveney Wharfdale Fletcher Way (ID 395) Broadcroft Highfield House Leverstock Green Road 2 (ID 453) Bennetts End Road Goldcroft Nash Mills Recreation Ground Lawn Lane Lockers Park Lane Heath Park cricket pitch Chaucer Walk Chaulden Lane Playing Field Galley Hill playing field Breakspear Way
	Low		

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		Quality	
		High	Low
Value	High	Thumpers Dellcut Road High Street Green Commons Lane Keens Fields Leverstock Green Road (ID 444) Tedder Road Reith Fields Old House Road Broadfield Homefield Road Eastwick Row Lower Yott Longlands Adeyfield Hill Common Chambersbury Lane (ID 517) Barnacres Road Chambersbury Lane (ID 529) Mill Close Leys Road Durrants Hill Road Playing Field Northridge Way Hemel Hempstead War Memorial Balderson's Moor Heath Park Swan Mead Colonsay Amenity Greenspace Westwick Field Evergreen Walk Church Cottages	Breakspear Way (split site) Breakspear Park car park
	Low		

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A1.3c: Green corridors

		Quality	
		High	Low
Value	High	The Nickey Line 4 Pinewood Gardens Fishery Wharf	The Nickey Line 1 The Nickey Line 2 The Nickey Line 3 River Park
	Low		

A1.3d: Natural and semi-natural greenspace

		Quality	
		High	Low
Value	High	Merrow Drive Bunkers Field Warners End/Home Woods Long Chaulden Hunting Gate Grovehill Wood Kimpton Close Howe Grove Wood Widmore Wood Maylands Wood Arundel Close Turners Hill Turners Hill 2 Rant Meadow Wood Chambersbury Lane (ID 527) Bunkers Park Fern Drive Gravel Hill Spring Blackbirds Moor Heath Park Lower Roughdown Common Jasmin Way Pulleys Lane Knights Orchard Polehanger Lane Station Moor Hardings/Bulbourne Moors Fishery Moor	Shearwater Road Shrub Hill Common Jocketts Park wood Tattershall Drive High Wood Connaught Close The Coppice Chambersbury Lane (ID 522) Haybourn Mead
	Low	Barnacres Road	Buncefield Lane

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A1.3e: Parks and gardens

		Quality	
		High	Low
Value	High	Gadebridge Park (east side) Margaret Lloyd Park Water Gardens Randalls Park	Northridge Park Gadebridge Park (west side) Gadebridge Lane playing field
	Low		

A1.3f: Provision for children and young people

		Quality	
		High	Low
Value	High	Belswains Playing Field play area Belswains Playing Field MUGA Gadebridge Skate Park Gadebridge Park play area 2 Gadebridge Splash Park Northridge Park play area Dunnock Close play areas (Manor Estate) Warners End Valley play area Chaulden Adventure Playground Jocketts Road play area Margaret Lloyd Park play area Grovehill playing fields play area Grovehill/ Woodhall Farm Adventure Play Datchet Close play area Datchet Close games wall High Street Green play area Keens Fields play area Reith Fields play area Adeyfield Adventure Playground Jarman Park play area Blackbirds Moor play area Swan Mead play area Chaulden Lane Playing Field play area Hanger Close play area Water Gardens play area Westwick Field play area Westwick Field MUGA Randalls Park play area Randalls Park MUGA	Marchmont Pond play area, Breakspear Way Northridge Park MUGA Gadebridge Park play area Reith Fields MUGA Barnacres Road & play Nash Mills play area Durrants Hill Road play area Malmes Croft play area Galley Hill playing field play area Bennetts End Adventure Playground Marlowes play area
	Low		

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A1.3g: Cemeteries

		Quality	
		High	Low
Value	High	Heath Lane Cemetery Holy Trinity, Leverstock Green Saint John the Evangelist Woodwells Cemetery St Mary's, Old Town	St Mary's
	Low		

A1.4: Kings Langley Summary

A1.4a: Allotments

		Quality	
		High	Low
Value	High	Church Lane allotments Biodynamic allotments	
	Low		

A1.4b: Amenity greenspace

		Quality	
		High	Low
Value	High		Station Footpath
	Low		

A1.4c: Green corridors

		Quality	
		High	Low
Value	High	Water Side	Grand Union Canal
	Low		

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A1.4d: Natural and semi-natural greenspace

		Quality	
		High	Low
Value	High	Kings Langley Common Grand Union Canal Gaywoods Fishery Home Park	
	Low		Love Lane

