

# STATES OF JERSEY



## OUTDOOR OPEN SPACE, SPORT & RECREATION STUDY

Final Report: July 2008

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## 1.0 INTRODUCTION AND OVERVIEW

This section outlines the format of the report and includes the background and outputs of the study, and provides an overview of the study area.

### 1.1 Format of Report

The report is presented as a series of ‘Sections’ which relate to the requirements of the brief. There are a number of appendices to the report which support the main study. Details of the sections and appendices are as follows:

<b>Section 1</b>	Introduction and background
<b>Section 2</b>	Outline of the methodology used in the study
<b>Section 3</b>	Summary of key local policy of relevance to this assessment, and some of the implications
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## 1.2 Background

This report provides details of a study into open space, sport and outdoor recreation (open space) provision in Jersey. The Island Plan proposed definition of 'open space' is as follows:

*'Open Space is defined as land used as a park or country park, for open air sport or activity, or land previously used as a cemetery - the definition includes bodies of water within these areas'.*

Further clarification and definition of 'open space' is outlined in section 5.

The need for the study was first identified in the 2002 Island Plan Review, and will form part of the 2008 plan which is currently being developed.

The plan has identified the need for the following elements to be included within the study:

- Assessment of the adequacy of existing open space, outdoor sport and recreation provision on the Island in the light of the various population scenarios the States are now considering and housing development growth levels and locational options that are being worked up in parallel with this research.
- Produce levels of any additional provision that will need to be provided, over 15 years (in five year tranches) from 2008, taking account of demographic changes and sports participation levels on the Island. Provision levels should be provided for in terms of informal open space, sports pitches (by type) and children's play space (by age suitability).
- Produce standards that new housing development should meet to provide for the levels of additional provision. Where it is not possible to meet provision on site the study should provide costings of off site provision levels. This should include the costs of laying out the already identified land for new public open space in St Helier.
- Produce standards for open space provision for schools (currently the States are reliant on UK standards).
- Provide overall recommendations for clear and simple open space policy in the new Island Plan, including a relevant typology for open space types and related land zonings/designations.

- Provide recommendations on the management of outdoor sport and recreation facilities where there are current deficiencies or mismatches between facilities and demand.

### 1.3 Project Outputs

The following outputs will be produced as part of this study:

- A brief report outlining the findings of consultation with Parishes, Schools and Sports Clubs.
- GIS analysis and maps of all open space on the Island by typology and Parish.
- A quality audit database of all accessible open space on the Island.
- A defined typology for open space on the Island.
- Standards for future provision of open space on the Island.
- Analysis of current and future provision of open space.
- Proposed policies for open space on the Island.

### 1.4 The Island of Jersey

Jersey is the largest of the Channel Islands covering an area of approximately forty-five square miles and located fourteen miles off the north-west coast of France. The Island has a strong rural character, with over half its land given over to agriculture. Jersey enjoys an exceptionally varied, complex and high-quality landscape and environment, which has long been recognised as one of its most precious assets.

In 2001 the Island had a population of 87,186 (2001 Census), by the end of 2006 the estimated population had increased to 89,300. Jersey's population density at 770 per sq km is three times that of the UK. An estimated 70% live in the four urban parishes of St. Helier, St. Saviour St. Brelade and St. Clement. Elsewhere, the settlement pattern is rather dispersed,

comprising a number of larger rural settlements clustered around parish churches and local facilities, and some more isolated housing developments that have emerged since the 1960s.

Jersey is a prosperous island with a stable, strong and successful economy and a generally high standard of living. The economy is dominated by a high-quality financial services industry but also includes agriculture and tourism, both in transition but still considered, by Islanders, to be fundamental to the way of life. Further details on the Island can be found at [www.gov.je](http://www.gov.je).

The following table shows the 2001 census data for the population by Parish in Jersey:

**Table 1.3.1 Population by Parish**

Parish	Population 2001 Census	Percent of total	Area (km <sup>2</sup> )	Population Density (persons per km <sup>2</sup> )
St Helier	28,310	32	*8.6	3,292
St Saviour	12,491	14	9.3	1,343
St Brellade	10,134	12	12.8	792
St Clement	8,196	9	4.2	1,951
Grouville	4,702	5	7.8	603
St Lawrence	4,702	5	9.5	495
St Peter	4,293	5	11.6	370
St Ouen	3,803	4	15.0	254
St Martin	3,628	4	9.9	366
Trinity	2,718	3	12.3	221
St John	2,618	3	8.7	301
St Mary	1,591	2	6.5	245
<b>JERSEY</b>	<b>87,186</b>	<b>100</b>	<b>116.2</b>	<b>750</b>

These estimates are further broken down into age range and male/females, currently figures are only available from the 2001 census as shown below:

**Table 1.3.2 Population by age and gender**

	<b>Males</b>	<b>Females</b>	<b>Total in age band</b>
Under 16 years	8,081	7,583	15,664
Working age	29,160	27,855	57,015
Above working age	5,243	9,264	14,507
<b>Total Population</b>	<b>42,484</b>	<b>44,702</b>	<b>87,186</b>

The most recent census data has been used to calculate statistics within the study. The analysis of provision for predicted future populations is outlined in section 7.

## 2.0 STUDY METHODOLOGY

### 2.1 Introduction

This section outlines the methodology used for delivering the study, it closely follows the requirements of the brief and is informed by good practice outlined in PPG17 and its companion guide ‘Assessing Needs and Opportunities’, and the Sport England ‘Playing Pitch Methodology’. Whilst the importance of these two approaches is considered, it is important to note that the study in Jersey has adopted a bespoke approach which is adapted to meet local needs and circumstances, whilst being informed by existing good practice. The methodology follows a number of ‘key tasks’ as follows:

#### **Task 1: Policy and strategy review**

This includes a review of policies and strategies relevant to the study, providing a brief summary of their relevance.

#### **Task 2: Assessment of local needs**

Assessing local needs of open space, sport and recreation facilities is an essential element in providing the evidence needed to support any proposed standards of provision and recommendations that result from the study. As this study forms part of the Island Plan Review and the consultation that supports this, it is appropriate that consultation is limited to consultation with key stakeholders, including sports clubs, schools and Parishes.

#### *Consultation with sports clubs*

Simple questionnaires asking about the quality, quantity and access to facilities on the Island were sent out to sports clubs from the following sports:

- Football
- Cricket
- Rugby
- Hockey

### *Consultation with Parishes*

Meetings were held with the Connétables from eleven of the twelve Parishes to discuss the study and identify issues around open space.

### *Consultation with schools*

A simple questionnaire was sent to all the schools on the Island, asking questions about the quality, quantity and access o their facilities.

### *Consultation with other key stakeholders*

Several meetings were held with officers from the States departments to gather information in relation to the provision of, and demand for facilities on the Island. These included the following departments:

- planning and environment
- education, sports and culture
- housing
- transport and technical services

### **Task 3: Mapping of open space**

ArcGis has been used to map and classify all open space across the Island. Maps have been produced showing provision of each typology of open space across the Island, and provision of open space by parish. GIS has also been used to analyse the application of standards for quantity and access to open space. Maps are presented throughout the report where appropriate and in appendix 1.

### **Task 4: Audit of open space**

The mapping exercise has identified XX areas of open space that have some form of public access. Of these, XX sites were agreed to be audited and assessed for quality using the following criteria:

- Access
- Management and maintenance
- Design
- Safety & Security
- Community involvement
- Marketing & Information
- Biodiversity
- Play
- Sports Provision

For each of the criteria, a score of 0 - 5 was given as follows:

- 0 Not applicable
- 1 Very poor
- 2 Poor
- 3 Moderate
- 4 Good
- 5 Very good

Each category was also given a 'potential to improve score' using the same scoring system. The resulting figures give a total score and a total potential to improve score, which in turn identifies a 'gap' between existing quality and potential quality.

These scores are also represented as percentages. The percentage figures represent the difference between the quality of existing provision and the maximum potential of that site - giving a % gap score which represents the potential that site has to improve. The following scores indicate the potential to improve:

<b>Percentage</b>	<b>Potential to improve</b>
0 - 19%	Very little potential. Low priority for investment.
20 - 50%	Sites with some potential for improvement. Sites above 30% should be focused on for investment.
51 - 100%	Sites with significant potential for improvement. Could include sites where there are some 'quick wins'.

Throughout the area profiles, the gap scores have been used to make observations about the quality of facilities. A summary of all the scores are outlined in appendix 2.

#### **Task 5: Standards for provision of open space**

Standards for open space have been developed for the quantity of different types of open space, and supported by standards for access and quality. The standards have been used to identify existing gaps and deficiencies in the quantity, access and quality of open space. The standards have also been used to assess the impacts of increased populations, new developments and increased participation in sport.

#### **Task 6: Playing pitch assessment**

The playing pitch assessment for this study focuses on provision for football, cricket, rugby and hockey. A simple methodology has been adopted which looks at the numbers of pitches, numbers of teams and from this uses participation levels to assess team generation rates from the resident population of the Island. These generation rates are used to assess the impacts of any increase in population on the Island, and the impact of increasing participation rates.

#### **Task 7: Applying the ‘Jersey Standards’ to new development**

The standards for open space have been applied to recommend new provision of open space required as part of new development on the Island. Where possible, potential new sites have been identified. A cost model has also been developed for providing new open space and improving existing open space.

#### **Task 8: Standards for open space in schools**

In addition to the open space standards, information gathered from the quantitative survey of school facilities and consultation with schools has been used to develop standards for the provision of outdoor sports facilities in schools.

#### **Task 9: Policies and recommendations**

This section presents policies and recommendation for the future provision of open space across the Island.

### 3.0 POLICY AND STAKEHOLDER REVIEW

This section provides a brief outline of the plans and strategies that are relevant to the study and identifies key stakeholders.

#### 3.1 Policy review

Jersey has its own planning system and policies which are drawn together in the Jersey Island Plan. The most recent plan was published in 2002, however, this is currently under review and a consultation document is being prepared. The need for a study of outdoor open space, sport and recreation was identified in the 2002 plan. The standards, policies and recommendations from this study will inform the current review. Within this section, the relevant policies within the 2002 plan will be identified, and issues outlined in the 2008 Island Plan review consultation document will be highlighted.

##### 3.1.1 Island Plan, 2002

The following policies from the 2002 Island Plan are of relevance, however, it is important to note that all of these policies are subject to review, pending the findings of this study and the Island Plan review.

###### *Policy TR4 - Protection of Recreational and Cultural Resources*

There will be a presumption against the loss of existing recreational and cultural resources. Development involving the loss of existing recreational and cultural resources will normally only be permitted where the Planning & Environment Department is satisfied that:

1. the loss will have no unreasonable impact on Island-wide provision; or
2. alternative replacement provision has already been developed or will be developed within an agreed timescale; or
3. the proposal will be of greater community or Island benefit than the existing resource.

###### *Policy TR5 - Development of Recreation Resources*

The provision of recreation resources is vital in ensuring that the Island's facilities and playing pitches/fields:

- meet current health and safety and other guideline standards and do not become unacceptably outworn;
- meet identified unmet needs;

- give the Island the opportunity to compete in sport and to host its own sporting events; and
- provide high quality resources for the Island's population and its visitors.

Proposals for the development of recreation resources will normally be permitted provided that the development:

1. contributes to an existing or latent local or Island-wide demand;
2. will not unreasonably affect the character and amenity of the area;
3. will not have an unacceptable visual impact;
4. will not have an unacceptable impact on a Site of Special Interest or Building of Local Importance;
5. makes use of existing buildings where possible;
6. is appropriate in scale, form, massing, density and design to the site and its context;
7. will not lead to unacceptable problems of traffic generation, safety and parking;
8. is accessible by pedestrians, cyclists, public transport users including those with mobility impairments; and
9. is in accordance with other principles and policies of the Plan.

In all cases the primary consideration will be the protection and conservation of the environment. There will be a general presumption against the development of recreational resources in the Zone of Outstanding Character except for minor improvements to enhance public enjoyment of the coast and countryside.

#### *Policy TR6 - Land for Recreation*

The following sites have been identified as having opportunities to provide new recreation facilities within the Plan period:

1. The Parish of St. Martin is intending to provide land for recreational opportunities opposite the school and proposals are likely to include playing fields and possible indoor facilities.
2. The Town Park will create a substantial formal public park in the heart of a densely built-up area as part of wider renewal and environmental enhancements. The proposal will also help improve links between residential and commercial areas.
3. Mont de la Ville Park will provide an essential recreational link between Fort Regent, South Hill Park and La Collette Gardens and Walk, not only tying together these currently stand-alone recreation resources to form a network, but providing another link between town and coast.
4. Within the approved planning framework for La Collette 2 there is an area of land for:
  1. a major landscaped feature and public open space; and

2. access to the water at all states of the tide and for associated facilities for small marine leisure craft.
5. A St. Helier Circular Walk has received support from the Sport, Leisure and Recreation and Public Services Departments. It is considered that such a walk could provide essential links between a series of separate green spaces within and on the periphery of the town and could strengthen the town's links to the coast and to the countryside on its edge. The site zoned for housing at Mont a l'Abbé could form an integral part of this recreational opportunity and the provision of footpaths and cycle-routes to help facilitate this circular walk should be a requirement within its Development Brief. A detailed study of the feasibility and potential routeing for this walk will be required.
6. Following the relocation of the bus station to a transport centre at the Island Site, the Weighbridge site is proposed to be developed as a public open space.
7. Land at Goose Green Marsh lies to the south of land proposed for housing. It is an important open space of community, landscape and possible ecological value. There is potential for improved public access and informal recreation uses as a public amenity, whilst respecting the special environment and landscape character of the site.

#### *Policy SC4 - Joint Provision and Dual Use of Facilities*

The Planning & Environment Department will encourage proposals that result in wider use by the community of school facilities to meet educational, social and recreational needs.

#### **3.1.2 Jersey Island Plan Review 2008**

The current review proposes a typology of open space as follows (further clarification of this is outlined in section XX):

- Parks
- Formal Manor ground with public access
- Natural and semi-natural greenspace
- Outdoor sports facilities/playing pitches
- Amenity greenspace
- Children and teenagers play space
- Allotments
- Cemeteries and Churchyards
- Urban civic spaces

- Linear open space

The consultation document also outlines the requirements of this study, which are outlined in the background to this document (section 1.2)

### 3.2 Stakeholder Analysis

There are a wide range of agencies and organisations that have a stake in open space, sport and recreation in Jersey. This section identifies relevant stakeholders, and provides further analysis on the role and input of key stakeholders. A full list of stakeholders consulted as part of the study are outlined in appendix 3.

**Figure 3.3: Existing Stakeholders** identifies the public, private and voluntary sector stakeholders who generally have some direct or indirect interest in open space, sport and recreation opportunities. It cannot be guaranteed that everyone or everything has been identified. However, it does illustrate the complexity of potential arrangements between all parties.

It is almost impossible to plot the precise relationship of each stakeholder to others in the figure. However, a few observations can be made.

The stakeholders can generally be broken down into 'Users', 'Providers', 'Funders', and 'Enablers' of open space, sport and recreation opportunities, where:

- 'Users' are basically the participants in open space, sport and recreation, (individuals or groups).
- 'Providers' can be agencies, organisations and (sometimes) individuals in the public, voluntary and private/commercial sectors largely responsible for establishing and maintaining open space, sport and recreation opportunities.
- 'Funders' are those that provide *financial* support to either create or maintain opportunities, including through grant aid.
- 'Enablers' help in creating and maintaining opportunities either through policy, general nurture and support including advice on technical issues and sources of funding etc.

Clearly, some of the stakeholders will fall into more than one category. For example, a club will be a 'User', but potentially also a 'Provider'. The local authority may well be 'Providers' in terms of their own facilities, but also 'Funders', and 'Enablers'. The variety of stakeholders ranges from Island wide to local parish interests.

**Figure 3.3: Existing stakeholders**

Users	<ul style="list-style-type: none"> <li>• Individuals, Groups and Clubs</li> </ul>
‘Providers’	<ul style="list-style-type: none"> <li>• States of Jersey (various departments)</li> <li>• Schools and colleges</li> <li>• Parishes</li> <li>• Youth and play organisations</li> <li>• Local clubs and organisations</li> <li>• Landowners</li> </ul>
‘Funders’	<ul style="list-style-type: none"> <li>• Governing bodies of sport</li> <li>• Charitable trusts and foundations</li> <li>• Environmental trusts</li> <li>• Housebuilders</li> <li>• Business</li> <li>• Private Finance Initiatives/Private Public Partnerships</li> <li>• Voluntary fundraising</li> <li>• Other grant sources</li> </ul>
‘Enablers’	<ul style="list-style-type: none"> <li>• Governing Bodies of Sport</li> <li>• States of Jersey</li> </ul>

### 3.4 The role and input of key stakeholders

Whilst all the above stakeholders have a role and input to the study, it is not feasible to evaluate all of them, however, there are a number of ‘key stakeholders’ where further analysis has been undertaken. The following section considers the input and role of these key stakeholders, including:

- Parishes
- Schools and other education establishments
- Sports Clubs
- Departments within the States of Jersey

#### 3.4.1 Parishes

The twelve Parishes within Jersey have a major role in the provision, management and development of open space across the Island. The majority of facilities are in fact under the ownership and management of the Parishes, with fewer facilities under ownership and management of the States of Jersey departments. This situation brings with it both advantages and disadvantages.

The major advantage is that much of the open space has ‘local ownership’, with many of the communities having an active say in the design and management of open space. This has resulted in considerable community ownership of open spaces and all the benefits that go with this - for example, this study found that the incidents of vandalism in open space across the Island are negligible when compared to the main land.

The most significant disadvantage is the ‘inequality’ in the quality, quantity and access to open space across the Island, with some Parishes enjoying better facilities than others. This study is the starting point to address this imbalance through more effective future planning of open space facilities.

The Parishes have a key role in this future planning and provision of open space across the Island, and an effective collaboration with the States of Jersey, sports clubs and schools is important in achieving this.

### 3.4.2 Schools and other education establishments

School based open space and recreation provision exists primarily to meet educational needs. It also has the potential to be used by the wider community where there is a policy or practice promoting such dual use. School based provision offers scope for helping to meet local needs for playing pitches and built facilities in particular, where there might otherwise be local shortages. It can also help to improve access to opportunities in rural areas remote from venues in the larger settlements.

Community access to school facilities tends to be most widely available at the larger secondary schools and colleges on the Island, namely:

- Grainville School
- Haute Vallee School
- Hautlieu
- Le Rocquier School
- Les Quennevais School
- Jersey College for Girls
- Victoria College for Boys

Even where opportunities do exist they can be restricted by the physical characteristics of the campus/buildings (which may not have been designed with wider community use in mind). There are also issues concerning security, insurance and liability, extra wear and tear, additional management and staffing requirements etc. These are all well documented problems, and lead to a situation where the pattern of such opportunities across the area is piecemeal and fragmented.

There appear to be very few of the smaller schools offering any form of community use. This is unfortunate as they could make an important contribution in rural areas, from where access to facilities in the larger settlements is often problematic.

