

APPENDIX 3

OPEN SPACE

The provision of open space within new residential development should be equitable and effective at keeping pace with development and should apply to all new residential development of one dwelling or more. All residential development (except for some exceptions set out in policy L4) should satisfy their open space needs at a standard of 2.4 hectares per 1000 population. A single house generates a per capita need for formal/childrens open space in the same way as larger development. The first priority is that as much open space as possible of the required open space is provided on site. In cases where any or all of the required open space is not to be provided on site then contributions to the improvement of open space provision will be required based on the number of persons and the actual cost of laying out those facilities. The Council will ensure that commuted sums for children's play areas are used within 1000m of the funding development.

Population thresholds have been introduced to Policy L4 to determine the open space requirements for a development. These have been included to provide a sensible basis for calculating the open space requirement on a site by site basis.

The National Planning Field Association (NPFA) standard for formal open space provision is based on population (2.4 hectares per 1000 population). In the past, the average household size was used, approximately 2.6 persons per household within the Medway Towns. A problem with using one occupancy rate for all types of housing is that it fails to distinguish between the sizes of dwellings so that the requirement for a 20 dwelling scheme of 1 bedroom flats would equal that of a 20 dwelling scheme of 5 bedroom houses. It is therefore appropriate to use a standard based on the number of people likely to occupy each dwelling based on the actual size of proposed dwellings rather than a flat rate based solely on the number of proposed dwellings. It is assumed that in most dwellings the main bedroom would be occupied by two people and each additional bedroom will be occupied by one person. Dwellings with 3+ bedrooms will be assumed to have an occupancy of 4 persons. The following population per dwelling is used for calculating the population.

1 bedroom dwelling	= 2 persons
2 bedroom dwelling	= 3 persons
3+ bedroom dwelling	= 4 persons

With regard to one-bedroom households, it is considered reasonable to assume an occupancy rate of two people.

In the case of planning applications where the number and type of dwellings is unknown (for instance outline planning applications) the requirement for the provision of open space would have to be reserved through a legal agreement so it can be resolved when a detailed application is made.

PLAY AREAS AND NUMBER OF PIECES OF EQUIPMENT

The play areas listed below are those within the ownership of Medway Council. Within the Medway Towns area there are additional play areas often owned by Parish Councils, however, there is no data relating to the number of pieces of equipment within these play areas.

	PLAY AREAS	NO. OF PIECES OF EQUIPMENT
1	Brompton	5
2	Mill Road	9
3	James Street	3
4	Otway Street	Closed for refurbishment
5	Hamilton Road	5
6	Hillyfields	8
7	The Strand	11
8	Fort Apache	8
9	Grange Road	4
10	Balmoral Gardens	6
11	Hazelmere Drive	4
12	Braithwaite Court	1
13	Coplins, Kick about	4
14	Keswick Court	2
15	Gillingham Park	8
16	Rookery Fields	10
17	Teynham Green	6
18	Sanctury Road	8
19	Goudhurst Road	4
20	Beechings Way	8

21	Vinall Park	13
22	Woodchurch	5
23	Cozenton Park	7
24	Holding Street	3
25	Rainham Rec.	4
26	Bankyfields	4
27	Winchester Way	3
28	Cherry Trees	5
29	108 Maidstone Road	7
30	Platters Park	7
31	Ryetop	6
32	Hempstead (juniors)	10
33	Hempstead (Infants)	9
34	Edwards Close	5
35	Wigmore Park	4
36	Parkwood Green (8-14 years)	5
37	Parkwood Green (under 8 years)	7
38	Kingsfrith	5
39	Bayswater Drive	5
40	Whitegate Wood	5
41	Darland View	7
42	Cragie Walk	6
43	Riverside Country Park	9
44	The Old Orchard	3
45	Moor Park Close	2

46	Lyall Way	4
47	Town Hall Gardens	2
48	Carpeaux Close	2
49	Crestway	4
50	Luton Rec	5
51	Capstone Park (Upper)	13
52	Capstone Park (Lower)	3
53	Lordswood Sports Centre	4
54	Ballens Road	6
55	Moonstone Drive	2
56	Iona Close	5
57	Whimbrel Walk	5
58	Princes Park	4
59	Hook Meadow	5
60	Snodhurst Bottom	4
61	Maidstone Road Sports Ground	7
62	Chalk Pit Hill	6
63	Vale Drive	5
64	Friston Way	5
65	Hills Terrace	3
66	Perry Street	4
67	Victoria Gardens	3
68	Jacksons Rec	11
69	Copperfield Open Space	6
70	Priestfields Rec	6
71	Borstal Rec	3
72	Esplanade	9
73	Low Meadow	5
74	Cuxton Road	4

