

PARC LLANGEWYDD

LAND AT WEST BRIDGEND

OPEN SPACE TECHNICAL NOTE



PARC LLANGEWYDD, LAND AT WEST BRIDGEND

OPEN SPACE TECHNICAL NOTE

Hammond Architectural Limited (HAL) is appointed by Llanmoor Development Co Ltd to provide masterplanning and design services in relation to the proposed residential development on Land West of Bridgend. This technical note summarises the proposed Open Space strategy based on the Masterplan issued in June 2022.

The open space calculations are based on 850 homes and a forecasted population of 1,964 (based on average household of 2.31, as advised by BCBC).

The masterplan includes seven key areas of formal open space and a network of green infrastructure including, informal spaces and linkages, green streets and the nature conservation area/SINC.

FORMAL OUTDOOR SPACE

The seven key areas of open space illustrated on the masterplan currently measure 2.10ha. These areas can accommodate the required 0.49ha of 'equipped' play space (0.25ha/1000pop), with the remainder 1.60 ha available as informal play / amenity space. SUDs will also be incorporated into the design of these spaces as set out in Welsh Government statutory standards paragraph G4.3.

Equipped / designated play areas

- Quantity guideline: 0.25ha /1000pop
- Description: This can include LAPS/LEAPs/NEAPs which can be complemented by other facilities including Multi-Use Games Areas (MUGAs) and skateboard parks etc.
- Requirement for site: 0.49ha (based on population estimate of 1,945).
- A summary of the provision is illustrated in the following table.

Public Recreation & Open Space - Formal	Area (ha)	Approximate area incorporating equipped play (formal/natural) and SUDS)	Example equipped (formal/natural play provision proposed)	Remainder of area incorporating informal amenity space / GI / SUDS
1. Southern Gateway	0.23	0.05	LLAP / LAP	0.18
2. Community Green	0.32	0.15	LAP and LEAP / NEAP	0.17
3. Avenue Park	0.46	0.05	LAP	0.41
4. Trail Park	0.15	0.03	LAP	0.12
5. Grow Garden	0.10	0.02	LLAP / LAP	0.08
6. Northern Park	0.28	0.05	LLAP / LAP	0.23
7. Western Linear Park / Parc Llangewydd Trail	0.56	0.15	Playtrail / Trimtrail (LEAP Equiv)	0.41
Total	2.10	0.50		1.60

NOTES:

The approach we have proposed is summarised as below, and of course will be refined at the detailed design stage as we look to develop and agree a more detailed and specific open space / play provision strategy with appropriate officers.

- **Community Green:** Provide large 'formal' equipped area of play within the civic space. Circa 50% of Community Green will contain formal equipped space and less formal natural play space, incorporating SUDS features. The remainder of the space will comprise informal amenity space, GI and SUDS.
- **Avenue Park and Trail Park:** Incorporate formal equipped space, less formal natural play space, amenity space, GI and SUDS features.
- **Western Linear Park / Parc Llangewydd Trail:** Provide a formal "Trim Trail Adventure Play Zone" (equivalent of a LEAP) to the north of the Linear Park, accessible by a formal path from the adjacent residential area. Incorporate formal/informal equipped areas along the remainder of the park in the form of a trim trail and/or natural play trail. Circa 25% of the park will need to form part of the equipped provision.
- **Southern Gateway, Grow Garden and Northern Park:** Create Local Landscaped Areas of Play, incorporating informally 'equipped' natural playscapes. These will essentially be equipped but with natural features such as logs and boulders.

The FIT guidance gives recommendations for developments with 501+ dwellings including provision of a NEAP. Whilst providing a NEAP in the Community Green is feasible, the suggested strategy does not currently include a NEAP. Our current view is that a financial contribution towards improvement of an existing equipped/designated play space within walking distance guideline of a proposed development should be considered and discussed with the appropriate officers as the detailed scheme progresses. For example, Bryntirion Playing fields provides a large area for outdoor sport and play for the wider community, and it may be that an off-site contribution to improve this is a more appropriate proposal.

Playing pitches

- Guidance: 1.2ha/1000 population
- Description: Pitch sports including association football, rugby union, rugby league, hockey, lacrosse, cricket and American football
- Requirement: 2.36ha

NOTES:

The proposed Parc Llangewydd Primary School will incorporate a range of formal active recreational uses on site, this will include a range of pitches and green courts (circa 0.6ha), which could be made available to the wider community as is referenced in the Draft Outdoor Recreation Facilities SPG (January 2020). The level of provision will be determined at detailed design stage in consultation with officers.

The schools recreational offer, plays a much wider and multi-functional role in the community, addressing both the broad range of educational needs of children and young people during traditional school opening hours and also acting as community-based learning and recreational environments, especially during out-of-school hours and school holidays.