### 3.4.3 Sports Clubs

Sports clubs on the Island play a major role in providing opportunity for sport. The main sports considered in this study are football, cricket, rugby and hockey. Facilities for these sports are provided through a number of venues including private grounds, public facilities (managed by the state) or at schools. The provision for football has the largest number of private facilities, whilst the only other private provision is Jersey Rugby Club in St. Peter and Jersey Farmers Cricket Club in St. Martin.

The facilities provided by these sports clubs have an important role in providing sport for the community, and although the facilities are 'private', their role and future provision is an important consideration in this study. Those clubs that use public facilities also have an important role in providing community sport and again their role and future warrant consideration. This is further explored in section 6.7

#### **3.4.4 Departments of the States of Jersey**

The States of Jersey play a major role in the provision of open space and recreation facilities on the Island. The department of education, sport and culture are responsible for providing a number of facilities including the Island's major facilities at Les Quinnevais, FB Fields and Grainville (as well as their role in education provision outlined above).

Transport and technical services are one of the main providers of public parks such as Howard Davis, Coronation Park and Winston Churchill Park (together with the parish of St. Helier), and also have a major role in the management and maintenance of open space on the Island.

## 4.0 IDENTIFICATION OF LOCAL NEED (KEY FINDINGS)

Section 2 outlines the methodology used for assessing local needs for open space on the Island. The consultation carried out was intended to be brief but informative, as this study will be subject to further consultation as part of the overall Island Plan Review. Consultation was focused on four key areas:

- Sports Clubs
- Parishes
- Schools
- Key stakeholders

This section outlines the key findings of the consultation. Further details of results and questionnaires can be found in appendix 3.

### 4.1 Consultation with sports clubs

As part of this process, an audit of outdoor sports facilities on the Island was undertaken (appendix 4). This identified clubs and facilities participating in the following sports:

- Football
- Cricket
- Rugby
- Hockey

All the clubs identified were then sent a simple questionnaire asking about the quality, quantity and access to facilities on the Island. The table below outlines a summary of the comments received from those clubs who responded. However, it should be noted, that the response received from clubs was considered to be poor (3 football clubs, 3 cricket clubs and 2 hockey clubs responded). Therefore, to support the information, club and league secretaries were contacted via telephone, to gather their views on supply and demand and to confirm names of clubs, playing venues and numbers of teams. This information has been key in the playing pitch assessment (see section 6.7 and appendix 4).

The information gathered has provided accurate data with regards to the supply and demand for playing pitches on the Island, however, the level of ‘qualitative’ data received is less comprehensive. It is therefore recommended that future consultation on the Island Plan includes further consultation with sports clubs - through club and league secretaries and a number of focus groups to explore specific issues.

*Table 4.1 Summary of findings from postal questionnaire with sports clubs*

Sport	Comments		
	Quality	Quantity	Access
Football	<ul style="list-style-type: none"> <li>Some clubs identified the need for lighting</li> <li>Generally, clubs felt their facilities are good quality</li> <li>The need for all weather pitches was identified</li> </ul>	<ul style="list-style-type: none"> <li>Some identified need for additional facilities particularly for mini soccer and training</li> </ul>	<ul style="list-style-type: none"> <li>Generally clubs felt access for members was good</li> <li>A number of clubs commented on poor access to facilities for the disabled</li> <li>Some clubs felt that the amount they pay is ‘not very good value for money’ whilst others felt is ‘was good value for money’</li> <li>Most members of clubs live over 3 miles away from their club</li> </ul>
Cricket	<ul style="list-style-type: none"> <li>Generally clubs felt the pitches themselves are good quality</li> <li>There was less satisfaction with the quality of changing facilities (e.g. FB fields)</li> </ul>	<ul style="list-style-type: none"> <li>General satisfaction with the number of facilities</li> <li>Need for a review of artificial pitches</li> </ul>	<ul style="list-style-type: none"> <li>Generally felt access including parking was good at main facilities</li> </ul>
Rugby	<ul style="list-style-type: none"> <li>Good facilities provided at Jersey Rugby Club</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified</li> </ul>
Hockey	<ul style="list-style-type: none"> <li>Clubs identified that the facilities are good value for money and easy to book</li> <li>Poor quality of equipment and storage</li> </ul>	<ul style="list-style-type: none"> <li>Potential for a floodlit facility</li> <li>Potential for additional ATP on the Island</li> </ul>	<ul style="list-style-type: none"> <li>A number of clubs commented on poor access to facilities for the disabled</li> <li>Members come from all over the Island</li> </ul>

## 4.2 Consultation with Parishes

Meetings were held with the Connétables from ten of the twelve Parishes to discuss the study and identify issues around open space, and to check the accuracy of maps showing the location of open space. The following provides a brief summary of any issues raised.

St. Lawrence	<ul style="list-style-type: none"> <li>• Good walks and access along the ‘Millennium Path’ in Waterwork Valley</li> <li>• Interest and importance of ‘Sanctuary Paths’ in the Parish</li> <li>• Limitations of the Parish Hall</li> <li>• The Parish has good access to natural greenspace</li> <li>• Good access to the beach and headlands</li> <li>• No apparent demand for additional facilities</li> <li>• Good standard of Coronation Park</li> </ul>
St. Brelades	<ul style="list-style-type: none"> <li>• A number of additional open spaces were identified</li> <li>• Issues with the quality of maintenance within the parish, particularly natural greenspace which is ‘non-parish’ managed</li> <li>• Good provision at Les Quennevais</li> <li>• Need for additional play especially in the west of the parish</li> <li>• Need to protect and value open space</li> <li>• Significant access to natural greenspace, beaches and headlands</li> <li>• East of Parish is more agricultural</li> <li>• There is pressure for housing within the parish</li> <li>• New development should contribute towards open space provision</li> </ul>
St. Ouen	<ul style="list-style-type: none"> <li>• A number of additional sites were identified</li> <li>• New Village Green currently under construction adjacent to Parish Hall</li> <li>• Large areas of natural greenspace and coast are accessible for walking</li> <li>• Skate facility adjacent to Parish Hall is well used - but does cause some conflict</li> <li>• Parish recreation ground is a good facility</li> <li>• Looking to extend the pitches at the school</li> </ul>
St. Mary	<ul style="list-style-type: none"> <li>• An additional site was identified</li> </ul>

	<ul style="list-style-type: none"> <li>• Community centre is a hub for activity with tennis, play, petanque</li> <li>• Opportunity for providing additional facilities within the vicinity of the community centre</li> </ul>
St. Clement	<ul style="list-style-type: none"> <li>• A number of additional sites identified and existing sites clarified</li> <li>• Importance of FB fields</li> <li>• Access to informal space and school playing fields to rear of Parish Hall</li> <li>• Previously being very poor provision of open space as part of housing</li> <li>• Need for additional open space in the parish - potential sites have been identified</li> <li>• There is a need for additional 'open access' space within the parish</li> </ul>
St. Saviour	<p>Formal parks</p> <ul style="list-style-type: none"> <li>• The beach and Howard Davies Park are the main recreational space.</li> <li>• Patier Park is well located but covenant prevents any facilities on site.</li> </ul> <p>Nature Sites</p> <ul style="list-style-type: none"> <li>• Woodland at Government House would be beneficial.</li> <li>• Granville School has a natural area and pond with ad hoc public use.</li> <li>• Public access should be gained to Graviou Resevior (owned by Jersey Water)</li> <li>• Swiss Valley &amp; Longueville Hotels could provide public access to natural sites.</li> </ul> <p>Sport</p> <ul style="list-style-type: none"> <li>• All sports provision is within schools, or private - excellent quality.</li> <li>• Access to school facilities is key.</li> </ul> <p>Play</p> <ul style="list-style-type: none"> <li>• Gated sites exist in social housing estates.</li> <li>• Toddlers and young children not catered for .</li> <li>• 2 existing youth clubs.</li> </ul> <p>Future Development</p> <ul style="list-style-type: none"> <li>• Starter homes and sheltered housing.</li> </ul>
St.Martin	<p>Formal parks</p> <ul style="list-style-type: none"> <li>• New park and car park recently laid out, paid for by the parish.</li> <li>• Excellent space, well located next to school, shops and parish hall.</li> <li>• Park needs a management plan and facilities - parish currently deciding what to put on there.</li> <li>• Beaches and National Trust to the east of the parish.</li> </ul>

	<p>Nature Sites</p> <ul style="list-style-type: none"> <li>• Area of new park outlined for natural space.</li> <li>• National trust land and informal walks through wooded Sanctuary paths areas.</li> </ul> <p>Sport</p> <ul style="list-style-type: none"> <li>• All school provision.</li> </ul> <p>Play</p> <ul style="list-style-type: none"> <li>• No public children's play facilities - play are within St.Martins School.</li> </ul> <p>Future Development</p> <ul style="list-style-type: none"> <li>• Sheltered housing 12 x 2 beds.</li> </ul>
Grouville	<p>Formal parks</p> <ul style="list-style-type: none"> <li>• Formal walkway at Grouville Beach.</li> <li>• Walks along Golf Club.</li> </ul> <p>Nature Sites</p> <ul style="list-style-type: none"> <li>• Common land along the beach front.</li> <li>• RAMSAR site designation to area around Gorey Pier.</li> <li>• Tenants land along the beach front.</li> <li>• Queens Valley reservoir.</li> <li>• Le Rocque harbour.</li> </ul> <p>Sport</p> <ul style="list-style-type: none"> <li>• Grouville football club - private.</li> <li>• Informal football pitch on common land along the beach front.</li> <li>• Grouville School - limited access.</li> </ul> <p>Play</p> <ul style="list-style-type: none"> <li>• Youth club.</li> <li>• Play area on common land along the beach front - well used.</li> <li>• Natural play opportunities on beach and common land.</li> </ul> <p>Future Development</p> <ul style="list-style-type: none"> <li>• Open space, field 146.</li> <li>• Potters Development.</li> <li>• Retirement homes - field 146.</li> <li>•</li> </ul>

St. Helier	<p>Formal parks</p> <ul style="list-style-type: none"> <li>• People's Park.</li> <li>• Lower Park.</li> <li>• Tower Park.</li> <li>• Parade Gardens</li> <li>• La Collette Gardens</li> <li>• Various small civic spaces.</li> </ul> <p>Nature Sites</p> <ul style="list-style-type: none"> <li>• People's Park</li> <li>• Beach</li> <li>• Fort Regent - (fairly inaccessible)</li> <li>• Green Street Cemetery</li> </ul> <p>Sport</p> <ul style="list-style-type: none"> <li>• Very limited - football stadium - non accessible.</li> <li>• Boule pitches</li> </ul> <p>Play</p> <ul style="list-style-type: none"> <li>• More equipped play areas required</li> <li>• Youth issues - no facilities</li> <li>• Play areas within fringe housing estates</li> </ul> <p>Future Development</p> <ul style="list-style-type: none"> <li>• Brown field and fringe green field development.</li> <li>• New road system.</li> <li>• Proposed skate park on sea front.</li> <li>• Two new civic spaces in front of Pomme D'or.</li> <li>• New town park.</li> <li>• Green network of sites to encourage use of green spaces.</li> </ul>
Trinity	<ul style="list-style-type: none"> <li>• Very well catered for - small settlement (2700) but have most facilities.</li> <li>• Formal park and event space behind village hall, next to youth centre and boule pitch.</li> <li>• Associated 5 a side court.</li> <li>• Formal gardens at States of Jersey office (Howard Davis Farm) - require access.</li> </ul>

	<ul style="list-style-type: none"> <li>• Football pitch and sport field - good condition and publicly accessible.</li> <li>• Event space (private)</li> </ul>
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### 4.3 Consultation with schools

A simple questionnaire was sent to all the schools on the Island, asking questions about the quality, quantity and access to their facilities. Fifteen schools returned questionnaires which provided a useful level of data. This information was supported through telephone interviews with schools and officers from the department of education, sports and culture to confirm what facilities are present in schools and their levels of use by the community. This information was key in informing both the playing pitch assessment (section 6.7), and in developing standards for schools (section 6.8).

A summary of the key findings/themes are identified below, details of comments received can be found in appendix 3.

#### Quality of facilities

In general, schools felt that their provision of both indoor and outdoor sports facilities were good. Only one school identified a complete inadequacy of facilities. Three schools were satisfied with their built facilities, but felt their outdoor spaces were inadequate and in need of improvement.

Some of the specific improvements required include:

- Re-surfacing of hard court or play areas (5 schools)
- Floodlighting
- Improved access for wheelchair users
- More grass and trees

#### Demand for additional facilities

11 of the 15 schools identified additional facilities that they would like to have, this included:

- Cricket square
- Swimming pool

- Astro turf for hockey and football (3 schools)
- Additional outdoor pitches (4 schools)
- Indoor gym (2 schools)

#### **Use by the community**

Only 3 of the 15 schools have no community use at all. Of those where the community does have access, the following was observed:

- 11 of the schools identified that their school halls were used by the community. The halls are used for a wide variety of activities, indicating their importance in providing recreational opportunity in the community. The followings uses were identified:
  - Gymnastics
  - Karate
  - Brownies
  - Dancing/singing
  - Yoga
  - Community group meetings
  - Football
  - Youth clubs
  - Netball
- Schools were asked if there was opportunity to improve community use of their facilities. This raised many issues, including the following key points:
  - A number of schools are reluctant to have more community use as they feel they are at capacity (5 schools)
  - Some problems were identified such as security, 'wear and tear', need to fund energy costs, lack of parking
  - A number of schools are open to the idea of additional use as long as they were provide support etc (7 schools)

#### **Other issues**

Schools were asked to identify any other issues they have in relation to recreational facilities, the following highlights some key points:

- Issues of anti-social behaviour in school grounds out of hours
- The need for skilled coaches aswell as good facilities
- Concerns over health and safety where the public do have access
- Limited budgets preventing the provision of new facilities
- There is some shared use of facilities between schools (e.g. Hautlieu School and Highlands College)

#### **4.4 Consultation with other key stakeholders**

Several meetings were held with officers from the States of Jersey to gather information and report on progress of the study. The following departments have contributed:

- planning and environment
- education, sports and culture
- housing
- transport and technical services

## **5.0 AUDIT OF LOCAL PROVISION (OVERVIEW)**

### **5.1 Introduction**

This section considers the existing provision of open space on the Island, it describes the types of open space that have been included within the study (further justification for the typology is included in section 6). It also provides some additional information on the benefits of open space.

### **5.2 A practical definition of open space**

The existing or potential recreation utility of a site is a function of its size, location, shape, topography and internal site features.

Even very small sites are potentially large enough to accommodate meaningful recreation activity. For this study, all sites which are larger than 1 vergee (0.17 ha) have been considered, as even though many of these sites are small, they are still sufficiently large to accommodate an equipped play area, tennis court, or 'pocket park' to name but some possible uses.

The location of a space will have a profound impact on its recreation utility for reasons of safety, accessibility, security, and nuisance (for example.) An unenclosed space immediately adjacent to a very busy road might not be considered to have any practical recreation utility for safety reasons. Similarly, a space adjacent to open plan private gardens (as often occurs in many modern housing estates) might generate concerns from residents and effectively stop it being used actively for this purpose. However, if it were a large site, parts of it may be considered to be a safe distance from the road, or sufficiently remote not to cause actual or perceived nuisance to residents.

A site may in theory be open to use by the public, but in practice might be too heavily vegetated, or sloping, hilly, marshy etc to be used for any recreation purpose. A large site may be of such an awkward shape as to exclude any meaningful recreation use; and, apart from safety issues, much highway land cannot be considered to be open space for such reasons.

In short there can be no hard and fast rules for determining the recreation utility of a site for the community. This has meant that judgements have been made on a site by site basis as to what should be included and excluded for these purposes. In general this has been easy to achieve in a consistent way for the very large majority of sites.

### 5.3 Typologies of open space, sport and recreation facilities

A draft typology for open space, sport and recreation facilities is outlined in the Jersey Island Plan Review (see section 3). Part of the brief for this study, was to use this as a starting point to develop a ‘Jersey Typology’. This was developed taking into account good practice outlined in Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation, and from carrying out an assessment of the type, range and character of sites on Jersey. This is summarised below, with further detailed description of the typology in section 5.4.

Draft typology in Island Plan	Proposed ‘Jersey Typology’
Parks	Parks
Outdoor sports facilities/playing pitches	Outdoor sports facility
Amenity greenspace	Amenity greenspace
Children and teenagers play space	<b>Play Space</b>
Natural and semi-natural greenspace	<b>Natural greenspace</b>
Allotments	Allotments
Cemeteries and Churchyards	Cemeteries and Churchyards
Urban civic spaces	<b>Civic spaces</b>
Linear open space	Linear open space
Formal Manor ground with public access	<b>Not included</b>
	<b>Beaches</b>

These categories generally reflect the typology of provision identified in PPG17 with some modifications to suit local circumstances. This is further explored and justified in section 6.

Although the above are varied in their nature, a number of simple criteria have been set to establish whether they ‘qualify’ for assessment, and have therefore been included within the audit, these are:

- they are over 1 vergee (0.17 ha) in size,
- they are freely and openly accessible to the community (e.g. recreation grounds),
- they are accessible to the public on a managed access basis (such as with some kinds of outdoor sports facility).

Sites have been identified through desk research, consultation with Officers and Parishes as well as site visits and inspections. A total of XX open spaces have been audited. Each identified site has been given a Unique Reference Label, which are shown on the maps. The following section describes each of the typologies included within the study, and provides a summary of the existing provision of facilities.

### 5.4 Typologies of open space

The following section defines the various categories of open space considered by this study. Further justification for the use of these categories is outlined in section 6.