A1.4e: Parks

		Quality	
		High	Low
Value	High		All Saints
	Low		

A1.4f: Provision for children and young people

		Quality	
		High	Low
Value	High	Meadow Way play area The Nap play area	Green Park MUGA
	Low		

A1.4g: Cemeteries

		Quality	
		High	Low
Value	High	All Saints, Kings Langley	
	Low		

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A1.5: Markyate Summary

A1.5a: Allotments

		Quality	
		High	Low
Value	High	Pickford Road allotments	
	Low		

A1.5b: Amenity Greenspace

		Quality	
		High	Low
Value	High	Pickford Road Markyate playing field Markyate Village Hall	
	Low		

A1.5c: Natural and semi-natural greenspace

		Quality	
		High	Low
Value	High	Pickford Road	
	Low		

A1.5d: Children's Play Areas

		Quality	
		High	Low
Value	High	Markyate Village Hall play area	Pickford Road play area 1 and 2
	Low		

A1.5e: Cemeteries

		Quality	
		High	Low
Value	High		Markyate Cemetery
	Low		

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A1.6: Tring Summary

A1.6a: Allotments

		Quality	
		High	Low
Value	High	Duckmore Lane allotments Hastoe Lane allotments Westron Gardens allotments	
	Low		

A1.6b: Amenity Greenspace

		Quality	
		High	Low
Value	High	Chapel Meadow Emma Rothschild Court Pound Meadow Playing Field Miswell Lane Whytingham Road Mortimer Hill Pond Close	Woodland Close Okeford Close Okeford Drive Silk Mill Way
	Low		

A1.6c: Green corridors

		Quality	
		High	Low
Value	High	Brook Street	
	Low		

A1.6d: Natural and semi-natural greenspace

		Quality	
		High	Low
Value	High	Duckmore Lane Tring Park Tring Reservoirs Nature Reserve	Dundale
	Low		

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A1.6e: Parks

		Quality	
		High	Low
Value	High	Tring Memorial Gardens	
	Low		

A1.6f: Provision for children and young people

		Quality	
		High	Low
Value	High	Chapel Meadow play area Brook Street MUGA Pound Meadow skate park Miswell Lane play area Mortimer Hill play area Pond Close play area	Miswell Lane MUGA
	Low		

A1.6g: Cemeteries

		Quality	
		High	Low
Value	High	Tring Cemetery St Peter & St Paul	New Mill Baptist Church St Peter & St Paul Cemetery
	Low		

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A1.7: Other Summary

A1.7a: Allotments

		Quality	
		High	Low
Value	High	Queen Street allotments Singlets Lane allotments Gaddesden Row allotments Chesham Road allotments Potash Lane allotments Trooper Road allotments Potten End allotments	Piper's Hill allotments
	Low		

A1.7b: Amenity greenspace

		Quality	
		High	Low
Value	High	Flaunden Village Hall Flamstead Recreation Ground Gaddesden Row (ID 225) The Hollies Aldbury Sports Ground Wilstone Village Hall Long Marston Park Potten End Sports Field Browns Springs Potten End Green Chipperfield Common & cricket club	Flaunden Lane Bradden Lane, Gaddesden Row Gaddesden Row (ID 226) Wick Road playing field Piper's Hill Recreation Ground Nettleden Road Plough Lane
	Low		

A1.7c: Natural and semi-natural greenspace

		Quality	
		High	Low
Value	High	Aldbury Chipperfield Common Upper Roughdown Common Sheethanger Common Hempstead Lane	Rucklers Lane Chapel Fields Toms Hill Road Copper Beech Close Priory Orchard The Laurels Rambling Way
	Low		

DACORUM BOROUGH COUNCIL OPEN SPACE STANDARDS PAPER

A1.7d: Provision for children and young people

		Quality	
		High	Low
Value	High	Croft Meadow play area Rucklers Lane play area Flaunden Village Hall play area Wick Road playing field play area, Wigginton Wilstone Village Hall play area Long Marston Park play area Trooper Road play area, Aldbury Plough Lane play area, Potten End Church Meadow play area	Tower Hill play area Gaddesden Row play area
	Low		

A1.7e: Cemeteries

		Quality	
		High	Low
Value	High	Parish Church of St Leonard St Bartholomew's St John the Baptist, Great Gaddesden Holy Trinity, Potten End St Pauls Church All Saints, Long Marston	Singlets Lane Cemetery St John the Baptist, Aldbury Wilstone Church St Cross St Peter and St Paul Church Flaunden Baptist Chapel St Mary, Puttenham
	Low		