75	Rushdean Road	6
76	Lilac Road	6
77	Knights Place Rec	8
78	Darnley Road	4
79	Church Green	6
80	Cliffe Road	5
81	Hancock Close	3
82	Broomhill Park	13
83	Cliffe Woods	4

PLAY AREAS IN MEDWAY – AUDIT, DECEMBER 1998

Ward No.	Play Area No.	Ward Name	Sq M of Equipd. PA	Pop.	N.P.F.A. Req'mnts @ .250 per 1000	Shortfall	Excess
ALL SAINTS							
1	86	High Halstow	500 sq m				
1	87	All Hallows	800 sq m				
1	88	Stoke	500 sq m				
1	89	Stoke	500 sq m				
1	90	Grain	500 sq m				
1	91	Stoke	500 sq m				
Total			0.33 ha	4587	1.15 ha	0.82 ha	
BEECHINGS							
2	11	Hazlemere	206 sq m				
2	12	Braithwaite	253 sq m				
2	13	Coplins K A	2805 sq m				
2	14	Keswick	320 sq m				
2	17	Teynham Grn	5302 sq m				
2	19	Goudhurst Road	3021 sq m				
Total			1.19 ha	6318	1.6 ha	0.4 ha	
BROMPTON							
3	1	Brompton	3281 sq m				
3	2	Mill Road	10099 sq m				
3	10	Balmoral Gardens	437 sq m				
Total			1.38 ha	6405	1.6 ha	0.2 ha	
CUXTON & HALLING							
4	73	Low Meadow	1690 sq m				
4	96	Cuxton	500 sq m				
4	97	Halling	500 sq m				
4	98	Halling	500 sq m				
Total			0.32 ha	4726	1.2 ha	0.88 ha	
EARL							
5	77	Knights Place	615 sq m				
5	78	Darnley Road	1625 sq m				
Total			0.23 ha	6250	1.56 ha	1.33 ha	
FRINDSBURY							
6	79	Church Green	563 sq m				
6	80	Cliffe Road	3712 sq m				
6	80	Hancock Close	225 sq m				
Total			0.45 ha	7476	1.88 ha	1.43 ha	
FRIN. EXT. & CHAT.							
7	94	Chattenden	500 sq m				
7	95	Frindsbury Extra	500 sq m				
Total			0.1 ha	5092		1.3 ha	1.2 ha
GILLINGHAM NORTH							
8	3	James Street	218 sq m				
8	4	Otway Street	367 sq m				
Total			0.06 ha	5755	1.45 ha	1.39 ha	

Ward No.	Play Area No.	Ward Name	Sq M of Equipd. PA	Pop.	N.P.F.A. Req'mnts @ .250 per 1000	Shortfall	Excess
9 Total		GILLINGHAM SOUTH Nil	Nil	5383	1.35 ha	1.35 ha	
10 10 10 10 10 10 Total	32 33 34 35 38 40	HEMPSTEAD & WIGMORE Hempstead Junior Hempstead Infant Edwards Close Wigmore Park Kings Frith Whitegate Wood	1102 sq m 853 sq m 1398 sq m 746 sq m 1712 sq m 428 sq m 0.62 ha	9321	2.33 ha	1.7 ha	
11 11 Total	61 62	HOLCOMBE Maidstone Road S.G. Chalk Pit Hill	850 sq m 500 sq m 0.14 ha	8679	2.2 ha	2.06 ha	
12 Total	59	HOOK MEADOW Hook Meadow	500 sq m 0.05 ha	No record (possibly part of Walderslade)			
13 13 Total	92 93	HOO ST. WERBURGH Hoo Hoo	500 sq m 800 sq m 0.13 ha	7282	1.8 ha	1.67 ha	
14 Total	63	HORSTED Vale Drive	835 sq m 0.084 ha	7330	1.83 ha	1.75 ha	
15 15 15 Total	54 56 57	LORDSWOOD Ballens Road Iona Close Whimbrel Walk	720 sq m 2275 sq m 450 sq m 0.34 ha	11840	2.95 ha	2.61 ha	
16		LUTON Nil	Nil	8032	2.0 ha	2.0 ha	
17 17 17 17 17 Total	5 6 7 8 9	MEDWAY Hamilton Road Hillyfields Strand Fort Apache Grange Road	2605 sq m 3615 sq m 4015 sq m 357 sq m 323 sq m 1.95 ha	6968	1.73 ha	0.22 ha	
18 18 18 18 Total	50 51 52 53	NORTH DANE Luton Rec. Capstone (upper) Capstone (lower) Lordswood	389 sq m 250 sq m 335 sq m 512 sq m 0.15 ha	No record			