<p><b>Parks</b></p>	<p>This includes formal parks with public access. They take on many forms, and may embrace a wide range of functions, including:</p> <ul style="list-style-type: none"> <li>• Informal recreation and outdoor sport.</li> <li>• Play space of many kinds (including for sport and children’s play).</li> <li>• Providing attractive walks to work.</li> <li>• Offering landscape and amenity features.</li> <li>• Areas of formal planting.</li> <li>• Providing areas for ‘events’.</li> <li>• Providing habitats for wildlife.</li> </ul>	
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<p><b>Outdoor Sports facility</b></p>	<p>These include seasonal and fixed sports spaces that are both publicly and privately owned. Facilities include sports pitches for cricket, football and rugby. Also includes fixed sports spaces such as tennis courts, artificial turf pitches and bowling greens. These facilities can be located within Parks and as such, many of the facilities, especially sports pitches are multi-functional. That is they can be used for sport one day, and for the rest of the week function as a space to walk and play. This typology excludes commercial sports facilities and golf courses.</p>	
<p><b>Amenity Greenspace</b></p>	<p>The category is considered to include those spaces open to free and spontaneous use by the public, but neither laid out nor managed for a specific function such as a park, public playing field or recreation ground; nor managed as a natural or semi-natural habitat. These areas of open space will be of varied size, but are likely to share the following characteristics:</p> <ul style="list-style-type: none"> <li>• Unlikely to be physically demarcated by walls or fences.</li> <li>• Predominantly laid down to (mown) grass.</li> <li>• Unlikely to have identifiable entrance points (unlike parks).</li> <li>• Unlikely to have planted flower beds or other formal planted layouts, although they may have shrub and tree planting.</li> <li>• Generally no other recreational facilities and fixtures (such as play equipment or ball courts), although there may be items such as litter bins and benches.</li> </ul> <p>Examples might include both small and larger informal grassed areas in housing estates and general recreation spaces. They can serve a variety</p>	

	<p>of functions dependent on their size, shape, location and topography. Some may be used for informal recreation activities, whilst others by themselves, or else collectively, contribute to the overall visual amenity of an area.</p>	
<p><b>Play Space</b></p>	<p>It is important at the outset to establish the scope of the audit in terms of this kind of space. Children and young people will play and ‘hang out’ in almost all publicly accessible “space” ranging from the street, town centres and squares, parks, playing fields, “amenity” grassed areas etc as well as the more recognisable play and youth facility areas such as equipped playgrounds, youth shelters, BMX and skateboard parks, Multi-use Games Areas etc. Clearly many of the other types of open space covered by this study will therefore provide informal play opportunities.</p> <p>To a child, the whole world is a potential playground: where an adult sees a low wall, a railing, kerb or street bench, a child might see a mini adventure playground or a challenging skateboard obstacle. Play should not be restricted to designated ‘reservations’ and planning and urban design principles should reflect these considerations.</p> <p>The study has recorded the following:</p> <ul style="list-style-type: none"> <li>• Equipped children’s space (for pre-teens)</li> <li>• Provision for teenagers.</li> </ul> <p>The former comprises equipped areas of play that cater for the needs of children up to and around 12 years. The latter comprises informal recreation opportunities for, broadly, the 13 to 16/17 age group, and which might include facilities like skateboard parks, basketball courts and ‘free access’ Multi Use Games Areas (MUGAs). In practice, there will always be some blurring around the edges in terms of younger children using equipment aimed for older persons and vice versa.</p>	

<p><b>Natural Greenspace</b></p>	<p>Jersey has large areas of natural greenspace, many of which are private or inaccessible. For the purpose of this study, all natural greenspace that has some form of public access has been included and mapped, typically this covers those areas where there are public footpaths or open access. Inaccessible sites have been excluded from the audit and maps.</p> <p>Natural green space covers a variety of spaces including meadows, woodland and copse all of which share a trait of having natural characteristics and wildlife value, but which are also open to public use and enjoyment. In Jersey, access to beaches and coastal cliffs, commons (noirmont, portelet, grouville, les landes) and sand dunes (les blanches banques and la mielle des morvilles) are a very important recreational resource, and have been mapped and included within this typology.</p> <p>Research elsewhere and has identified the value attached to such space for recreation and emotional well-being. A sense of ‘closeness to nature’ with its attendant benefits for people is something that is all too easily lost in urban areas. Natural Green Spaces should be viewed as important a component of community infrastructure in planning for new development as other forms of open space or ‘built’ recreation facilities. Natural Green Spaces can make important contributions towards local Biodiversity Action Plan targets and can also raise awareness of biodiversity values and issues.</p> <p>Some sites will have statutory rights or permissive codes allowing the public to wander in these sites. Others may have defined Rights of Way or permissive routes running through them. For the remainder of sites there may be some access on a managed basis. Although many natural spaces may not be ‘accessible’ in the sense that they cannot be entered and used by the general community, they can be appreciated from a</p>	
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	<p>distance, and contribute to visual amenity. Indeed, whilst much of the Jersey countryside is inaccessible in that you can't generally walk across it, the small scale of fields and the dense network of lanes effectively ensures that it is easy to walk through it and to publicly enjoy it.</p>	
<p><b>Allotments</b></p>	<p>Allotments provide areas for people to grow their own produce and plants. In the UK there is legislation surrounding the provision of allotments by Local Authorities, however, this legislation does not apply in Jersey. As such, the provision of allotments in Jersey is non-statutory, and in fact, there is only one formal allotment on the whole Island.</p>	
<p><b>Cemeteries and Churchyards</b></p>	<p>The majority of the Parishes on the Island are focused around the Parish Church, often providing a focal point within the settlement area. A number of churches have open space (in the form of churchyards) associated with them, and a number of additional cemeteries either adjacent or nearby. Whilst not suitable for 'recreation', these areas provide opportunity for walking and relaxation, with many providing valuable habitats for wildlife.</p>	

<p><b>Civic space</b></p>	<p>These tend to be focused in the larger settlement areas such as St. Helier, where larger civic spaces provide space for sitting, relaxing and events and activities. In more rural areas, there are numerous small civic spaces associated with memorials, statues etc.</p>	
<p><b>Linear open space</b></p>	<p>Typically these are linked paths providing opportunity for recreation including walking, cycling and horse riding. The network of footpaths across the Island is mapped in appendix 1. A number of these paths are known as ‘Sanctuary Paths’ (or perquages) dating back hundreds of years as safe routes from parish churches to the sea. There are also a number of strategic routes such as the Corbiere Cycle Route. Jersey also has an extensive network of Green lanes, however, the analysis of these is not included within the study. Within the study, the quantity of linear open space has not been included within the assessment as often they largely consist of footpaths or routes through existing open space.</p>	
<p><b>Beaches</b></p>	<p>Jersey has a rich variety of beaches which provide a valuable resource for recreation for both local people and visitors. The beaches range from large open sandy bays, to small coves and rocky outcrops. The study has concentrated on those beaches which are accessible, and provide opportunity for recreation.</p>	

## 5.5 Overall open space provision: some general facts and figures

The following shows the total provision of different types of open space across the Island. Quantities are presented as total provision in vergées and hectares and total provision per 1,000 of the population in vergées and hectares (based on the 2008 population estimate of 89,300).

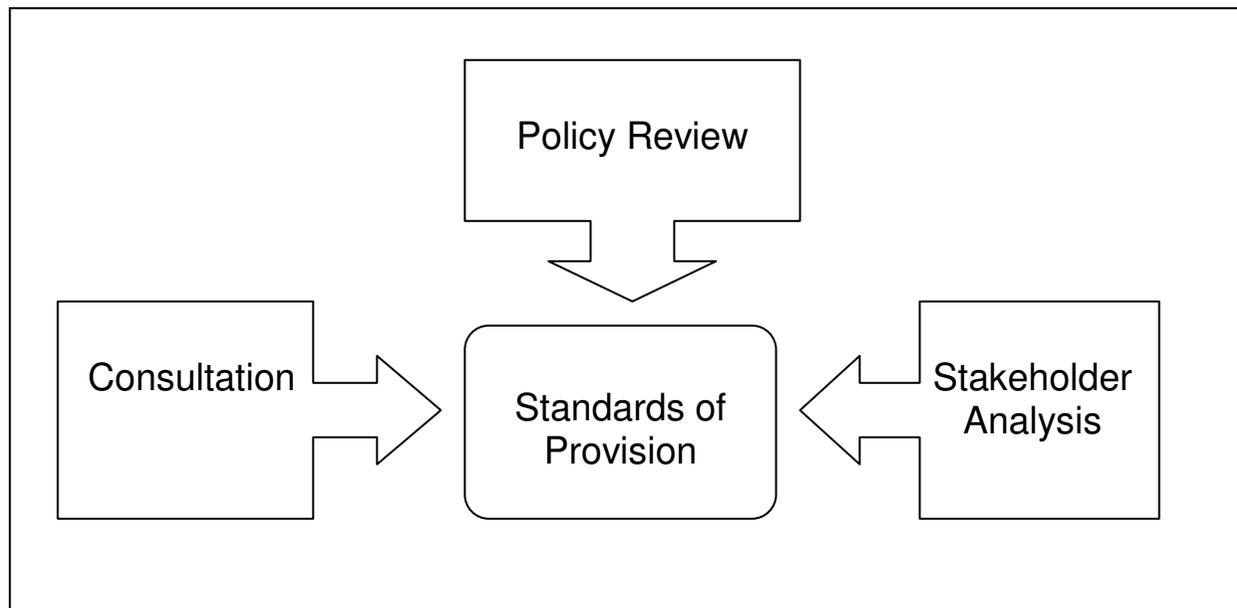
The figures provide some general indication of overall supply, and demonstrate how provision is dominated by Beaches and Natural Green Space, followed by Outdoor sports facilities and Parks. Maps showing the provision of open space are presented in **Appendix 1**.

Typology	Vergees	Vergees/1000	Hectares	Hectates/1000
Amenity Greenspace	129.47	1.45	23.29	0.26
Beach	5,536.22	62.00	995.72	11.15
Cemeteries & Churchyard	117.71	1.32	21.17	0.24
Civic Space	5.85	0.07	1.05	0.01
Natural Greenspace	5,204.81	58.28	936.12	10.48
Outdoor Sports Facility	402.60	4.51	72.41	0.81
Parks	196.11	2.20	35.27	0.39
Play Space	16.34	0.18	2.94	0.03
School Grounds	32.06	0.36	5.77	0.06
Linear open space	Not assessed			
Allotments	Not assessed			
<b>Total</b>	<b>11,641.17</b>	<b>130.36</b>	<b>2,093.74</b>	<b>23.45</b>

## 5.6 Towards New Standards of Provision

This information, together with the findings from the policy and stakeholder review, and the information from the community consultation, are considered together to inform the development of standards for open space, sport and recreation provision, which is outlined in section 6. This is shown in figure 5.7 below:

Figure 5.6 The development of standards



## 6.0 JERSEY STANDARDS

*This section deals with the following requirements of the brief:*

- *Produce standards that new housing development should meet to provide for the levels of additional provision.*
- *Produce standards for open space provision for schools (currently the States are reliant on UK standards).*

### 6.1 The development of Standards

The standards for open space have been developed using guidance in the Island Plan Review and from good practice such as the PPG17 companion guide. Standards have been developed for each typology of open space using the following components:

- **Quantity standards:** These are determined by the analysis of existing quantity provision in the light of stakeholders views as to its adequacy and levels of use. Furthermore, it is essential that the quantity standards proposed are realistic and achievable.
- **Quality standards:** The standards for each form of provision are derived from the quality audit and from the views of the stakeholders that use the spaces. Again, quality standards should be realistic, achievable and reflect the priorities that emerge through stakeholder consultation.
- **Accessibility standards:** These reflect the needs of potential users. Spaces and facilities likely to be used on a frequent and regular basis need to be within easy walking distance and safe to access. Other facilities which are used less frequently, for example large leisure facilities or country parks, where visits are longer but perhaps less frequent can be further away.

The standards that have been proposed are for minimum levels of provision. Therefore, just because geographical areas may enjoy levels of provision exceeding minimum standards does not mean there is surplus provision, as all such provision may be well used.

## 6.2 Typologies

The typologies of open space have been developed using guidance within the Island Plan Review (2008) and are informed by guidance within the PPG17 companion guide, but allowing for local variation as outlined below. The PPG 17 guidance suggests a list of typologies for open spaces recommended by the Urban Greenspaces Task Force (UGSTF) or a variation of it. The recommended typologies, are as follows:

### PPG 17 Typology

Greenspaces	Parks and gardens	Accessible, high quality opportunities for informal recreation and community events
	Natural and semi-natural greenspaces, including urban woodland	Wildlife conservation, biodiversity and environmental education and awareness
	Green corridors	Walking, cycling or horse riding, whether for leisure purposes or travel, and opportunities for wildlife migration
	Outdoor sports facilities	Participation in outdoor sports, such as pitch sports, tennis, bowls, athletics or countryside and water sports
	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, ball courts, skateboard areas and teenage shelters
	Allotments, community gardens and urban farms	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, disused churchyards and other burial grounds	Quiet contemplation and burial of the dead, often linked to the promotion of wildlife conservation and biodiversity
Civic spaces	Civic and market squares and other hard surfaced areas designed for pedestrians	Providing a setting for civic buildings, public demonstrations and community events

The guide acknowledges that the above typologies should be used as guidance, and that local variations can be developed. For the study within Jersey, local variations have been developed, and standards are proposed for the following types of open space:

- Parks
- Outdoor Sports Facilities
- Amenity Greenspace
- Play Space
- Natural Greenspace.

Other open spaces have been identified and mapped, but no standards for provision have been set, as explained below:

- **Linear open space.** Whilst these have been identified within the study, a quantity standard for provision has not been proposed. This is largely because many of the routes consist of footpaths which traverse existing open space. This reflects the rural nature of the Island, which has large areas of accessible natural greenspace (and large areas of limited access natural greenspace).
- **Cemeteries, disused churchyards and other burial grounds.** These have been identified and mapped where known, however, no quantity standard for provision has been set. This reflects the priorities established through consultation, which identifies the need to provide and improve open spaces. Whilst churchyards can provide important open space, there is little opportunity to have a strategic influence over them (the ultimate end goal in PPG17). So whilst there may be the opportunity to 'enhance provision' (and this has been identified), there is little opportunity to provide 'new' or 'relocated provision'.
- **Civic Space.** There are few civic spaces on the Island, and they tend to be restricted to areas such as St. Helier. As such, their provision is subject to many other influences such as regeneration initiatives and urban design and it is difficult to set a standard for their provision. There are a number of small civic spaces in the rural Parishes (such as memorials), however, a standard for the provision of these is not appropriate.
- **Beaches.** These have been mapped and assessed for quality and access (with a view to future opportunities for improvement). The quantity of beaches has been measured, however, no quantity standards for provision have been proposed. The provision of beaches play an important role in recreation on the Island, and opportunities for improving their

quality and access will be explored, however there is no opportunity for improving the actual quantity of beaches, therefore a standards for quantity is not appropriate.

- **Allotments.** There is only one allotment on the Island, therefore assessing quality, quantity and access is unnecessary. However, this report does make recommendations with regards to the future provision of allotments on the Island (section 6.6).

### 6.3 Summary of standards

This section summarises the proposed quantity and access standards for open space. Justification for these standards is outlined in the following section.

Typology	Quantity Standard (Vergees/1000 pop)	Quantity Standard (Ha/1000 pop)	Access standard (metres)
Parks	2.80	0.50	500
Outdoor Sports Facility	4.44	0.80	3000
Amenity Greenspace	1.40	0.25	500
Play Space	0.55	0.1	500
Natural Greenspace	5.50	1.0	500
<b>Total</b>	<b>14.69 vergees</b>	<b>2.64 hectares</b>	
Cemeteries & Churchyards	N/A	N/A	N/A
Civic Space	N/A	N/A	N/A
Linear open space	N/A	N/A	N/A
Allotments	N/A	N/A	N/A
Schools	N/A	N/A	N/A
Beaches	N/A	N/A	N/A

### 6.4 Quantity standards

For each typology where a standard has been set, the following has been considered in setting a proposed quantity standard:

- The existing quantities of open space.
- Comparisons with other standards.
- Any relevant policies.
- Feedback from consultation.

The table below shows the existing quantities of open space, the proposed standard and a comparison with other Authorities standards. The Authorities chosen for comparison have been selected based on their similar mix of rural and urban settlements, population size and practically where information is available. Information has been requested from Guernsey and the Isle of Man, however, this has not been forthcoming. Clearly Jersey is unique and the following comparisons can only be a guide.

Typology	Current 'average' provision in Jersey Hectares (vergees)/1000	Proposed Jersey Standard pop: 89,300 Hectares (vergees)/1000	Standard (Ha/1000 population)			
			East Hampshire District Council (pop: 109,274)	Winchester City Council pop: (107,222)	Forest Heath District Council (pop: 63,100)	Carrick District Council (pop: 87,865)
Parks and Recreation Grounds (Parks)	0.39 (2.20)	0.5 (2.8)	0.5	0.75	0.5	0.5
Sports and Recreation Grounds (Outdoor Sports Facilities)	0.81 (4.51)	0.8 (4.44)	0.5	0.75	1.0	0.5
Children & Young people's Space (Play Space)	0.03(0.18)	0.1 (0.55)	0.25	0.5	0.3	0.3
Informal Open Space (Amenity Greenspace)	0.26 (1.45)	0.25 (1.4)	1.0	0.8	0.5	0.5
Natural Greenspace	10.48 (58.28)	1.0 (5.50)	1.0	1.0	1.0	0.8

The first column in the table above shows the typology of open space, those typologies in brackets are the Jersey typologies and are matched as closely as possible to other typologies from the comparison authorities. The second column shows the current average provision of open space per 1000 population, measured in hectares and verges. The third column shows the proposed Jersey standard in hectares and verges per 1000 population. The final four columns show comparisons with other authorities.

Further justification of the standards for each typology are outlined below.

#### **6.4.1 Parks**

There are no existing national or local standards or related guidance relating specifically to this kind of provision. The current Island Plan has no relevant policies related to the quantitative provision of parks.

The existing average provision per 1000 population across the Island is 2.20 verges (0.39 hectares). The stakeholder consultation did draw out the importance of formal provision, particularly within the more urban areas, and the proposed standard allows for additional provision where required. Therefore, the proposed standard of 2.8 verges (0.5 hectares)/1000 is proposed as a minimum standard, with an aim to achieve this particularly in the more urban areas. It is acknowledged that in rural areas (where new development could be minimal), it may be unreasonable to achieve this standard, and in these cases, provision of other types of open space will be considered.

#### **6.4.2 Outdoor Sports Facilities**

The NPFA's Six Acre Standard proposes that there should be provision of 1.6 - 1.8 ha of outdoor sports space per 1000 people. However, this standard is now seen to be out of date (it originated from post war as a policy to keep the troops fit), therefore the PPG17 good practice guide recommends that new local standards of provision should be developed. The NPFA (now Fields in Trust) are also reviewing this standard themselves. The current Island Plan has no relevant policies related to the quantitative provision of outdoor sports facilities.

The existing average provision per 1000 population across the Island is 3.84 verges (0.69 hectares). The stakeholder consultation identified that in general provision across the Island was sufficient, with some clubs identifying opportunities for expansion of facilities. Evidence also indicates that participation in sport on the Island is high (compared to the UK), and is likely to remain high in the future. Therefore, the standard for outdoor sports facilities allows opportunities for expansion and additional future provision of facilities, and is proposed at 4.4 verges (0.80 hectares)/1000.

The proposed standard for outdoor pitch sports is supported by evidence gained from a technical playing pitch supply assessment discussed at paragraph 6.7. Playing pitches for football and cricket in particular account for the vast majority of outdoor sports space. The commentary provided at Paragraph 6.7 indicates that the current level of provision is sufficient to meet key sector demands whilst also accommodating the needs of other outdoor sports. However, use of the technical assessment model could help to sensitively model dynamic local situations and can therefore complement the use of the proposed standards (i.e. the proposed standards should be used in conjunction with the playing pitch model to inform decision making).

### **6.4.3 Amenity Greenspace**

There are no existing national or local standards or related guidance relating specifically to this kind of provision. The current Island Plan has no relevant policies related to the quantitative provision of parks.

The existing average provision per 1000 population across the Island is 1.45 verges (0.26 hectares). The stakeholder consultation provided no evidence for a specific need for more amenity space, and the current levels of provision are seen to be adequate, therefore, a proposed standard of 1.4 verges (0.25 hectares) is proposed.

