

# SHELDON HOUSE REDEVELOPMENT

CROMWELL ROAD, TEDDINGTON, TW11 9EJ

PUBLIC OPEN SPACE ASSESSMENT

JANUARY 2023

# CONTENTS

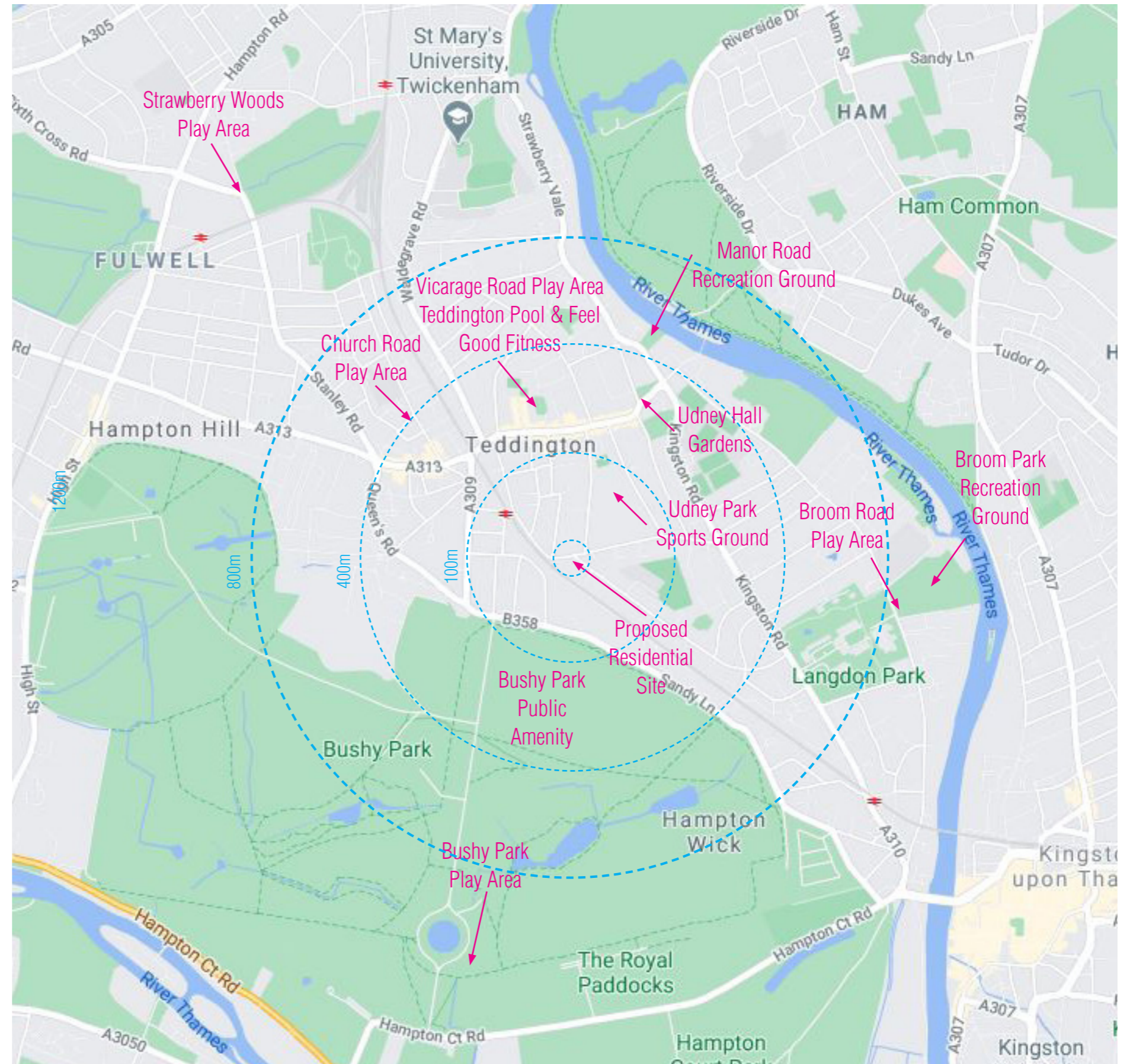
PLANNING POLICY LP 31	3
PUBLIC OPEN SPACE ASSESSMENT	3
PLAY SPACE ASSESSMENT	5
PLAYING FIELDS AND SPORTS FACILITIES ASSESSMENT	5

# PLANNING POLICY LP 31

The LBRuT Local Plan - Policy LP 31, outlines that: The Council will require all major development proposals in the borough to meet the Public Open Space, play space, and playing fields and ancillary sport facilities needs arising out of the development by requiring the following:

1. Public Open Space: applicants should provide an analysis of existing open space provision in line with the Council's accessibility standards for travel to open spaces. Where there is inadequate existing provision and limited access to such facilities, publicly accessible facilities will be expected on site to mitigate the impacts of the new development on existing provision.
2. Play space: applicants should provide a play and child occupancy assessment to determine whether the proposal will lead to an estimated child occupancy of ten children or more, by using the Council's child yield calculator as set out in the Planning Obligations SPD. In addition, an assessment of existing play facilities within the surrounding area will be required. Where the assessment demonstrates an estimated child occupancy of ten children or more, the development proposal should make appropriate and adequate provision of dedicated on-site play space by following the London Plan benchmark standard of 10sqm per child. The Council will seek to integrate new major development within existing village areas and neighbourhoods. Therefore, new dedicated on-site play space should be made publicly accessible.
3. Playing fields and sport facilities: applicants should assess the need and feasibility for on-site provision of new playing fields and ancillary sport facilities in line with the borough's Playing Pitch Strategy.
4. Where on-site provision of Public Open Space, play space or new playing fields and ancillary facilities is not feasible or practicable, the Council will expect existing surrounding facilities and spaces to be improved and made more accessible to the users and occupiers of the new development through, for example, improved walking and cycling links or enhancements of play space or existing playing fields and associated sport facilities. Financial contributions will be required to either fund off-site provision, or improvements and enhancements of existing facilities, including access arrangements, to mitigate the impacts of new development.

# PUBLIC OPEN SPACE ASSESSMENT



## ACCESSIBILITY STANDARDS

In line with the Council's Open Space Assessment, the following accessibility standards will be applied for assessing travel to open space provision from new development sites:

Parks and Gardens - 15 minute walk time (1200m)

Natural and Semi-natural Green-space - 15 minute walk time (1200m)

Amenity Green-space - 5 minutes walk time (400m)

This includes small local parks and open spaces as well as pocket parks.

## PARKS AND GARDENS

Within the stipulated accessibility distance are a number of parks, gardens and natural green spaces, namely:

### BUSHY PARK

Distance from site: 8 minutes walk time (circa 590m from entrance)

A Royal Park of over 1000 acres, the second largest in London. It has public facilities including a playground (age range up to 12) with:

- Large sandpit
- Timber climbing frame & balance beams
- Basket swing, cradle swings, see-saw
- Dry river feature with climbing boulders

There are also sports facilities including:

- Tennis, bowls & cricket
- Football & rugby
- Swimming / Health & Fitness

Plus general ancillary facilities:

- Wheelchair accessible toilets, Refreshment kiosk

### UDNEY HALL GARDENS

Distance from site: 11 minutes walk time (circa 850m)

A public open green space of 1.0 hectares that is an idyllic spot, swathed in mature trees.

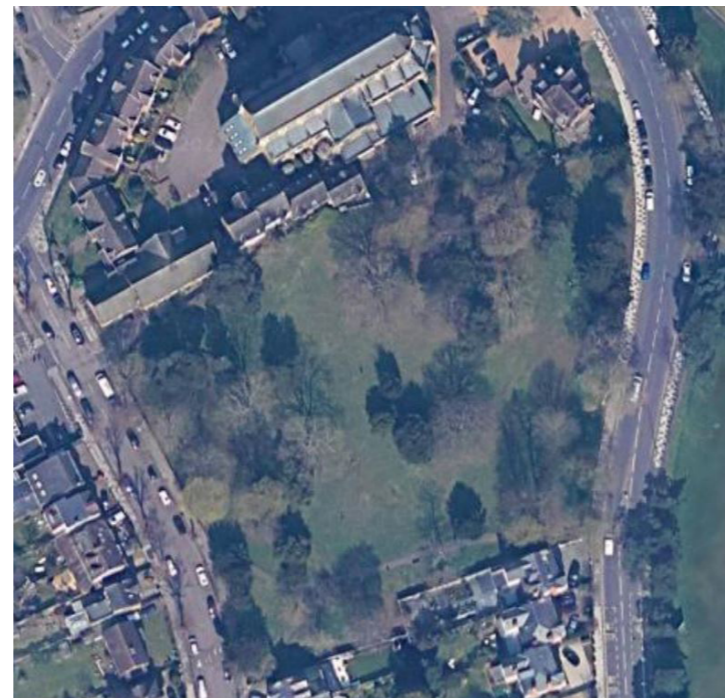
### MANOR ROAD RECREATION GROUND

Distance from site: 13 minutes walk time (circa 1000m)

A quiet public open green space of 3000m<sup>2</sup> that overlooks the River Thames. Used for picnics and ball games.