Ward No.	Play Area No.	Ward Name	Sq M of Equipd. PA	Pop.	N.P.F.A. Req'mnts @ .250 per 1000	Shortfall	Excess
19	36	PARKWOOD Parkwood Junior	1822 sq m	6342	1.6 ha	1.2 ha	
19	37	Parkwood Infant	931 sq m				
19	42	Cragie Walk	1093 sq m				
19	46	Lyall Way	253 sq m				
Total			0.41 ha				
20	16	PRIESTFIELD Rookery Fields	1552 sq m	6378	1.6 ha	1.44 ha	
Total			0.16 ha				
21	23	RAINHAM Cozenton Park	952 sq m	5941	1.5 ha	1.28 ha	
21	24	Holding Street	631 sq m				
21	27	Winchester Way	460 sq m				
21	44	Old Orchard	186 sq m				
Total			0.22 ha				
22	29	RAINHAM MARK 108 Maidstone Road	850 sq m	7666	1.9 ha	1.75 ha	
22	30	Platters Park	650 sq m				
Total			0.15 ha				
23	82	REDE COURT Broomhill	676 sq m	4860	1.23 ha	1.17 ha	
Total			0.06 ha				
24	20	RIVERSIDE Beechings	1829 sq m	6018	1.5 ha	0.69 ha	
24	25	Rainham Rec.	2230 sq m				
24	26	Bankyfields	85 sq m				
24	43	R.C.Park	4004 sq m				
Total			0.81 ha				
25	28	ST MARGARET'S Cherry Trees	782 sq m	8901	2.23 ha	1.83 ha	
25	31	Rye Top	1154 sq m				
25	39	Bayswater	1631 sq m				
25	45	Moor Park	366 sq m				
Total			0.4 ha				
26	70	ST MARGARET'S of BORSTAL Priestfield	800 sq m	7239	1.8 ha	1.6 ha	
26	71	Borstal Rec.	625 sq m				
26	72	Esplanade	675 sq m				
Total			0.2 ha				
27	74	TEMPLE FARM Cuxton Road	645 sq m	8301	2.1 ha	1.82 ha	
27	75	Rushdean Road	1260 sq m				
27	75	Lilac Road	900 sq m				
Total			0.28 ha				
28	83	THAMESIDE Cliffe Woods	567 sq m	6906	1.73 ha	1.54 ha	
28	84	Cliffe	800 sq m				
28	85	Cooling	500 sq m				
Total			0.19 ha				

Ward No.	Play Area No.	Ward Name	Sq M of Equipd. PA	Pop.	N.P.F.A. Req'mnts @ .250 per 1000	Shortfall	Excess
29	47	TOWN HALL Town Hall G'dens	254 sq m				
29	48	Carpeaux Close	1185 sq m				
29	67	Victoria G'dens	1220 sq m				
29	68	Jackson's Rec.	1050 sq m				
Total			0.26 ha	8805	2.2 ha	1.94 ha	
		TROY TOWN					
30	56	Hills Terrace	209 sq m				
30	66	Perry Street	625 sq m				
30	69	Copperfield	625 sq m				
Total			0.15 ha	6109	1.53 ha	1.38 ha	
		TWYDALL					
31	22	Woodchurch	1274 sq m	5632	1.4 ha	1.05 ha	
31	22	Vinall Park	2204 sq m				
Total			0.35 ha	6109	1.53 ha	1.38 ha	
		WALDESLADE					
32	58	Prince Park	405 sq m				
32	55	Moonstone Drive	237 sq m				
Total			0.064 ha	13445	3.35 ha	2.71 ha	
		WARREN WOOD					
33	64	Friston Way	744 sq m				
Total			0.074 ha	6292	1.55 ha	1.48 ha	
		WATLING STREET					
34	15	Gillingham Park	1466 sq m				
34	41	Darland View	788 sq m				
Total			0.24 ha	6137	1.53 ha	1.29 ha	
		WAYFIELD					
35	49	Crestway	615 sq m				
35	60	Snodhurst Bottom	418 sq m				
Total			0.11 ha	5685	1.4 ha	1.29 ha	
Overall TOTAL				12.228 HA			