### **6.4.4 Play Space**

Many Local Authorities have adopted the NPFA standard for the provision of equipped play space for children, which equates to 0.3 ha/1000 people of play space, to cover equipped provision for children of various ages. However, these standards have been criticised in recent years because they can result in a proliferation of play areas that can be difficult to maintain, as well as setting unrealistic aspirations in urban areas where insufficient land is available to provide facilities, especially higher density development on brownfield sites. An additional problem is that the current NPFA guidance does not cover the needs of most teenagers specifically within the standard.

The current Island Plan has no relevant policies related to the quantitative provision of parks.

The existing average provision per 1000 population across the Island is 0.18 verges (0.03 hectares). A proposed standard of 0.55 verges (0.10 hectares) is proposed as a minimum standard. This will ensure that new development will contribute towards play provision and allow flexibility to provide play facilities for a wide range of ages. For example, facilities for young people such as skate parks can take up large areas of space (further clarification on this is outlined in the quality standards).

### 6.4.5 Natural Greenspace

English Nature has proposed national guidance on an Accessible Natural Green Space Standard (ANGSt) which suggests that provision should be made of at least 2 ha of accessible greenspace per 1000 population according to a system of tiers into which sites of different sizes fit:

- No person should live more than 300 m from an area of natural green space;
- There should be at least one accessible 20 ha site within 2 km from home;
- There should be one accessible 100 ha site within 5 km; and,
- There should be one accessible 500 ha site within 10 km.

There are no local standards relating specifically to the provision of Accessible Natural Green Space.

The existing average provision per 1000 population across the Island is 77.2 verges (13.98 hectares). A proposed standard of 5.50 verges (1.0 hectares) is proposed as a minimum standard.

The standard for natural greenspace is considerably lower than the 'average' for the Island. However, the proposed quantity standard has more significance for new provision, and a minimum level of provision of 5.50 verges/1000 population is proposed both as a basis for a contribution from new housing, but also as a minimum target for provision across the Island. This is considered to be realistic and capable of delivery, through developer contributions.

The distribution of natural greenspace across the Island includes many large tracts of natural greenspace, resulting in an uneven distribution. For example, some Parishes e.g. St. Saviour currently has 0.16 ha/1000, whilst St. Ouen has 16.3 ha/1000. Therefore, it is not possible to achieve an 'average' for natural greenspace across the Island, as it is not feasible to remove large tracts of natural green space in areas which are 'over provided' and similarly it is not be feasible to create large tracts of natural greenspace in areas where there is 'under provision'.

### 6.4.6 Quantity standards: other open space

Quantity standards have not been proposed for the following typologies (see section 6.2):

- Linear open space

- Cemeteries & Churchyards
- Civic Spaces
- Beaches
- Allotments

Although the above typologies have no quantity standard, it is important to recognise that they do contribute towards the green infrastructure of the Island and provide opportunities for recreation - especially Beaches. Therefore in analysing provision across the Island, the quantity of these types of open space should be considered in the decision making process. This is further outlined in section 7.

## 6.5 Access standards

The proposed standards for access are not based on the existing situation on the Island, they are a standard to aim for. They draw on good practice with a view to meeting the needs of potential users for different types of facility. Spaces and facilities likely to be used on a frequent and regular basis need to be within easy walking distance and safe to access. Other facilities which are used less frequently, for example large leisure facilities or country parks, where visits are longer but perhaps less frequent can be further away.

The following standards have been set for access to open space:

- Parks, Amenity Greenspace, Play Space and Natural Greenspace: 500 metres (10 minutes walking distance).
- Outdoor Sports Facilities: 3000 metres (10 minute drive).

It is recommended that everyone living within one of the larger settlement areas (where the population is over 1000) should have access to a publicly accessible open space within 500 metres (straightline) or 10 minutes walk from their home. This open space should be at least 1 vergee in size and could include a Park, Amenity Greenspace, Play Space, Outdoor Sports Facility or Natural Greenspace. This standard has been set as it would enable the majority of people living on the Island to walk to an accessible open space within a reasonable distance of their home.

For Outdoor Sports Facilities, it is recommended that everyone living within one of the larger settlement areas (where the population is over 1000) should have access to a publicly accessible sports facility within 3000 metres (straightline) or 10 minute drive of their home. This standard has been set higher than other open spaces, as it is recognised that the majority of people who use outdoor sports facilities are willing to travel further to participate in sport.

## 6.6 Quality Standards

The following section makes recommendations for quality standards for different types of open space on the Island (see section 2.1 for quality criteria). It is not aimed at delivering comprehensive guidance on the quality of sites (as this should be achieved through supplementary planning guidance and/or a design guide). A quality audit of open space has been undertaken as part of this study, and an assessment of the existing quality of open space on the Island is made in section 7. The following standards make recommendation in relation to the quality scoring criteria used in this study which provide scores against a set of criteria from 1 - very poor, 2 - poor, 3 - average, 4 - good, 5 - very good (see section 2).

Ideally, the aim for all open space would be to achieve 'excellent' quality, however, standards that are set need to be realistic and achievable. With significant areas of open space on the Island which are under varying ownership and management there is inevitably going to be a variation in the quality of open spaces. Furthermore, there is a cost to achieving excellence, and with limited resources available to those responsible for providing open space, priorities will always need to be made. The following makes recommendations with regards to the quality of open space. Inevitably, the priorities and decisions will have to be made by those responsible for open space.

**Parks.** It is important that parks achieve an overall 'good' quality score for all scoring criteria. Parks are particularly important in the urban areas of the Island, where access to open space can be more limited than in the rural parts of the Island. They also perform an important role both locally and for visitors to the Island, and good quality parks are important for tourism and the image of the Island.

**Outdoor Sports Facilities.** The aim should be to achieve an overall 'good' quality score for the facility, with criteria such as management & maintenance and quality of sports facilities aiming to achieve 'excellent'.

**Play.** Where play facilities are provided, it is important that they achieve at least an overall 'good' quality score for all criteria. Of particular importance are issues such as health & safety and quality of play equipment.

**Amenity Greenspace.** It is less important for amenity greenspace to be of such a high quality as other more formal types of open space. By its very nature, it requires less management and maintenance, has no significant design issues and poses no significant health & safety issues. Therefore it is recommended that all amenity greenspace reaches an 'average' level of quality.

**Natural Greenspace.** Again, it is less important for amenity greenspace to be of such a high quality as other more formal types of open space. By its very nature, it requires less management and maintenance, has no significant design issues and poses no significant health & safety issues. Therefore it is recommended that all amenity greenspace reaches an 'average' level of quality.

**Other typologies.** The typologies below have not had standards proposed for quantity or access, however, the quality of these facilities is important to the overall provision of recreational opportunities on the Island.

- **Linear open space.** It is important that green corridors are well sign posted and that access is good. This includes good surfacing of footpaths and clearance of shrubs etc. Therefore management and maintenance is a key factor in providing good quality.
- **Cemeteries & Churchyards.** Different churchyards and cemeteries provide different opportunities for recreation. In some rural areas, large churchyards may be the only form of open space where people can relax and enjoy nature, and hence maintaining good open access to these will be important. In other areas where there is a wider range of provision of facilities, their role for recreation will be less importance. In broad terms churchyards and cemeteries should aim to have welcoming entrances, good footpaths, provide seating, and have good management of grass and trees. There may also be opportunity to manage some churchyards and cemeteries for nature conservation.
- **Civic Spaces.** These should be maintained to the highest standard as they are very much in the public eye and contribute towards civic pride.
- **Beaches.** The nature of beaches on the Island varies considerably from long sandy beaches popular with tourists to small isolated coves and rocky outcrops. The beaches form a very important part of the Island and provide significant recreational opportunities. A number of the main beaches have been included within the quality audit, where overall, quality was found to be good. On the main tourist beaches, important factors of quality include good maintenance (litter and debris

clearance), signage, good car parks, good access and refreshment facilities. In the more natural beaches, factors such as good signage, safe access paths and steps are important.

- **Allotments.** The Island only has one allotment. However, the study does make recommendations as to opportunities for the provision of allotments in the future. In general, allotments should be good quality to encourage occupancy, important factors include good paths, water supplies, appropriate security, notice boards and tool storage facilities.

## 6.7 Playing Pitch Assessment

Playing pitches are a very land-extensive form of sports provision and it is important to obtain a reasonable indication of the requirements for such space.

An assessment of the supply of and demand for playing pitches has been undertaken for both football and cricket; these being the most popular forms of outdoor pitch sport in terms of local participation. The basis of this assessment has been to identify units of both demand (team) and supply (pitch), and then to see how these relate to each other in relation to quantity and quality of provision as well as times of peak demand. A technical assessment for both football and cricket is contained in electronic **Appendix 5**. For football and cricket both these appendices identify known pitches and teams and relate the former with the latter through an analysis of peak time demand and supply. The model used follows guidance provided by Sport England, and is widely adopted and used by local authorities in England. When these appendices are examined the following will be noted:

- Only pitches that are known to have a good level of community access at times of peak demand have been included in the calculations. The existence of other (mainly education sector) pitches is, however, acknowledged.
- The percentages used relate to the estimated times of peak demand for pitches. Dependent on the sport, age group and league concerned the peak times of demand can vary and this is reflected in the calculations.
- Dependent on the age group concerned the size of pitch either required or desired may vary. An attempt has therefore been made to relate pitches available to the age specific requirements of teams.

- Because Jersey is a relatively small geographical area, teams travel all over the island. There is no need to analyse supply and demand on a smaller (sub area basis).

The following notes provide a non-technical summary and series of observations on the technical assessment.

### **6.7.1 Football**

#### ***Pitches***

Most clubs have their own grounds and run an impressive number of teams: if there are fixture clashes on their home grounds, a number of other grounds were identified for overflow e.g. Springfield Stadium, Airport Playing Fields, FB Fields and Les Quennevais. Clubs with their own home grounds include: First Tower United; Grouville; Jersey Wanderers; Rozel Rovers, St Brelade, St Clement, St John, St Ouen, St Pauls, Trinity.

Established clubs without home grounds include: Sporting Academicals (uses Inverness John Bathe), Beeches Old Boys, Jersey Nomads, Jersey Scottish, Portuguese - these clubs use a mixture of the state fields.

One school pitch appears to be used regularly (and this is the home ground of St Martin FC). There are other full size pitches at certain schools, but these do not appear to sustain regular community use. There are also a couple of other pitches - one at a Country Park and a junior pitch on a village playing field (St Mary's), but these again do not appear to sustain regular community use.

#### ***Teams***

Most teams are very well established; there are 6 divisions in the Jersey Combination (Premier, Div 1, Div 1 Reserves, Div 2 and Div 2 Reserves) - all these play on Saturday afternoons. The Ladies' league plays on Sunday afternoons according to Jersey FA, although the fixture lists suggest there may also be morning games.

Junior matches are played on Sunday mornings: the U18s, U16s and U14s use senior pitches. Other U12s games and minis are played on Sundays.

## **Analysis**

There appear to be sufficient senior pitches at all times. The pattern of play has evolved to meet supply. Peak time is Saturday afternoon, when there is a small surplus. There are enough pitches available on Sunday mornings to accommodate all U18s, U16s and U14s matches.

Analysis shows slight shortfall for junior matches on Sunday mornings - in reality, games for U12s etc will be staggered to enable play, or use larger or mini pitches. There may be some additional junior pitches which have not been recorded. Therefore, despite the suggestion of the technical assessment, there are likely to be enough pitches for junior and mini games; the pitch supply is used flexibly to accommodate the demand. Some assumptions have been made concerning number of mini teams - and there are probably more than the recorded number playing, and pitches are used as available.

Several junior games for football played by girls. However, these probably do not play every week, and is another reason why the apparent undersupply of junior pitches on Sunday mornings is an inaccurate portrayal of the situation.

### **6.7.2 Cricket**

#### **Teams**

Jersey's major league is the Premier League, with 6 teams playing on Saturday afternoons. The reserve league - Division 1 - has around 7 teams and plays on Sunday afternoons. There are around 36 teams altogether, excluding those established by Jersey Island CC to play visiting teams.

The Evening League has 3 Divisions, with 6, 6 and 8 teams respectively. Matches are played on various weekday evenings, except Friday.

There is an U13s league. It is understood that a great deal of cricket/kwik cricket is played in schools, but not within a formal league structure.

There is a vibrant visiting team programme throughout the summer. Jersey Island CC plays many visiting teams, as does the Farmers CC (which is not in the outdoor league).

Teams within the Evening League often change names/sponsorship and drop in and out (e.g. Jersey Post CC, Mourant CC) but the numbers in each division remain fairly constant.

A non-league team apparently plays at Victoria College.

Ladies Cricket is being established on the Island; there is one regular, possibly 2, teams.

### ***Pitches***

There are 6 turf pitches on the island - 2 at Les Quennevais, 1 at FB Fields, 1 at Grainville (all State pitches), 1 at Victoria College and 1 at Farmer's Field (Farmers CC). The turf pitches at Les Quennevais, FB Fields and Grainville also have non-turf pitches on them, and there are an additional 2 non-turf pitches at FB Fields.

There are thus 2 grass only, 2 non-turf only, and 4 grass/non-turf pitches on the Island.

The premier ground is at Grainville with a good cricket arena; all visiting team matches are played here, apart from those played at the Farmers Field.

Several schools have non-turf wickets (small) and there are good indoor facilities at secondary schools.

### ***Analysis***

Apart from the Farmers Field (which is owned by the Farmers CC) and Jersey Island CC matches and other matches against visiting teams which are played at Grainville, all other league matches are rotated around the pitches at Les Quennevais, FB Fields and Grainville. This system works very well.

There is plenty of room and sufficient pitches and slots for all desired matches. Grass pitches are used at weekends, with non-turf pitches used for evening leagues and juniors. Assuming around 36 regular fixtures (i.e. playing on certain days of the week), pattern of play throughout the week is 11% on Mondays; 14% on Tuesdays, 8% on Wednesdays; 22% on Thursdays; 17% on Saturdays and 28% on Sundays; however, teams generally may not play every week. Junior matches can be accommodated adequately.

If there is any problem in accommodating matches, the pitches at the Farmers Field and Victoria College could be used, but these are rarely needed.

On May 23<sup>rd</sup>, World Cricket Division 5 comes to Jersey - the 12 teams playing will use the 6 grass wickets. All the pitches are of a high standard, which is why international tournaments play on the Island.

## 6.8 Standards for Schools

Part of the brief was to 'produce standards for open space provision for schools (currently the States are reliant on UK standards)'. This section outlines proposals for new standards for schools, and uses a number of the large secondary schools as examples of how the standards could be applied.

School based open space and recreation provision exists primarily to meet educational needs. It also has the potential to be used by the wider community, especially where there is a policy or practice promoting such dual use.

Although the consultation with schools (see section 4.3) did not achieve a response from all establishments, the following themes emerged:

- In relation to the quality and adequacy of their existing facilities respondents are of mixed opinion. If anything, the concern in this regard is greater amongst schools in the state sector.
- Many schools already appear to accommodate a level of community use of their facilities.
- However, whilst respondents generally support the principle of such use they often express doubt about whether it can be expanded, for a variety of practical reasons.

Some school managers and governors may feel unable to respond to calls for greater community use because:

- older campus buildings are not intended for use by the wider community;
- they don't have the resources to manage community activity; or,
- they don't want their pupils to suffer as a consequence of use by the wider community.

There may also be concerns over security and insurance. Notwithstanding the above issues there needs to be a continuing emphasis on strengthening ties between schools and their wider communities. Greater external use of education facilities is one way of achieving this aim.

A survey has been undertaken of recreation facilities on school sites, with the results included as **electronic Appendix 6**. Although the results may not fully reflect existing provision they do indicate the range and quantity of facilities available on school sites.

Part of the brief for this study was to review levels of provision of open space on school sites and develop a standard of provision for such facilities. These standards might consider not simply the needs of the school in isolation, but also those potentially arising out of a reasonable level of community use.

Currently, the state of Jersey does not have any formally recognised standards of open space provision for schools, relying instead on guidance issued for the education sector in England. This should be an acceptable starting point for the development of new guidance, as the curricular and recreation needs of Jersey's school pupils are broadly similar to their English counterparts.

In England, minimum regulatory standards for the provision of grass school playing fields are laid out in the Statutory Instruments *1999 No. 2: The Education (School Premises) Regulations 1999*. More recently the Department for Children, Schools and Families has become responsible for two other documents that embrace the above regulations whilst providing more comprehensive guidance to cover other outdoor areas on new school premises. These are Building Bulletin's 98 and 99<sup>1</sup>, covering provision for secondary and primary schools respectively. These Bulletins are helpful as they adopt a wider view of the role of school playing fields than simply for pitch sports, and their recommendations include a reasonable allowance for community use. The statutory requirements for playing pitches are embedded in this more recent guidance.

Both documents include advice on how to develop a design brief for projects with new and existing schools, and provide simple guidance on minimum recommended areas for all kinds of indoor and outdoor space.

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<sup>1</sup> Building Bulletin 98 Briefing Framework for Secondary School Projects and Building Bulletin 99 Briefing Framework for Primary School Projects.

There is explicit reference to *school grounds*. The 'Net Site Area', or the 'playing field', can be comprised of sports pitches, games courts (hard surfaced) soft informal and social space; hard informal and social space; and, habitat areas. The Net Site Area therefore offers a much wider representation of outdoor provision than is provided for by the English statutory regulations for grass team playing fields.

The following tables are extracted from the two bulletins. They offer a simple method for calculating minimum levels of provision for both primary and middle/secondary schools.

The 'Total Net Site Area' might be considered the minimum. The 'Likely Site Area' refers to all land on the campus which may be between 110% and 125% of the Total Net Site Area.