BUSHY PARK



UDNEY HALL GARDENS



MANOR ROAD RECREATION GROUND

### UDNEY PARK PLAYING FIELDS

Distance from site: 3 minutes walk time (circa 185m to Udney Park Road entrance)

A large playing field site with tennis courts, that is currently unavailable for public use, though there is hope that this green space could be brought back into use.

### AMENITY GREEN-SPACE

Currently there is no publicly available amenity green-space within the specified 400m from the development site. Therefore the site will provide a play area and gardens for the residents. This will be in the form of a natural playspace for younger children, and informal/formal lawns and seating area for older children and parents.

### ASSESSMENT RESULTS

With the extensive parks that are located within the Local Authorities accessibility standard distances / travel times, together with the introduction of a communal gardens and play area, it is considered that there is suitable open space accessible to the development.

# PLAY SPACE ASSESSMENT

## PLAY AND CHILD OCCUPANCY ASSESSMENT

Following the Council's child yield calculator as set out in the Planning Obligations SPD the following results were obtained:

### GLA Population Yield Calculator

	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units	0	0	0	0
Social Units	16	8	3	0

Total Units	27
-------------	----

Geographic Aggregation	Outer London
------------------------	--------------

PTAL	PTAL 0-2
------	----------

#### Notes

Sample size of 24 sites  
 Shaded cells require user input  
 Select both geography and PTAL  
 For developments in Outer London with PTAL 5-6 use [London/PTAL 5-6] or [Outer London/3-4] to calculate yield

#### Yield from Development (persons)

	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	0.0	8.0	8.0
Ages 5, 6, 7, 8, 9, 10 & 11	0.0	5.8	5.8
Ages 12, 13, 14 & 15	0.0	2.2	2.2
Ages 16 & 17	0.0	1.1	1.1
18-64	0.0	38.1	38.1
65+	0.0	0.9	0.9
<b>Total Yield</b>	<b>0.0</b>	<b>56.1</b>	<b>56.1</b>

#### Play Space Calculator

Total Children	17.1
----------------	------

	Benchmark (m <sup>2</sup> )	Total play space (m <sup>2</sup> )
Play space requirement	10	170.9

The yield calculator estimates 17.1 total children that will occupy this development. As this figure is higher than 10, a dedicated on-site play space is required and will be provided, with a minimum amenity area of 170.9m<sup>2</sup>.

Beyond this, local facilities have been assessed to understand the availability of playspace, and whether they are within reasonable walking distance for children. The guide travel distance is 100m for under 5's, 400m for 5-11 year olds and 800m for 12+.

The map on page previous map shows a selection of existing children's play facilities in the vicinity, the nearest being:

#### Equipped Play Areas

Vicarage Road Playground - 9 minutes walk time (725m)

Church Road Play Area - 14 minutes walk time (1.1km)

Broom Road Recreation Ground - 17 minutes walk time (1.3km)

Bushy Park Playground - 25 minutes walk time (2.0km)

Strawberry Woods Play Area, Stanley Road - 29 minutes walk time (2.3km)

#### ASSESSMENT RESULTS

Based on this assessment, there are equipped facilities for 12+ year old children, within the stipulated 800m. Any shortfall would be for the under 5's, and the 5 - 11 year olds. Therefore, a play area with natural play equipment is being provided within the communal gardens of the proposal, meeting and exceeding the 171m<sup>2</sup> Specified by the Child Occupancy Calculator, please refer to Landscaping Proposals by Outerspace.

The total area of rear garden amenity is 574m<sup>2</sup>, inclusive of play area, landscaping, lawn, communal patio and pergola, plus private gardens and patios for the rear ground floor wheelchair units.

# PLAYING FIELDS AND SPORTS FACILITIES ASSESSMENT

Though the application is classed as 'major', the site is only 0.157 hectares (1570m<sup>2</sup>), and would be inappropriate for the provision of playing fields or sports grounds. However, there are many such amenity sites in the local area including:

#### Playing Fields & Sports Facilities

- Broom Road Recreation Ground
- Cricket pitch
- Football pitches (mini, junior, and full)
- Natural play area
- Parking & changing rooms

#### Bushy Park

- Tennis, bowls & cricket
- Football & rugby
- Swimming / Health & Fitness

#### Udney Park (currently closed)

- Playing fields, Tennis

In addition there are many local sports clubs, gyms and swimming facilities in and around Teddington and the surrounding areas, such as Hampton Pools lido.