Minimum Site Areas	All middle schools and secondary schools (except confined sites)	Middle and secondary schools in confined sites
Pitches	10000 + 35N	Provided 'off site'
Soft Informal and social	800 + 2.5N	600 + 2.5N
Games courts (hard surfaced)	600 + 2N	2000 (MUGA)
Hard informal and social	400+ 1.5N	200 + 1N
Habitat	200 + 1N	0.5N
'float'	1000 + 5N	Remainder of site
<b>TOTAL NET SITE AREA</b>	<b>13000 +47N</b>	<b>2800 +4N minimum</b>
<b>LIKELY SITE AREA: from</b>	<b>14000 + 52N</b>	<b>4000 + 5N</b>
<b>to</b>	<b>16000 + 50N</b>	<b>5000 + 6N</b>

Minimum Site Areas	Infant schools (except confined sites)	5 - 11 primary schools (except confined sites)	Primary schools on confined sites
Pitches	-	20N	Provided 'off site'
Soft Play (informal & social)	800 + 2.5N	800 + 2.5N	600 + 2N
Games Courts (hard surfaced)	600 + 2N	600 + 2N	1000 (MUGA)
Hard Play (informal & social)	400 + 1.5N	400 + 1.5N	200 + 1N
Habitat	200 + 1N	200 + 1N	0.5N
'float'	5N	5N	Remainder of site
<b>TOTAL NET SITE AREA</b>	<b>2000 + 12N</b>	<b>2000 + 32N</b>	<b>1800 + 4N</b>
<b>LIKELY SITE AREA: from</b>	<b>2300 + 14N</b>	<b>2200 + 36N</b>	<b>2600 + 6N</b>
<b>to</b>	<b>2700 + 16N</b>	<b>2500 + 40N</b>	<b>3000 + 6N</b>

*(N= number of pupil places)*

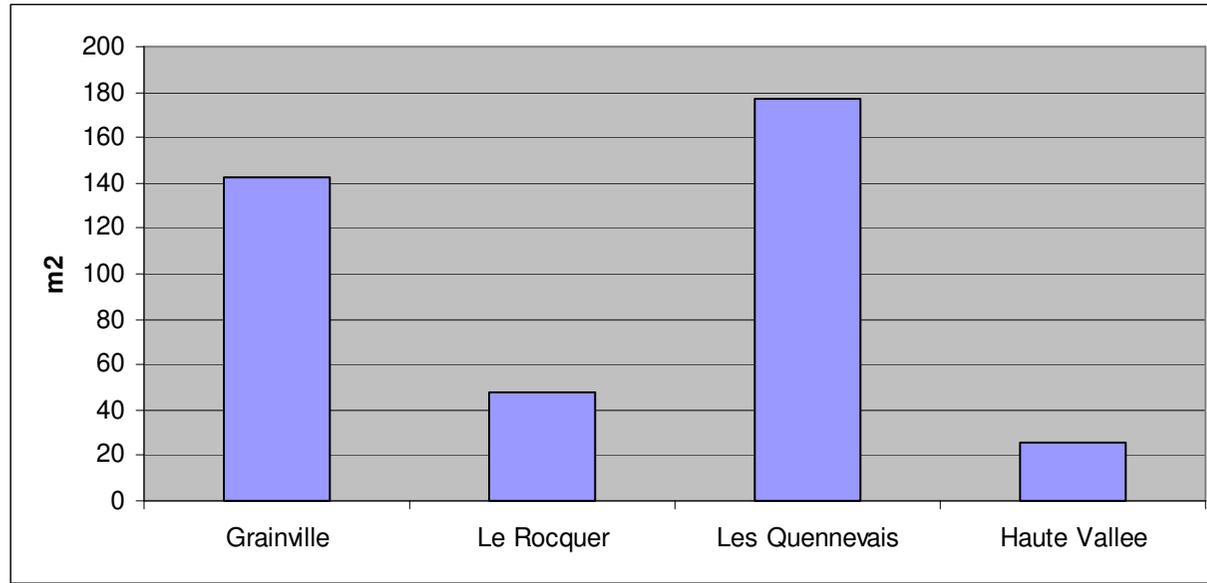
*All measurements expressed as m<sup>2</sup>*

The table below demonstrates how this guidance can be applied on Total Net Site Areas to the major state schools within Jersey.

Secondary School	Potential Rolls	Actual Rolls
Grainville	750	<b>595</b>
Le Rocquer	940	<b>812</b>
Les Quennevais	750	<b>820</b>
Haute Vallee	750	<b>764</b>
Hautlieu	750	<b>728</b>

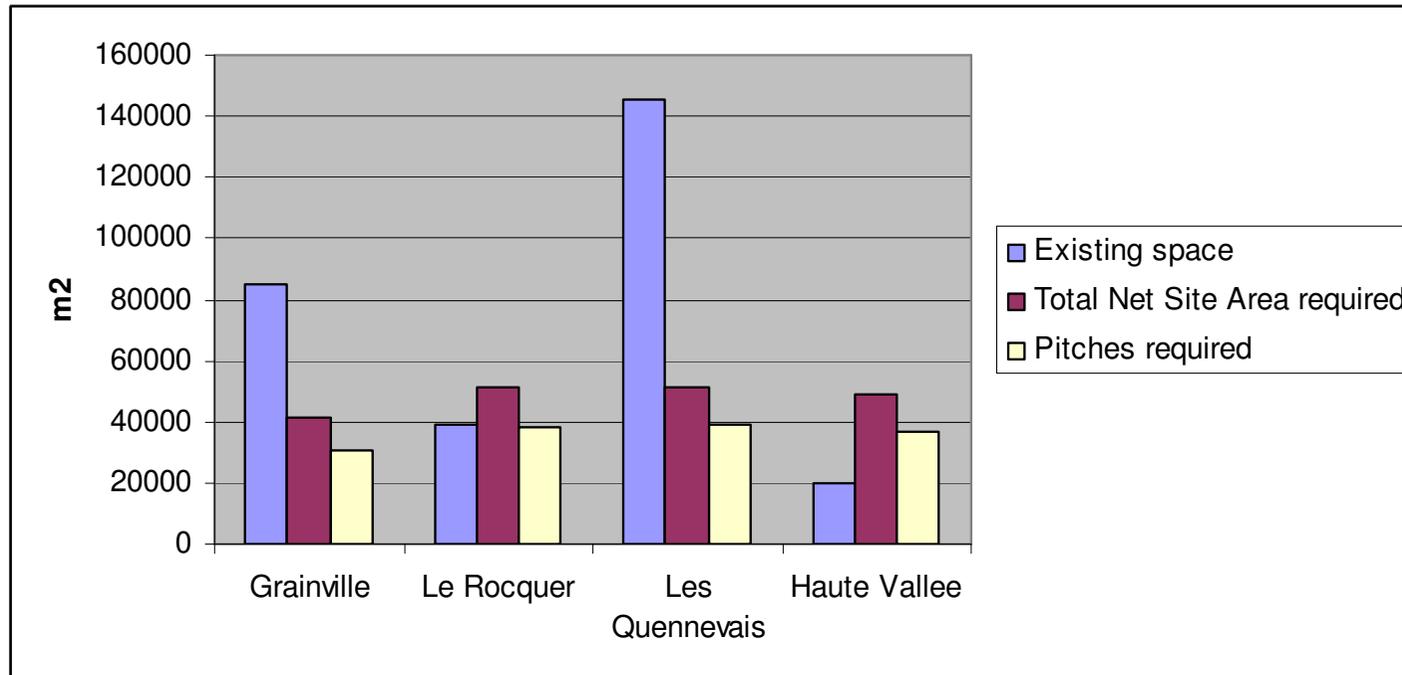
Even when restricting the exercise to the above schools, problems were experienced using this model, for example in relation to Hautlieu School for which no information on playing pitch space was available to the study. The analysis is therefore effectively confined to four of the five major state schools, and the additional caveat at the end of this section should also be noted.

The figure below indicates the general level of provision of open space per existing pupil on the school roll. As can be seen both Grainville and Les Quennevais fair comparatively much better than the other two schools in this regard.



The figure below shows the results of applying the recommendations for Total Net Site Areas as well as an embedded requirement for playing pitch space to each of the school rolls. As can be seen, provision at Le Rocquer and Haute Vallee fall below the recommended Total Net Area required, whilst Grainville and Les Quennevais are considerably above.

Haute Vallee also compares unfavourably in terms of playing pitch space.



The recommended approach to identifying Total Net Area required could therefore be an appropriate way of determining outdoor sports and recreation space for both primary/junior schools as well as secondary schools. The above examples are for illustration only. The estimates are based on information on school provision obtained from the States of Jersey and it is unclear whether this currently fully reflects the quantity and range of provision on (state) school sites.

It is recommended that further work into provision for schools across the spectrum of provision is undertaken in the future.

## 7.0 APPLICATION OF STANDARDS

*This section deals with the following parts of the brief:*

- *Assessment of the adequacy of existing open space, outdoor sport and recreation provision on the Island in the light of the various population scenarios the States are now considering and housing development growth levels and locational options that are being worked up in parallel with this research.*
- *Produce levels of any additional provision that will need to be provided, over 15 years (in five year tranches) from 2008, taking account of demographic changes and sports participation levels on the Island. Provision levels should be provided for in terms of informal open space, sports pitches (by type) and children's play space (by age suitability).*

The audit of open space, sport and recreational facilities on the Island has found that there is a wide range of open space that provides varied opportunities for recreation. Provision is dominated by areas of natural greenspace and beaches, as well as the network of green lanes that provide considerable access to informal recreation. The Island also has more formal provision in the form of sports grounds, play areas and parks.

Provision also varies widely across the Island, with differences in provision in the predominantly urban parishes compared to the rural parishes. However, as the Island is relatively small and easily accessible, the provision of facilities needs to be considered on both a local level (parish), and at an Island level.

In light of this, the standards proposed should be used as a guide for analysing provision and informing decision making about the current and future provision of facilities. In this section the proposed standards are used to analyse the quality, quantity and access to open space on the Island. From this, recommendations for future provision, priorities and policies are drawn (section 8).

## 7.1 Existing quantity of open space

In analysing the provision of open space across a study area, it is usual to determine 'local need areas', these can be defined by physical barriers to access such as roads, rivers etc, or by existing administrative boundaries (or indeed a combination of both). In Jersey, defining 'local need areas' is more complicated than many of the studies that have taken place in the UK, largely because it is an Island, is relatively small and people are used to travelling around the Island to use facilities - this is supported by the stakeholder consultation. The following also needs to be taken into consideration:

- There are large areas of natural greenspace and beaches which provide huge opportunity for informal recreation;
- Participation rates in outdoor sport are higher than the UK and people travel throughout the Island to use facilities;
- The provision of more formal facilities such as parks, play areas and amenity space have more significance in urban areas, as many of the rural areas are blessed with natural greenspace and beaches;

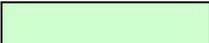
Analysis of the quantity of open space has therefore taken place at two levels - locally by Parish, and Island wide by typology. Maps in Appendix 1 show provision at both levels. The following section makes observations about this provision.

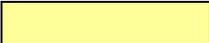
### 7.1.1 Quantity of open space by parish

Table 7.1.1 outlines provision of each typology by Parish, showing existing provision in verges measured against the proposed Jersey standard. The maps in appendix 1 of the report also show the existing provision and required provision against the standard (in verges/1000 population).

Table 7.1.1 Provision of open space against the Jersey standard

Parish/ Sub-Area	Provision of open space (vergees)									Overall supply (Parish)
	Amenity Greenspace	Beach	Cemeteries & Churchyards	Civic Space	Natural Greenspace	Outdoor Sports Facility	Parks	Play Space	School Grounds	
ST MARY	-1.14	0.00	4.00	0.00	515.89	-3.56	-4.45	-0.88	0.00	509.86
ST OUEN	-0.40	1184.66	5.23	0.00	1512.09	-10.61	-9.48	-2.09	2.15	2681.55
ST PETER	8.30	2551.15	6.58	0.00	535.60	27.04	-11.99	-2.36	0.00	3114.32
ST SAVIOUR	2.44	0.01	13.61	0.01	-30.64	26.58	-15.20	-4.86	13.87	5.82
TRINITY	1.37	0.00	9.28	0.01	849.82	-1.55	-7.60	-1.49	0.00	849.84
GROUVILLE	-1.11	1462.89	6.01	0.00	136.67	-7.11	-13.16	-0.48	1.49	1585.21
ST BRELADE	6.28	4032.67	11.44	0.64	1131.20	54.65	-20.58	-1.74	2.89	5217.45
ST CLEMENT	-1.08	0.01	4.66	0.00	-26.56	31.05	-22.91	-3.99	2.89	-15.93
ST HELIER	-11.67	2551.15	42.93	5.24	-7.63	-82.92	39.73	-8.60	4.66	2532.90
ST JOHN	-1.24	0.00	7.03	0.00	611.00	-0.83	-7.32	-1.10	0.00	607.54
ST LAWRENCE	4.17	2551.15	7.03	0.00	256.39	5.22	8.00	-1.16	4.12	2834.93
ST MARTIN	5.66	1462.89	10.39	0.01	236.66	1.31	17.19	-1.98	0.00	1732.13
<b>OVERALL SUPPLY (ISLAND)</b>	<b>11.58</b>	<b>15796.58</b>	<b>128.19</b>	<b>5.91</b>	<b>5720.50</b>	<b>39.27</b>	<b>-47.76</b>	<b>-30.72</b>	<b>32.07</b>	<b>21655.62</b>

 Sufficient supply

 Under supply

### **St. Mary**

Overall the parish has enough open space, although it is dominated by natural greenspace. There is under provision of all other typologies against the standard. The consultation identified no significant need for additional facilities, although it was identified that there is an opportunity for additional facilities at the community centre/school, which could be considered in the future, for example to meet the shortfall in play provision. (The school has been classified in the typology 'outdoor sports' as it had open access).

### **St Ouen**

Overall there is a significant supply of open space, dominated by beaches and natural greenspace. There is an undersupply of more formal facilities, however, this is being addressed in part through the creation of a new village green. The consultation identified the need for additional sports facilities, potentially through extending the school grounds.

### **St Peter**

Overall sufficient supply of open space with considerable natural greenspace, the southern edge of the parish also adjoins large areas of beach. The parish has a significant number of outdoor sports facilities, shown through a significant supply above the standard. There is opportunity for additional play within the Parish, particularly provision for young people.

### **St Saviour**

One of the more densely populated parishes, and overall there is just enough open space against the standard. Provision of natural greenspace falls below the standard, as does parks and play areas. There is a good supply of outdoor sports facilities above the standards, however, provision of parks and play is well below. As the parish has a significant urban area, it is suggested that additional provision is required through formal provision such as parks and play space.

### **Trinity**

Overall sufficient supply dominated by natural greenspace. There is a slight under provision of outdoor sports space against the standards, although this is not significant, there is also an under supply of parks, but again access to natural greenspace may balance this. There is a deficiency in play space, and opportunity does exist for additional provision within the parish.

### **Grouville**

Overall sufficient supply of open space dominated by beach and natural greenspace. There is under provision of other typologies, however, with such access to the beach this is less significant for parks and amenity greenspace. There may be opportunity for additional outdoor sport facilities, and in particular play facilities.

### **St Brelade**

Overall sufficient supply dominated by beach and natural greenspace. There is also significant supply of outdoor sports facilities which includes Les Quinnevais. The under supply of parks is less significant when considering the amount of other recreational facilities in the parish. Again opportunity for additional play facilities (also identified through consultation).

### **St Clement**

The only parish on the Island with an overall under supply against the standards. The only provision which meets the standard is for outdoor sport and this is largely met through F.B fields. As the parish has significant urban areas and a large population, the standards indicate that the parish is under provided for and additional provision should be sought.

### **St Helier**

Overall sufficient supply of open space, largely met through access to the beach. As the main urban area on the island, the provision and balance of open space is more complex than the rural parishes, and each typology needs to be considered alone. Within the proposed standards, the only typology that meets supply is Parks. There is a significant under supply of outdoor sports facilities, however, for reasons previously mentioned this needs to be taken into context with the overall provision on the Island. There are however, significant shortfalls in local facilities i.e. amenity greenspace and play space.

### **St John**

Overall sufficient supply, largely met through natural greenspace. There is an undersupply of other typologies which indicates there is scope for additional facilities, such as a village park with play area, or improvement/additional facilities at St Johns Recreation Ground.

## **St Lawrence**

Overall sufficient supply of open space met by natural greenspace and access to the beach at the southern end of the parish. The only typology with under provision is play space, and provision should be considered in context with the access standards.

## **St Martin**

Overall sufficient supply met through natural greenspace and access to coast and beaches. The only typology with an under supply is play space, and this was also identified as a perceived shortfall though consultation with the parish.

### **7.1.2 Quantity of open space by typology**

The maps in Appendix 1 show the provision of open space across the Island for each of the typologies with a proposed standard, this is also summarised in table 7.1.1. The key observations are:

#### **Amenity Greenspace**

Provision varies from parish to parish, however, under supply in many of the rural parishes is offset by good supply to natural greenspace and/or beaches. The under provision of amenity greenspace is more of an issue in the parishes with larger urban areas, and this is the case in St. Helier (-11.67 verges), and to a lesser extent St. Clement (-1.08 verges).

#### **Natural Greenspace**

The Island is blessed with a rich variety of natural greenspace much of which is accessible to the public. The only parishes that fall below the standard are those that include more urban areas i.e. St. Saviour (-30.64 verges), St. Clement (-26.56) and St. Helier (-7.63). Within St. Helier itself, this is counteracted to some extent by access to the beach, however, there is no access to beaches in St. Saviour and access within St. Clement is limited, as much of the coast here consists of rocky outcrops and is unsuitable for informal recreation (although its visual quality must be acknowledged).

## **Outdoor sports facilities**

Overall there is a sufficient quantity of outdoor sports facilities on the Island against the proposed standard. Provision varies significantly from parish to parish, however, it has already been mentioned that provision for sport is very much an Island wide issue. So whilst some parishes may have significant under supply, the consultation clearly demonstrated that people are willing to travel to play sport. The provision of facilities also needs to be taken into context with the analysis carried out using the supply and demand playing pitch model (for football and cricket).

### **Parks**

Overall there is an under supply of parks across the Island. The provision of parks is less of an issue in the rural parishes, which is largely counteracted by good access to natural greenspace and beaches, as well as outdoor sports facilities which have public access and offer opportunity for informal recreation. The lack of parks in rural parishes could however, be further enhanced by improving the quality of existing facilities where appropriate.

The provision of parks, is however more of an issue in the parishes with larger urban settlements, and of these, only St. Helier meets the standard. Therefore, consideration needs to be given to the provision of parks within St. Saviour, St. Brelade and St. Clement.

### **Play space**

Overall there is an under provision of play space across the Island and this is the case in every parish. However, it should be noted that the proposed standard is significantly higher than the average standard across the Island and the impact of this is under supply across all areas. The reasons for the higher standard are outlined at section 6.4.4 and are very much proposed as a target for provision for the future.

### **Other typologies**

Quantitative standards have not been set for beaches, cemeteries and churchyards, civic space or schools for reasons outlined in section 6.2. However, table 7.1.1 does outline the existing quantities of these types of space as they do need to be taken into account when assessing the overall provision of open space, as above.

## 7.1 Existing access to open space

For each of the typologies, access standards have been set (as outlined in section 6). These standards are based on either walk times or drive times, depending on the typology. Appendix 1 of the report shows maps of the island with access standards applied. The access standards and their application at parish level should be used as follows:

- To identify deficiencies / gaps in access to each of the typologies within Parishes. This information can be used to determine priorities for new provision. It is likely that a Greenspace Strategy would determine how these deficiencies could be met.
- To inform development control planners where open space is required as part of new developments in order to achieve the Jersey open space access standards.
- To consider how recreational routes, green corridors etc can contribute towards improving access to open space. Again this should be considered within the Greenspace Strategy and through planning of new development.

The following observations are made with regards to existing access to open space on the Island.

### 7.1.1 General access to open space.

The proposed standard recommends that everyone living within one of the larger settlement areas (where the population is over 1000) should have access to a publicly accessible open space (larger than 1 vergee) within 500 metres (straightline) or 10 minutes walk from their home. The maps in **Appendix 1** shows that in general, this is achieved across the Island. This is largely a result of an abundance of accessible natural greenspace across the Island, and re-inforces the importance of protecting this resource.

### 7.1.2 Access to outdoor sports facilities.

The proposed standard recommends that everyone living within one of the larger settlement areas (where the population is over 1000) should have access to a publicly accessible sports facility within 3000 metres (straightline) or 10 minute drive of their home. This standard has been set higher than other open spaces, as it is recognised that the majority of people who use outdoor sports facilities are willing to travel by car to participate in sport.

The maps in **Appendix 1** shows the major gap in access to fully publicly accessible outdoor sports facilities is in the east of the Island. However, the maps also show that there are a larger number of outdoor sports facilities with ‘managed access’, and clearly these do provide facilities that are valued and used by the community.

## 7.2 Existing quality of open space

The quality of open space is summarised by site in appendix 2 of the report which identifies each sites potential to improve, measured against the quality criteria (outlined in section 2). The following table identifies those sites with the most significant potential to improve. This is then proceeded by more general observations on the quality by typology.

### 7.2.1 Priority sites for improvement

OBJECT ID _1	Description	Parish	Total Score			Total Score %			Potential improvements
			Existing	Potential	Gap	Existing	Potential	Gap	
4	Outdoor sports facility adjacent to parish hall. 2 tennis courts. 2 football pitches and training area. Changing rooms	St John	18	26	8	69%	100%	31%	Tennis court fencing in need of improvement, improved signage about use of facilities.
21	St.Martin Junior School	St.Martin	7	10	3	70%	100%	30%	Play area and football pitches could be accessible to the public.
28	Amenity green space	St.Peter	16	23	7	70%	100%	30%	Site requires play area.
30	Housing amenity open space with established trees. He site serves the associated flats.	St.Peter	16	22	6	73%	100%	27%	The site requires a play area, or an element of informal sports provision.
31	Housing amenity open space with established trees.	St.Peter	15	22	7	68%	100%	32%	The site could accommodate a play area and some informal sport.
45	Private Sports Grounds (Convent FCJ)	St.Saviour	4	5	1	80%	100%	20%	Sports ground could have access to community.

49	Play area, next to shop and open space.	Grouville	20	28	8	71%	100%	29%	Equipment is limited to young children.
50	Amenity open space, with an informal football pitch laid out.	Grouville	18	28	10	64%	100%	36%	The site is situated next a busy road, requires fencing for safety.
51	Common land, used for walking and general amenity. Site runs along the beach front. Includes Play area.	Grouville	15	20	5	75%	100%	25%	Improve access, sandy paths are inaccessible to many residents.
52	Common land, used for events and general walking and amenity. Natural area.	Grouville	18	22	4	82%	100%	18%	Paths could be improved for access.
87	Formal park within the centre, providing a link. The site has formal planting, a memorial and toilets. The site is an attractive space within the built up area.	St.Helier	22	28	6	79%	100%	21%	Higher maintenance required.
88	People's Park - large urban park, it has a play area, tennis court, sets, bins, paths and a natural area. The park is goods condition and provides good event space.	St.Helier	32	42	10	76%	100%	24%	The play area is adequate, although the it does require updating. The park is remote so it could provide a youth facility.
89	Amenity green space- visual buffer between major roads.	St.Helier	9	16	7	56%	100%	44%	The site requires formal planting.
91	Formal park within the centre, providing a link. The site has formal planting, a memorial and toilets. The site is an attractive space within the built up area.	St.Helier	22	28	6	79%	100%	21%	Higher maintenance required.

98	Large school sports ground, access via amenity greenspace from Parish Hall. Includes provision for football and rugby. Well maintained.	St Clement	27	33	6	82%	100%	18%	Access from Parish Hall is narrow - could be improved with signage/wider entrance. Unclear demarcation between school playing fields and amenity greenspace
100	Children's Play Area and amenity space with Junior/Toddler play. Multi-climb trail, swings, slide, trees, bins. Also see object ID 216	St Clement	21	33	12	64%	100%	36%	Opportunity for improved play facilities (need updating), signage, more seating.
106	Formal park next to the sea front, currently isolated due to adjacent development site.	St.Helier	22	29	7	76%	100%	24%	The site will be well used when the development is complete, it require higher maintenance due to increased foot fall.
107	Liberty square / old bus depot under construction (Liberty Square scores)	St.Helier	21	28	7	75%	100%	25%	The busy A road makes the site undesirable due to the noise and heavy traffic.
108	Howard Davies Park, excellent formal park. Play area, planting, memorial, benches and paths. Very good condition.	St.Helier	28	33	5	85%	100%	15%	Signs within St.Helier directing people to the site, also form a green link to the park.
111	Amenity green space associated with commercial property (non accessible)	St.Helier	12	20	8	60%	100%	40%	The site has good views across the town and harbour, could be utilised more.
114	Park/ amenity space surrounding States of Jersey Planning Office. The site has a play area, but due the slope it's fairly inaccessible.	St.Helier	17	24	7	71%	100%	29%	The play area is adequate, although the it does require updating. The park is remote so it could provide a youth facility.

123	Sea front formal garden with benches and formal planting	St Brelade	24	24	0	100%	100%	0%	Good well maintained facility
143	Sandybrook Hospital grounds. Car parking (largely residents/visitors only), gardens, paths, shrubs, flowers.	St Lawrence	25	27	2	93%	100%	7%	Little opportunity for improvement as grounds are 'semi-private'
151	States of Jersey office grounds	Trinity	19	24	5	79%	100%	21%	Encourage public access
160	Natural greenspace associated with the fort. Entrance to walks around the fort.	St.Helier	18	26	8	69%	100%	31%	Greater promotion and linked walks is required to encourage use.
162	Linear natural greenspace running along the fort area.	St.Helier	16	19	3	84%	100%	16%	Encourage links from town centre.
164	Cemetery	St.Helier	18	24	6	75%	100%	25%	Promotion of site is required along with the formation of a 'green link' walk around the centre.
165	Housing amenity greenspace.	St.Helier	14	27	13	52%	100%	48%	The site requires a play area.
166	Town centre civic space	St.Helier	19	24	5	79%	100%	21%	Promotion of site is required along with the formation of a 'green link' walk around the centre.
174	Amenity greenspace in housing area with shrubs, grass, seating, bins. Play area (site 192) with multi-play items for toddler and junior.	St Brelade	30	33	3	91%	100%	9%	Good site, well maintained, very well overlooked - good example of new open space in development
175	West Centre civic space.	St.Helier	22	27	5	81%	100%	19%	The site should form part of a 'green link' map.

177	St.Martin park, open space with a car park in front of community building. Future plans for developing open space	St.Martin	21	38	17	55%	100%	45%	The residents of St.Martin are currently raising funds to introduce facilities. The park will have a natural area and a play facility. The park has vast potential.
186	Winston Churchill Park. Formal park with entrances, car park, cliff steps, fountain, memorial, floral bedding, trees, benches, paths, bins, shelter	St Brelade	32	37	5	86%	100%	14%	Good site, well maintained, could offer opportunity for 'natural play' area
187	Rozel Rovers F.C, single pitch, car park, pavilion, floodlights. Opposite training area (see 267) - lighting	St Lawrence	28	32	4	88%	100%	13%	Little opportunity for improvement
194	Outdoor sports ground with football pitches - accessible to the community. No changing rooms or built facilities	St Lawrence	20	29	9	69%	100%	31%	Opportunity for information about activities, use etc, could provide venue for additional facilities
196	St Lawrence Football club. Pitch, clubhouse, hard standing court, car park	St Lawrence	21	28	7	75%	100%	25%	Hard courts need improving, opportunity for better signage
203	Small toddler play area - single item, fenced, surfacing	St Helier	15	19	4	79%	100%	21%	Small facility, offers limited opportunity for play
213	Play space, Junior/toddler area with 2 multi-play units, benches, bins. Hard surface kick about court.	St Saviour	22	29	7	76%	100%	24%	hard court area in need of improvement - new fencing, better surfacing - potential location for MUGA
214	Small toddler play area - single item, fenced,	St Saviour	15	19	4	79%	100%	21%	Small facility, offers limited opportunity for play

	surfacing								
215	Play area with junior multi-play, toddler swings, basketball court, slide, rubber matting, bins, benches, flower beds	St Saviour	17	27	10	63%	100%	37%	Site in need of updating, play equipment could be improved, surfacing needs improvement
219	Toddler & Junior multi-play, swings,.	St Saviour	14	27	13	52%	100%	48%	Site in need of significant improvement and investment
223	Natural greenspace with footpaths, woodland, scrub, meadows, dog bins	St Brelade	22	26	4	85%	100%	15%	Opportunity for some signage at main entrance
224	Natural greenspace with footpaths, woodland, scrub, meadows, dog bins	St Brelade	22	26	4	85%	100%	15%	Opportunity for some signage at main entrance
225	Belcrente Bay natural greenspace	St Brelade	0	0	0	0%	0%	0%	
235	Amenity greenspace with informal kick about area, BMX track (mud).	St Ouen	26	38	12	68%	100%	32%	Site provides opportunity for new facilities (e.g. play), would benefit from safe road crossing point.
237	Small amenity space with fencing, grass, hedge/tree border in new housing area	St Ouen	20	26	6	77%	100%	23%	Limited use of site, poor design, provides little value for play - could consider re-landscaping
245	Single basketball post with hard standing, seat. Adjacent 'petanque' area	St Saviour	21	27	6	78%	100%	22%	Small facility, not good example of well designed space
249	Amenity space next to Parish Hall, grass, trees, leads to accessible school fields	St Clement	23	28	5	82%	100%	18%	Would benefit from improved entrance and signage

254	Walled playing field with single gated access point. Currently marked out for running/informal recreation	St Saviour	20	22	2	91%	100%	9%	Information on availability/booking
264	St Clements F.C. Private sports ground with pitch, pavilion, car park, training area	St Clement	23	27	4	85%	100%	15%	Access road could be improved, may be opportunity for better maintenance of general area
266	Le Creux Country Park. Visitor centre and toilets, walks, woodland, paths, BMX track, car park, bowling green	St Brelade	34	40	6	85%	100%	15%	opportunity for improved signage and waymarking. Potential to provide natural play area.
271	Plemont Bay. Car park, access via path and steps, bus stop, café, shower at beach end, natural area	St. Ouen	24	28	4	86%	100%	14%	Opportunity to improve access steps and path, signage at car park
272	Portelet Bay. Stunning beach and headland - quite natural, car park, access paths.	St. Brelade	18	21	3	86%	100%	14%	Potential to improve access paths and steps and some signage/information

## 7.2.2 Quality of open space by typology

### Parks

The quality of the parks assessed as part of the study were found to be very good, with high levels of management and maintenance and good quality facilities. Many of the parks provide facilities for both local use and for visitors to Jersey, and as such maintaining high standards should be a priority for the future.

### Outdoor Sports Facilities

The three major public facilities on the Island at Les Quinnevais, R.B fields and Grainville are good quality. The facilities are Les Quinnevais provides exceptional quality for a public facility. Comments were received in relation to the need to upgrade changing facilities at R.B fields. Granville has been identified as having the potential for additional facilities such as an all weather pitch.

### Amenity Greenspace

Typically this was found to be of reasonable quality with an appropriate level of management and maintenance.

### Play Space

The quality of play space was found to be varied across the Island, with some examples of good facilities and other poor facilities. In general, provision was found to be dated with old equipment and lacked modern play opportunities which meet current good practice and thinking. Saying that, the value of 'natural play areas' must be recognised with good access to many beaches and woodlands across the Island which offer significant opportunity for natural play. It was also noted that there is a lack of multi-use games areas (MUGA's) on the Island, and a number of these located in the larger settlements could be considered. Finally, the opportunity for 'older play' could be considered, with Jerseys aging population the opportunity to trial play areas for older people (this has been developed in a number of areas on the mainland), could be something to be trialled as a pilot project.

## **Natural Greenspace**

There is an abundance of natural greenspace on the Island, much of which is accessible through a network of footpaths. The space consists of beaches, headlands, woodland, meadows and scrubland, much of which offers valuable space for informal recreation including walking and play. Space is under a variety of ownership and management, including private, public, parish and the National Trust. Overall, quality was found to be good, as by its very nature, natural greenspace is able to cope with less management and maintenance than more formal open space. The provision and future protection of natural greenspace should be a priority for the future, and its role in providing opportunity for informal recreation should be recognised.

## **Beaches**

Jersey has a rich variety of beaches from large sandy bays popular with tourists to small isolated coves and rocky outcrops. The beaches included within the survey were found to be of high quality, but it needs to be acknowledged that there is a demand for high maintenance levels and considerable use particularly in the tourist season. The recommendations for maintaining high quality (as outlined at section 6.6) is important and future allocation of resources needs to ensure beaches are included.

## **Cemeteries and churchyards**

The nature of these varies widely across the Island, and in general their quality was found to be good, with good maintenance, appropriate levels of access and welcoming entrances.

## **Schools**

The provision and quality of facilities in schools is considered at sections 4.3, 6.8 and in **Appendix 6**.

## **Allotments**

The quality of the existing allotment has not been assessed. Recommendations for the quality of future provision are outlined at section 6.6.

## 7.3 Future requirements for open space

This section considers the following outlined in the brief:

- Assessment of the adequacy of existing open space, outdoor sport and recreation provision on the Island in the light of the various population scenarios the States are now considering and housing development growth levels and locational options that are being worked up in parallel with this research.
- Produce levels of any additional provision that will need to be provided, over 15 years (in five year tranches) from 2008, taking account of demographic changes and sports participation levels on the Island. Provision levels should be provided for in terms of informal open space, sports pitches and children's play space.

### 7.3.1 Introduction

Jersey has produced a population model which enables changes in the Island's resident population to be studied under different migration scenarios, these scenarios are summarised in table 7.3.1.

This information has been used to model the supply of open space by typology on an Island wide basis predicted for the population at 2010, 2015, 2020 and 2025. Statistics have been calculated for the following scenarios (highlighted in table 7.3.1):

- Nil migration
- Static net migration (+325)
- Dynamic net migration (+325)

**Table 7.3.1 Estimates of total population and dependency ratio for nil net migration and several scenarios of net inward migration (heads of household per annum).**

		<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
<b>1) Nil ("closed-Island")</b>							
	<b>Total</b>	<b>88,449</b>	<b>87,934</b>	<b>86,774</b>	<b>85,134</b>	<b>82,998</b>	<b>80,325</b>
	<i>Dependency ratio</i>	<i>0.50</i>	<i>0.53</i>	<i>0.56</i>	<i>0.60</i>	<i>0.69</i>	<i>0.77</i>
<b>2) Static net migration: no replacement</b>							
+150	<b>Total</b>	<b>89,786</b>	<b>91,084</b>	<b>91,862</b>	<b>92,240</b>	<b>92,166</b>	<b>91,581</b>
	<i>Dependency ratio</i>	<i>0.49</i>	<i>0.52</i>	<i>0.54</i>	<i>0.58</i>	<i>0.64</i>	<i>0.70</i>
+250	<b>Total</b>	<b>90,678</b>	<b>93,184</b>	<b>95,255</b>	<b>96,977</b>	<b>98,277</b>	<b>99,086</b>
	<i>Dependency ratio</i>	<i>0.49</i>	<i>0.52</i>	<i>0.53</i>	<i>0.56</i>	<i>0.62</i>	<i>0.66</i>
+325	<b>Total</b>	<b>91,346</b>	<b>94,759</b>	<b>97,799</b>	<b>100,531</b>	<b>102,861</b>	<b>104,714</b>
	<i>Dependency ratio</i>	<i>0.49</i>	<i>0.51</i>	<i>0.52</i>	<i>0.55</i>	<i>0.60</i>	<i>0.64</i>
+650	<b>Total</b>	<b>94,244</b>	<b>101,583</b>	<b>108,824</b>	<b>115,927</b>	<b>122,723</b>	<b>129,104</b>
	<i>Dependency ratio</i>	<i>0.48</i>	<i>0.49</i>	<i>0.50</i>	<i>0.51</i>	<i>0.54</i>	<i>0.57</i>

		<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
<b>3) Dynamic net migration: with replacement</b>							
Nil	<b>Total</b>	<b>87,955</b>	<b>87,268</b>	<b>86,265</b>	<b>84,839</b>	<b>82,830</b>	<b>80,223</b>
	<i>Dependency ratio</i>	<i>0.49</i>	<i>0.53</i>	<i>0.56</i>	<i>0.61</i>	<i>0.69</i>	<i>0.75</i>
+150	<b>Total</b>	<b>89,224</b>	<b>90,109</b>	<b>90,800</b>	<b>91,225</b>	<b>91,185</b>	<b>90,610</b>
	<i>Dependency ratio</i>	<i>0.49</i>	<i>0.51</i>	<i>0.53</i>	<i>0.58</i>	<i>0.64</i>	<i>0.68</i>
+250	<b>Total</b>	<b>90,070</b>	<b>92,003</b>	<b>93,823</b>	<b>95,483</b>	<b>96,756</b>	<b>97,535</b>
	<i>Dependency ratio</i>	<i>0.48</i>	<i>0.50</i>	<i>0.52</i>	<i>0.56</i>	<i>0.61</i>	<i>0.64</i>
<b>+325</b>	<b>Total</b>	<b>90,705</b>	<b>93,423</b>	<b>96,091</b>	<b>98,677</b>	<b>100,934</b>	<b>102,729</b>
	<i>Dependency ratio</i>	<i>0.48</i>	<i>0.50</i>	<i>0.51</i>	<i>0.54</i>	<i>0.59</i>	<i>0.62</i>
+650	<b>Total</b>	<b>93,455</b>	<b>99,579</b>	<b>105,916</b>	<b>112,516</b>	<b>119,039</b>	<b>125,235</b>
	<i>Dependency ratio</i>	<i>0.47</i>	<i>0.47</i>	<i>0.47</i>	<i>0.50</i>	<i>0.53</i>	<i>0.55</i>

### 7.3.2 Future requirements for open space

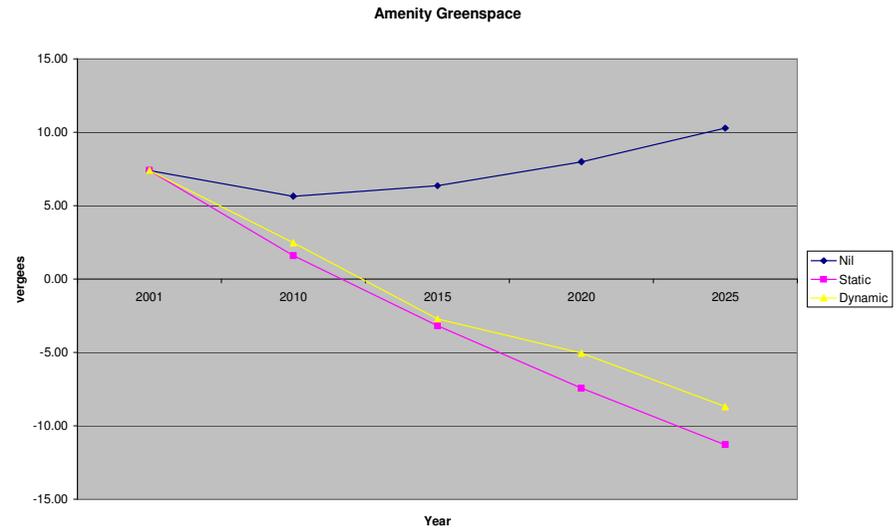
Table 7.3.2 summarises the provision of open space with proposed quantity standards for the scenarios outlined above. Further analysis of this is made in the graphs that follow the table, which show changes in requirements for each of the scenarios. Commentary is made next to each graph.

**Table 7.3.2 Future requirements for open space against proposed Jersey Quantity standards**

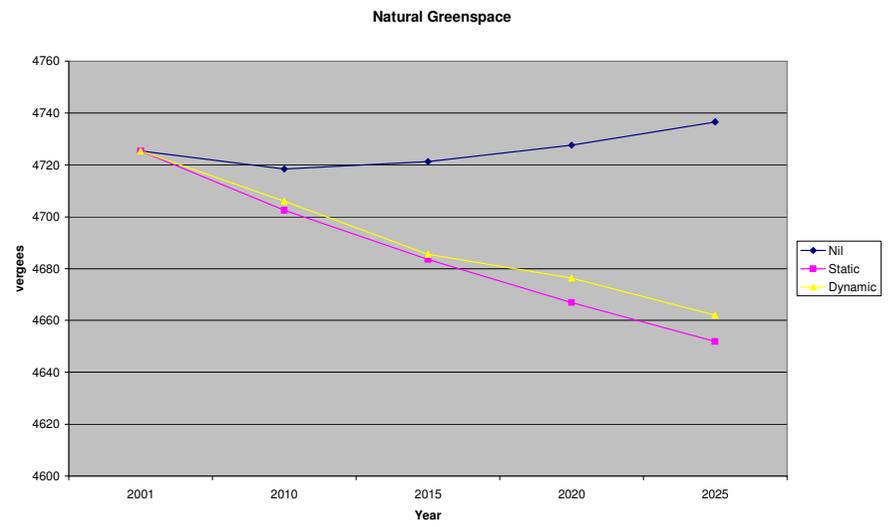
Population	Population	Provision of open space (vergees)				
		Amenity Greenspace	Natural Greenspace	Outdoor Sports Facility	Parks	Play Space
<b>Scenario</b>	<b>Population</b>					
Existing	87,186	7.40	4725.28	18.38	-47.79	-31.5
<i>Nil</i>						
2010	88,449	5.64	4718.34	12.78	-51.33	-32.20
2015	87,935	6.36	4721.17	15.06	-49.89	-31.91
2020	86,774	7.99	4727.55	20.21	-46.64	-31.28
2025	85,134	10.28	4736.57	27.50	-42.05	-30.37
<b>Static (+325)</b>						
2010	91,346	1.59	4702.41	-0.09	-59.44	-33.79
2015	94,759	-3.19	4683.64	-15.24	-69.00	-35.67
2020	97,799	-7.45	4666.92	-28.74	-77.51	-37.34
2025	100,531	-11.27	4651.89	-40.87	-85.16	-38.84
<b>Dynamic (+325)</b>						
2010	90,705	2.48	4705.93	2.76	-57.64	-33.44
2015	93,423	-2.72	4685.48	-13.75	-68.05	-35.48
2020	96,091	-5.06	4676.31	-21.15	-72.72	-36.40
2025	98,677	-8.68	4662.09	-32.64	-79.97	-37.82


Sufficient supply  
Under supply

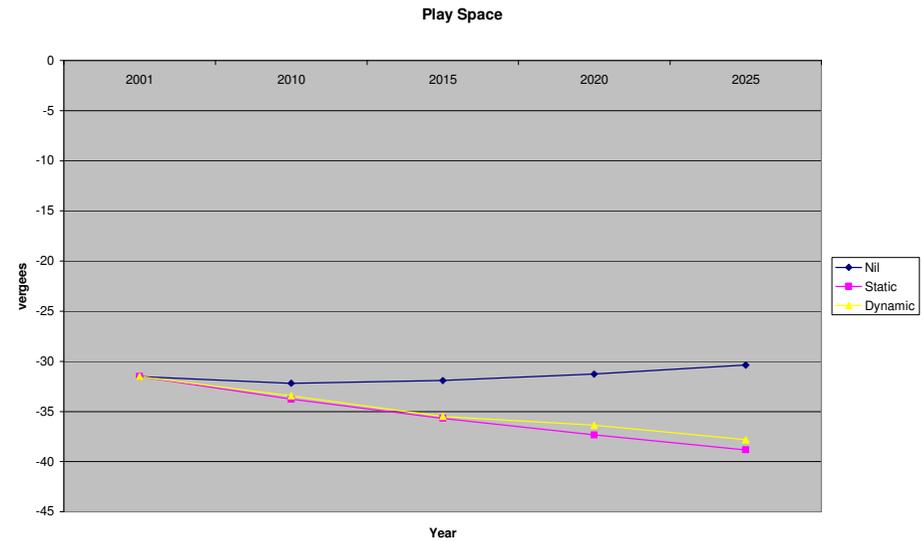
With nil migration the overall supply of amenity greenspace across the Island is sufficient, however, with both static and dynamic migration, by around 2012/2013 provision falls below the standard.



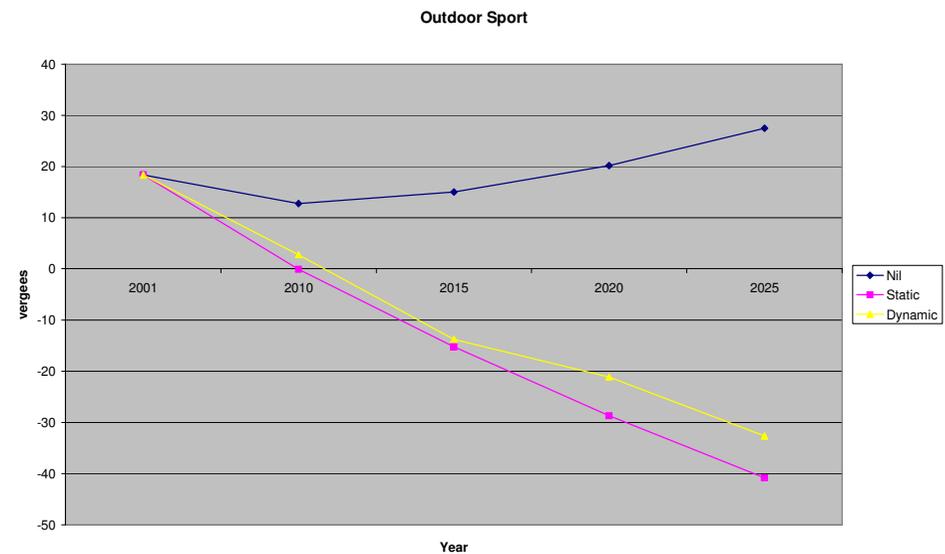
The high levels of natural greenspace on the Island means there is sufficient provision across all scenarios.



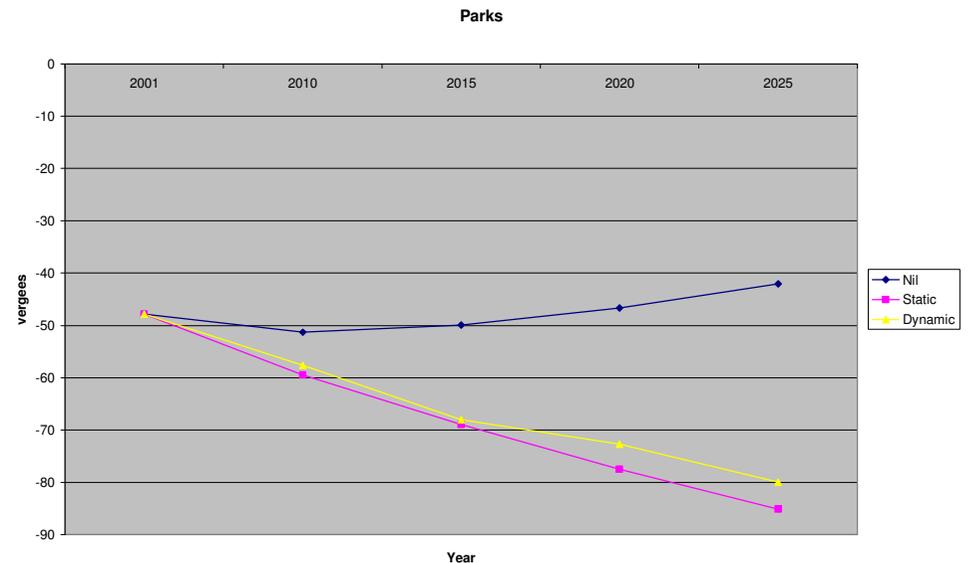
Play space falls well below the proposed standards and this is set to worsen with both static and dynamic migration. If there is 'nil' migration provision still falls below the proposed standard.



For outdoor sport, with nil migration, provision remains sufficient, however, with both static and dynamic migration provision begins to fall below the standard by 2010/2011.



The provision of parks is below the standards overall for all scenarios, however, this needs to be taken in context of the overall provision for open space (as outlined in section 7.1.1). If migration is focused on the existing urban parishes, the need for additional parks provision could become significant.



### 7.3.3 Summary of future requirements for open space

The analysis of the supply of open space needs to be taken in context with all facilities on the Island (as outlined in section 7.1.1), however, the above analysis of requirements into the future can predict trends and inform future decision making and policies.

The main observations are:

- There is currently enough amenity greenspace on the Island, however, with both static and dynamic migration, levels will fall below the standard in the future.
- There is an abundance of natural greenspace on the Island, and this will continue to remain sufficient for future population predictions.

- There is an under supply of play space on the Island and this will worsen with predicted future population scenarios.
- Current provision of outdoor sports facilities is sufficient, however, if migration is static or dynamic, there will be an under supply of facilities by 2010/11.
- There is an under supply of parks on the Island, however, their provision needs to be taken in context with provision of other types of open space, particularly in rural areas. In urban areas under supply of parks may have more significant, particularly if the increased population is focused in the urban areas.

## 8.0 STRATEGIC OPTIONS

*This section covers the following parts of the brief:*

- *Provide overall recommendations for clear and simple open space policy in the new Island Plan, including a relevant typology for open space types and related land zonings/designations.*
- *Provide recommendations on the management of outdoor sport and recreation facilities where there are current deficiencies or mismatches between facilities and demand.*

### 8.1 Open space typology and policy

This section provides a summary of the proposed typology and standards for open space and recommended policy.

#### 8.1.1 Typology of open space

Section 5.4 provides details of the proposed typology for open space in Jersey as follows:

- Parks
- Outdoor sports facilities
- Amenity greenspace
- Play space
- Natural greenspace
- Allotments
- Cemeteries and Churchyards
- Urban civic spaces
- Linear open space
- Beaches

As part of the study, all areas of open space above 1 vergee have been identified and classified into the typologies listed above. This is shown on the maps in **Appendix 2** which identify the provision of each of these types of open space on an Island wide level and at parish level.

### 8.1.2 Proposed standards for open space

Section 6 outlines details on the proposed standards for open space in Jersey, this is summarised in the table below:

Typology	Quantity Standard (Vergees/1000 pop)	Quantity Standard (Ha/1000 pop)	Access standard (metres)
Parks	2.80	0.50	500
Outdoor Sports Facility	4.44	0.80	3000
Amenity Greenspace	1.40	0.25	500
Play Space	0.55	0.1	500
Natural Greenspace	5.50	1.0	500
<b>Total</b>	<b>14.69 vergees</b>	<b>2.64 hectares</b>	
Cemeteries & Churchyards	N/A	N/A	N/A
Civic Space	N/A	N/A	N/A
Linear open space	N/A	N/A	N/A
Allotments	N/A	N/A	N/A
Schools	N/A	N/A	N/A
Beaches	N/A	N/A	N/A

## 8.2 Recommendations

The brief seeks recommendations on the management of outdoor sport and recreation facilities where there are current deficiencies or mismatches between facilities and demand. In considering this, this section draws on the good practice outlined in the PPG17 companion guide and considers four basic components:

- Existing provision to be protected.
- Existing provision to be enhanced.

- Existing provision to be relocated in order to meet local needs more effectively or make better overall use of land.
- Proposals for new provision.

### ***Existing provision to be protected***

Existing open spaces or sport and recreation facilities which should be given the highest level of protection by the planning system are those which are either:

- Critically important in avoiding deficiencies in accessibility, quality or quantity and scored highly in the value assessment; **or**
- Of particular nature conservation, historical or cultural value.

The priorities emerging from this study focus on those facilities which avoid deficiencies, as those facilities with nature conservation, historical or cultural value already afford protection through the planning system.

### ***Existing provision to be relocated***

In some areas it may be possible to make better use of land by relocating an open space or sport and recreation facility, especially if this will enhance its quality or accessibility for existing users, or use land which is not suitable for another purpose.

### ***Existing provision to be enhanced***

This includes those spaces or facilities which:

- Are critically important in avoiding deficiencies in diversity, accessibility or quantity, **but**
- Scored poorly in the quality or value assessment.

### ***Proposals for new provision***

New provision may be required where there will be a planned increase in population and will be required:

- In areas outside the distance thresholds of each different type of open space or sport and recreation facility in the adopted provision hierarchy containing sufficient people to justify new provision; **or**

- Where the level of existing provision fails to accord with the quantity standard.

This section brings together the information from all parts of the study and considers each of the components above. It also outlines areas of good practice in relation to the future provision of open space across the Island.

### **8.2.1 Existing provision to be protected**

- R1** All open space should be protected unless it can be proved that the loss of open space would be of a greater community benefit and there is an identified over supply of open space within the parish and across the Island.
- R2** There is a significant under supply of provision for children and young people across the Island. Loss of any existing provision should be avoided, unless alternative new provision can be provided.
- R3** The only typology where there is ‘sufficient supply’ across the Island is natural greenspace. It is unlikely any of this is ‘surplus to requirement’ as it is largely protected, however, it does offer opportunity to provide alternative provision, e.g. creation of natural play areas, BMX tracks and signed routeways where there are existing under supply of those facilities.

### **8.2.2 Existing provision to be relocated**

- R4** There are no significant opportunities for relocating open space within the Island. New policy could allow for ‘land swaps’, for example a development of housing on a recreation ground on the edge of a settlement could be considered if a new facility could be provided in another location (as long as it meets the Jersey standards).

### **8.2.3 Existing provision to be enhanced**

- R5** There is a need to improve the provision of facilities for children and young people on the Island, in terms of both quality and quantity. There is a lack of facilities for young people in particular. The natural greenspace resource on the Island provides opportunity for additional facilities, particularly in the form of natural play. It is recommended that further work is carried out to identify potential sites for this.

- R 6** Provision and participation in sport is an important part of recreation on the Island and the study shows that whilst there are currently enough facilities, support should be given to enhancing existing facilities to accommodate future demand. This may be in the form of extending existing facilities (including private grounds, state facilities and schools), or increasing their capacity through quality improvements or new facilities.
- R7** The provision of parks in the urban parishes on the Island can play an important role in meeting the recreational needs of people. Maintaining high quality of existing provision is important, and there is opportunity for additional provision in the future (see below).
- R8** The Island is blessed with a rich variety of Natural Greenspace. Future policies should ensure it is protected and any policy related to developer contributions should allow for its enhancement for both biodiversity and recreation. Where possible, management plans should be developed for key areas to guide this.
- R9** The Island has a rich variety of beaches, future policy should acknowledge the role they play in terms of recreation on the Island, and policy related to developer contributions should ensure that their enhancement is allowed for.
- R10** Schools on the Island play a significant role in the provision of both formal and informal space. The study identified that there are opportunities to enhance this provision, and to increase community access to facilities. However, many of the schools raised concerns about this, and if this is to be progressed more fully, proper financial support needs to be provided, both in terms of the provision of facilities, and management and maintenance.

#### **8.2.4 Proposals for new provision**

- R11** New provision of open space may be required as part of new development in order to meet any deficiencies in provision in both quantity and access within the parish which the development takes place. Where on site provision is required, it should be provided in line with the proposed open space standards. Where on site provision is deemed impractical, off site contributions will be required to meet the quantity, access and quality standards where possible.
- R12** New provision provided through development needs to be of higher quality than previously provided. The audit identified new facilities provided as part of new development, and in general, found that they were inadequate, too small and of low quality. This study provides guidance as to the quality and quantity of facilities that should be expected (there is

further good practice guidance in section XX), however, it is recommended that a ‘good practice guide’ for developers is developed to support this.

- R13** The priorities for new provision are for facilities for children and young people, particularly young people’s space.
- R14** Future predicted increases in the population would result in a shortfall in the provision of outdoor sports facilities in the future. This could be met through new provision or extending existing facilities or improving the capacity of existing facilities.
- R15** Consideration needs to be given to the supply of allotments as part of new developments, particularly where housing densities are high, and houses may have small gardens. New provision should be made in line with the proposed standard. It is recommended that a pilot project is implemented where land is zoned for allotments within the Island Plan. This could then be acquired through developer contributions and an allotment established following good practice in this report.
- R16** There is an under supply of open space in St. Clement and consideration needs to be given to acquiring land to be set out as open space. This open space should be in the form of a new urban park with a range of facilities for play and recreation.
- R17** The following map identifies potential new open space on the Island. These sites have been identified through consultation with stakeholders.

### Map 8.2.4 Potential new open space on the Island



Map produced on  
21/02/2008



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### 8.3 Policy considerations

This section identifies areas where policies related to open space need to be developed as part of the Island Plan. It is not the purpose of the report to make policy, but to identify areas which need to be considered. They are largely linked to the recommendations outlined above and should be considered in context of the whole study. The following policies issues need consideration:

- P1** Policy to define the range and types of open space on the Island.
- P2** Policy to support the protection of existing open space, and to avoid future loss unless suitable replacement can be provided.
- P3** Policy to ensure new development provides sufficient open space in line with the proposed standards for quality, quantity and access.
- P4** Policy to ensure where on site contributions of open space are not feasible, off site contributions are sought to enhance existing facilities. The range of existing facilities should include all the typologies identified within the study.
- P5** Policy to ensure developer contributions can be spent where they are most needed including local facilities (e.g. local play areas) and strategic facilities (e.g. Island wide sports provision).
- P6** Policy to establish a ‘tariff’ for developer contributions (see section 9 for guidance).
- P7** Policy to support the extension of existing outdoor sports facilities including public, private and school facilities where demand is identified.

## 8.4 Guidance and good practice

The following section provides guidance and outlines good practice in relation to the planning and provision of open space. The guidance has arisen out of the learning that has arisen from this study, and from various other PPG17 studies that the consultants have been involved with. This section is not a requirement of PPG17, but has been provided to add value to the study, and to begin to consider some of the options that a Greenspace Strategy will need to consider. The guidance is summarised by typology of open space.

### 8.4.1 Parks

#### Developing a hierarchy of provision

Many local authorities are developing 'hierarchies of provision' for their open spaces, these vary from area to area, but there are some emerging models, such as through the Association of Public Sector Excellence (APSE), and the model being developed by the London Borough's. It is therefore recommended that the States of Jersey considers working towards a hierarchy embracing provision aimed at frequent local use, and also regular (but perhaps less frequent) strategic use which perhaps might be in the form of a Country Park resource hosting other opportunities.

- **Strategic level:** Landscaping with a variety of natural and semi natural features, including natural habitats and planted beds. Space for outdoor pitch and other sports provision as appropriate (see separate standards). Space for children's and youth play facilities (see separate standards). Car parking. Footpaths. Cycleways. Buildings for secured storage and for catering outlets. Due regard to external links by foot and bicycle which may require improvements to the external environment (see below). Events venue. A notable and defining architectural feature. Seating. Litter and dog bins. Toilets. Refreshment venues. Picnic tables. Consideration of zoning between active and passive zones. The overall size of the park might be expected to be approaching or greater than **40 hectares**. Strategic provision might also take the form of a contribution towards a Country Park, or other existing publicly accessible forested/woodland area.
- **Local level:** Landscaping with a variety of natural features, including natural habitats. Space for outdoor pitch and other sports provision as appropriate (see separate standards). Space for children's and youth play facilities (see separate standards). Car parking. Footpaths. Cycleways. Buildings for secured storage and/or catering outlets (if appropriate). Due regard to external links by foot and bicycle which may require improvements to the external environment. Seating. Litter and

dog bins. The overall size of the park might be expected to be at least 2 hectares. Beyond this 2-tier hierarchy contributions from developers arising from the application of this standard should also be used to create small 'pocket parks' in certain circumstances.

### Access to and links between Open Spaces

Although the study area's parks, sports and recreation grounds are appreciated and valued, their use clearly depends on how easy they are to access. There is little point in considering the provision of new facilities or the improvement of existing facilities without considering the means of access to them at the same time. This will be especially important by foot and bike, including access for people with disabilities. This is critical for certain groups in the community, particularly children and teenagers. New standards for park, sports and recreation grounds should therefore also include guidance on the improvement of approach routes by foot and bike for which developer contributions should be sought. The States will need to determine:

- The linear distance threshold upon which such contributions should be based.
- The nature of improvements sought to facilitate and improve upon ease and safety of access. These might include clearly defined cycle lanes, safe crossing points, provision for disabled access etc.

### 8.4.2 Children and Young People's provision

#### Good practice in play provision

In addition to the general recommendations outlined above this section outlines some advice and recommendations related to good practice in play provision, which the States will consider in planning and providing future provision.

#### *Provision of play equipment*

Space must comprise a variety of equipped and unequipped play opportunities, and further guidance should be provided by the States. However, provision could include the following:

- ***For young preschool children:*** Small low key games area preferably with play features & 3 items of 'small scale' items of play equipment. Seating for accompanying adults.

- **For other children up to teenage years:** About 5 items of play equipment and a small flat ball games area with kick walls and ‘low level’ hoops and ‘very low key wheel play facility (undulating riding surface with features). Seating for accompanying adults.
- **For young people:** About 5 types of play equipment, Ball Play and Wheeled Play opportunities, and covered seating for teenagers to use as a meeting place.
- **Provision for those with disabilities:** At least some of the larger play areas should contain equipment designed to meet the specific needs of children with disabilities.

### *Consultation*

The standards outlined in this report should be applied flexibly and imaginatively, taking into account the views of local residents, potential users and various interests wherever possible. Meaningful consultation will therefore help to make new provision sensitive and appropriate to local circumstances.

### *Safety*

All new Children’s’ Outdoor Playing Spaces, the equipment and ancillary facilities need to conform to all aspects of safety standards EN 1176 & 1177. Items not covered by either standard or exceptions to the standards must be justified and made explicit.

### *Combined Provision*

It may sometimes be appropriate to provide for all three age groups at the same location separated only by a short distance or by enclosing the separate areas. This might be most appropriate in the case of sites of a more strategic nature, such as in parks and leisure centre grounds in the towns and larger villages.

### *Other Ideal Locations*

Other ideal locations for provision could be at local shopping centres, near primary schools and on village greens:

- Facilitates ‘stopping off’ for parents / carers when accompanying older children to and from school, or whilst shopping.
- Facilities on known / familiar routes for children are a safety advantage.
- The more ‘busy’ the play area the more ‘fun’ and ‘safe it is.
- Informal surveillance (overlooking) normally more frequent.

### *Achieving the Standard in Small Settlements*

The intention should be that these play standards are applied flexibly and with imagination. Many settlements will not be of the size to justify full provision in accordance with the above. However, even a relatively small developer contribution can be invested imaginatively in improving local play opportunities. For example:

- Individual contributions could be used to improve/upgrade the existing provision, which in a small village is likely to be within convenient distance of the funding development.
- Individual contributions could be married to other States and partner funding to provide new or improved provision.
- Public consultation may show a desire and willingness to consider innovative community based solutions to provision. ‘Self help’ schemes perhaps involving young people in design and creation, can often prove much cheaper and reflective of true local needs than off-the-shelf installations.

A key issue is how to best provide for the needs of youth in rural locations where it will not generally be feasible to provide facilities on the scale that might be envisaged in the larger settlements. In many ways this is an intractable problem, but in others it may not be so difficult to resolve.

Fundamentally, all young people are asking for is somewhere to meet, play, and feel independent. Bespoke play equipment and sites may be one way of providing for these needs. But there may be other much cheaper solutions involving for example inexpensive but intelligent landscaping on the edges of village recreation grounds; encouraging young people to become involved in the design and development of home spun facilities, such as cut and fill BMX tracks; planting trees with low branches to encourage climbing etc, and the creation of dens. All these are ‘low tech’ solutions, but could be of immense local benefit to

youngsters. A prerequisite to such initiative is perhaps a change of mindset (on the part of facility managers) in some circumstances and greater tolerance to such projects and activity.

### *Issues Relating to Risk*

There is growing concern about how safety is being addressed in children's play provision. Fear of litigation is leading many play providers to focus on minimising the risk of injury at the expense of other more fundamental objectives. The effect is to stop children from enjoying a healthy range of play opportunities, limiting their enjoyment and causing potentially damaging consequences for their development.

This approach ignores clear evidence that use of play provision is a comparatively low risk activity for children. Of the two million or so childhood accident cases treated by hospitals each year, fewer than two per cent involve playground equipment. Participation in sports like soccer, widely acknowledged as 'good' for a child's development, involve a greater risk of injury than visiting a playground. Fatalities on playgrounds are very rare - about one per three or four years on average nationally. This compares with, for instance, more than 100 child pedestrian fatalities a year and more than 500 child fatalities from accidents overall. New provision should balance between the need to offer risk and the need to keep children safe from harm. The provision should extend the choice and control that children have over their play, the freedom they enjoy and the satisfaction they gain from it.

### **8.4.3 Informal Open Space**

#### **Flexible Use of Informal Open Space**

Depending on local circumstances it may be appropriate to use the provision sought under the Informal Open Space standard for additional or improved park space, natural space, recreation ground space as there is clearly some interchangeability of function.

Informal Open Space can provide an extremely valuable play resource to complement equipped provision. Attention in design of new spaces to planting, topography and safety/security will maximise its potential in this regard.

The shape and size of space provided should allow for meaningful and safe recreation. It will not be appropriate for highway verges and other small pieces of roadside space (for example) to be counted towards such provision. However, these smaller spaces can serve another important function in improving the visual environment.

Further guidance on the flexible use of space and contributions is provided at the end of this section.

#### **8.4.4 Natural Greenspace**

##### **Providing new natural greenspace**

The focus of the quantity standard for natural greenspace is that of new provision, therefore, some guidance has been provided in determining the nature of this provision, which should be determined to reflect local circumstances.

Provision might be expected to include (as appropriate) elements of woodland, wetland, heathland and meadow, and could also be made for informal public access through recreation corridors. (See below under 'Routeways and Corridors').

For larger areas, where car borne visits might be anticipated, some parking provision will be required. The larger the area the more valuable sites will tend to be in terms of their potential for enhancing local conservation interest and biodiversity. Therefore, the aim should be to create areas of Accessible Natural Green Space of at least 2 hectares that are well distributed throughout the urban areas.

Wherever possible these sites should be linked which will help to improve wildlife value. There should be parallel commitments to maintain natural green space through appropriate maintenance techniques reflecting the primary purpose of promoting natural habitats and biodiversity that can also be accessed and enjoyed by local people. Access by people should not be restricted to narrow corridors, but should allow freedom to wander.

In areas where it may be impossible or inappropriate to provide additional natural greenspace consistent with the standard other approaches should be pursued which could include (for example):

- Changing the management of marginal space on playing fields and parks to enhance biodiversity.
- Encouraging living green roofs as part of new development/redevelopment.
- Encouraging the creation of mixed species hedgerows.
- Additional use of long grass management regimes.

- Improvements to watercourses and water bodies.
- Innovative use of new drainage schemes / Sustainable Drainage Systems (SuDS).
- Use of native trees and plants in landscaping new developments.

The above should in any event be principles to be pursued and encouraged at all times.

## Section 9: Developer contributions

*This section covers the following parts of the brief:*

*Where it is not possible to meet provision on site the study should provide costings of off site provision levels. This should include the costs of laying out the already identified land for new public open space in St Helier.*

### 9.1 Cost model

In order to calculate developer contributions for open space, a methodology has been adopted which calculates how much it would cost the States to provide open space (including a ten year maintenance period). This includes a rate for providing and maintaining new open space and for improving and maintaining existing open space to meet an acceptable standard of quality. These costs have been benchmarked against other Local Authorities costs for providing open space. A summary of the costs are outlined in table 2:

*Table 9: Costs for developer contributions using the Jersey Standard*

Typology	Standard (vergees/1000)	*Standard (m <sup>2</sup> per person)	New provision		Upgraded provision	
			Cost / m <sup>2</sup>	Contribution	Cost / m <sup>2</sup>	Contribution
Sports Space	4.4	8.0	£35.00	£280.00	£21.00	£157.50
Play Space	0.55	1.0	£280.00	£280.00	£170.00	£170.00
Parks	2.8	5.0	£120.00	£600.00	£72.00	£360.00
Informal Greenspace	1.4	2.5	£24.00	£60.00	£15.00	£37.50
Natural Greenspace	5.50	10.0	£24.00	£240.00	£15.00	£150.00
<b>Total</b>	<b>14.45</b>	<b>26m<sup>2</sup></b>	<b>£483.00</b>	<b>£1,460.00</b>	<b>£293.00</b>	<b>£875.00</b>
<b>Total per dwelling (x 2.38)</b>				<b>£3,474.80</b>		<b>£2,082.50</b>

1 verge/1000 people = approximately 0.18 hectares/1000 people = 1.8 m<sup>2</sup> per person

The table above shows that it costs £1,460 per person to provide new open space and £875.00 per person to upgrade open space in order to meet the Jersey standard. If this was applied at a contribution rate per household (assuming an average occupancy of 2.38 people per household, 2001 census), this would equate to £3,474.80 for new provision and £2,082.50 for upgraded provision per dwelling.

These calculations are to be used as a starting point to calculate developer contributions, there are however a number of issues which will affect the total financial contribution actually required, these are:

- Whether open space is provided as part of the development. If this is the case a 'credit' will be applied to the value of that open space in line with the figures outlined above.
- If off site provision is being provided, then the appropriate 'rate' (see table 9) will be charged. This will depend on whether the contribution is to provide new open space, or to upgrade existing open space.
- The above figures assume that the developer will maintain any new 'on site' provision for a period of ten years. If the developer seeks earlier adoption of the space by the States, a financial contribution for maintenance will be required.

## 9.2 Maintenance contributions

The costs for providing open space (table 9), include costs for maintenance over ten years (on average 40% of total costs). The States of Jersey expects the developer to maintain open space provided on site for a period of ten years. If the developer requires the States to adopt the open space before that maintenance period expires, a financial contribution will be sought. This contribution will be based on the costs outlined in table 9. For example, if the States are to maintain a new play area of 1 vergee on behalf of the States, the following contribution would be required:

Total costs of providing 0.1 hectare (1,000 m<sup>2</sup>) of play space = £280,000

Total maintenance cost = 40% of £280,000 = £112,000

A sliding scale of contributions can be applied, for example if the developer is prepared to maintain the site for five years, but then seeks to handover to the States after that, then a 50% discount would be applied (a contribution of £56,000).

### 9.3 Thresholds for contributions

Contributions will be sought for all new development, i.e. there is no overall minimum threshold for numbers of new houses below which obligations will not be sought. In principle all new housing types (with only a few exceptions, e.g. sheltered accommodation, nursing homes and hostels) leading to a net increase in population within a locality will be required to provide new open space and recreation provision in accordance with this guidance; or else, offer developer contributions in lieu of provision.

### 9.4 Provision required as part of new development

#### 9.4.1 Context

New development often creates a need for additional or improved open space without which there could be a detrimental effect on local amenity and the quality of the environment. Planning obligations are the mechanism by which measures are secured to enhance the quality of both the development and the wider environment. This study will help to ensure that development makes a positive contribution to sustainable development, providing benefits to the community as a whole.

A planning obligation is a legally binding agreement entered into between a Local Authority and a developer. It requires the developer to carry out certain works, or to provide, or contribute towards the provision of measures to mitigate the negative impacts of their development and to ensure that it makes a positive contribution to the communities within which it is situated.

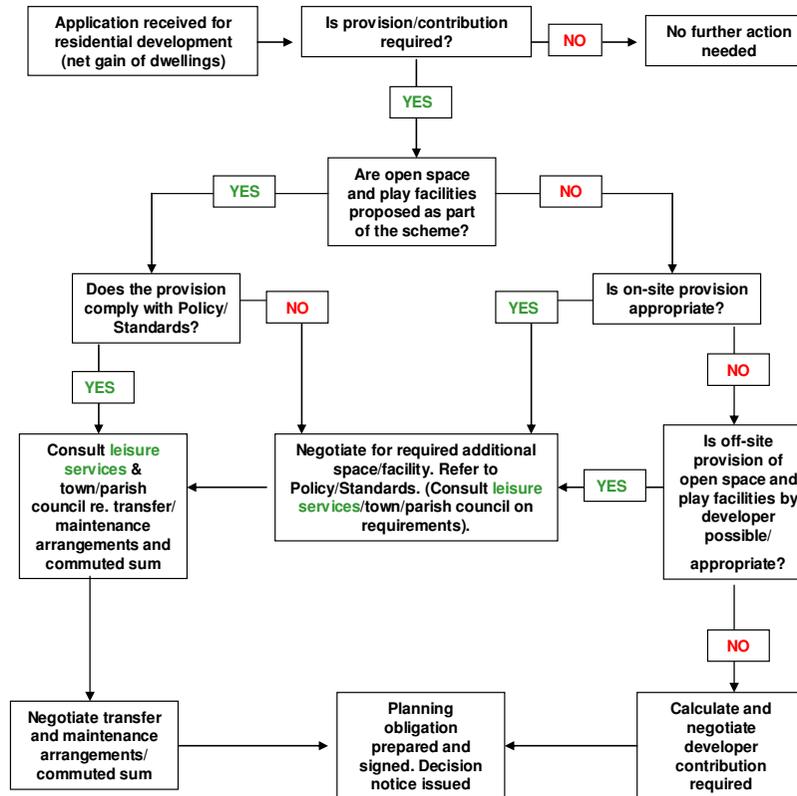
Obligations will be negotiated with the aim of reducing the negative impacts of development on local communities, achieving sustainable development and enabling improvements to local open space. In this context, planning obligations should be seen not only as a means of mitigating the impact of a development, but also as a mechanism for achieving positive planning by ensuring that development complements and enhances the social, environmental and economic requirements of its neighbouring communities. The States of Jersey believes that it is important that the views of local communities and their aspirations are given a high level of priority when considering planning obligations. The negotiation of planning obligations will therefore need to acknowledge such views and aspirations. Where appropriate this may be informed by existing policy led aspirations or may be developed through community engagement, e.g. through the production of site specific planning briefs.

Developments will be considered on a on a case-by-case basis. Where several developments are proposed in close proximity to each other and the cumulative effect will result in the requirement for new infrastructure, the States may pool contributions from each of the developments, in order to fund the necessary infrastructure in an equitable way.

Where it is neither practicable nor appropriate to seek on-site provision the States of Jersey will require financial contributions towards providing new or improved opportunities elsewhere within the local Parish and a contribution to Island wide strategic provision.

The above considerations are summarised in figure 1.

**Figure 1: The process of determining forms of developer contribution towards new or improved open space and recreation facilities**



Reference to ‘standards’ in the above figure relate to the ‘Quantity’, ‘Quality’, and ‘Accessibility’ components of the new standards summarised in section 6. The following example demonstrates how this process may work.

#### 9.4.2 Example of calculating developer contributions

A development of 100 houses (estimated 238 additional people) is proposed within a Parish where there are known deficiencies in quantity, quality and access to open space. The following example applies:

1. The quantity of open space required against the Jersey Standard is calculated:

Provision	Standard	Required provision: Standard x population / 1000
Parks	2.8 verges per 1000 persons	$2.8 \times 238/1000 = 0.66$ verges
Outdoor Sports facilities	4.4 verges per 1000 persons	$4.2 \times 238/1000 = 1.0$ verges
Play	0.55 verges per 1000 persons	$0.55 \text{ ha} \times 238/1000 = 0.13$ verges
Informal Greenspace	1.4 verges per 1000 persons	$1.4 \text{ ha} \times 238/1000 = 0.33$ verges
Natural Greenspace	5.5 verges per 1000 persons	$5.5 \text{ ha} \times 238/1000 = 1.30$ verges

2. The level of contribution required for open space that arises from the development is calculated, e.g. for 100 new homes (see table 9 above):

- 100 houses = 238 new residents (assuming the Island average of 2.38 persons/dwelling);
- Contribution required =  $238 \times £1,460 = £347,480$

3. A check is made with regards to the existing quantity, access and quality of open space: in the first instance in the parish and secondly across the Island. If there are deficiencies in any of these, consider if the development can meet any of these shortfalls.
4. An assessment is made to determine whether the development has the potential to meet any of the shortfalls, and priorities are identified e.g. provision of youth space.
5. The 'value' of the on site contribution is calculated, e.g. the development is providing 0.55 vergées (1,000 m<sup>2</sup>) of youth space. Value is equivalent to 1,000 x £280 = £280,000.
6. Balance of contribution remaining is therefore: £347,480 - £280,000 = £67,480. This should be allocated as follows:
  - 80% for local provision (£53,984)
  - 20% for strategic provision (£13,496).
7. In determining where the local provision is spent, the existing quantity, quality and access to open should be further considered, and money spent on either new or upgrading provision as appropriate. Clearly the role of the Parishes and local people is key in determining the allocation of money, supported by the statistics and recommendations from this study.