Bryntirion Playing Fields, Penybont Football Club and Cylch Meithrin Gwdihwed Community Centre are located to the north-east of the development, providing large areas for outdoor sport and a play

park for the wider community to utilise. These are well connected by a green corridor to the north and improved pedestrian/cycle route to the south which connects into Active Travel Route INM-BR-57 (please refer to Vectos Technical Note, June 2020).

It may be that off-site contributions could be made to improve these and/or active travel routes to these facilities.

All outdoor sports

- Description: Courts and greens comprising natural or artificial surfaces, including tennis courts, bowling greens, athletics tracks and other outdoor sports area
- Quantity guideline: 1.6ha / 1000 pop
- Requirement: 3.14ha (based on population estimate of 1,945)

NOTES:

As above, the proposed Parc Llangewydd Primary School could incorporate pitches and other outdoor sports which could be made available to the wider community with potential access from the lane to the south of the school.

If additional space is required that cannot be incorporated within the formal areas of open space, and a contribution to formal outdoor sport is required, then off-site contributions could be made to improve these and/or walking routes to these facilities.

Other outdoor provision

- Description: MUGAS, skateboard parks and other outdoor provision
- Quantity guideline: 0.3ha / 1000 pop
- Requirement: 0.59ha (based on population estimate of 1,964)

NOTES:

A MUGA could be incorporated within the school grounds and made accessible to all. However, the large 30m buffer restriction could impact on developable area and therefore alternative provision may be preferable.

INFORMAL OUTDOOR SPACE

Parks & Gardens

Quantity guideline: 0.8ha / 1000 pop

Description: Formal green spaces including urban parks, country parks, forest parks, and formal gardens

Requirement: 1.57ha (based on population estimate of 1,945)

Amenity Green Space

Quantity guideline: 0.6ha / 1000 pop

Description: Informal recreation spaces, communal green spaces in and around housing, and village greens

Requirement: 1.18ha (based on population estimate of 1,945)

Natural and Semi Natural green spaces

Quantity guideline: 2.0ha / 1000 pop

Description: Woodland, scrub, grassland, wetlands, open and running water, and open access land
Requirement: 3.93ha (based on population estimate of 1,945)

NOTES:

The SINC measures 7.82ha in addition circa 2ha of retained GI and new areas of open space are provided across the site.

The indication from a recent botanical survey of the SINC (undertaken by EDP) suggest that the grassland habitat of the eastern fields is of greater quality than the western fields. The western fields are relatively lower in species richness and value. The woodland area, when assessed against SINC criteria is also relatively species poor and in a poor condition, although the field boundaries appear to be in better condition.

We therefore propose enabling some access into approximately 40% (3.13ha) of the SINC principally the western fields and potentially parts of the woodland area.

Proposals could include the creation of informal trails and learning spaces (e.g. to support Forest School activities). Information points could also be incorporated to help raise awareness about the importance of nature conservation.

We believe that managed access into this area will help shape the experience of children and the wider community as they engage in outdoor recreation and learning. It will also provide opportunities to enhance the SINC through adoption of sensitive management practises.

Access to the more sensitive areas will be carefully restricted to allow the natural habitat to survive and flourish.

Fields in Trust Guidance

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

Table 1: Fields in Trust recommended benchmark guidelines – formal outdoor space

Open space typology	QUANTITY GUIDELINE ^{1,2} (hectares per 1,000 population)	WALKING GUIDELINE (walking distance: metres from dwellings)	QUALITY GUIDELINE
Playing pitches	1.20	1,200m	<ul style="list-style-type: none"> * Quality appropriate to the intended level of performance, designed to appropriate technical standards. * Located where they are of most value to the community to be served. * Sufficiently diverse recreational use for the whole community. * Appropriately landscaped. * Maintained safely and to the highest possible condition with available finance. * Positively managed taking account of the need for repair and replacement over time as necessary. * Provision of appropriate ancillary facilities and equipment. * Provision of footpaths. * Designed so as to be free of the fear of harm or crime. * Local authorities can set their own quality benchmark standards for playing pitches, taking into account the level of play, topography, necessary safety margins and optimal orientation³. * Local authorities can set their own quality benchmark standards for play areas using the Play Wales Access Assessment Table.
All outdoor sports	1.60	1,200m	
Equipped/designated play areas	0.25 See Table 4 for recommended minimum sizes	LAPs – 100m LEAPs – 400m NEAPs – 1,000m	
Other outdoor provision (MUGAs and skateboard parks)	0.30	700m	

Table 2: Recommended Application of Quantity Benchmark Guidelines – Equipped/Designated Play Space

Scale of Development	Local Area for Play (LAP)	Locally Equipped Area for Play (LEAP)	Neighbourhood Equipped Area for Play (NEAP)	Multi-Use Games Area (MUGA)
5–10 dwellings	✓			
10–200 dwellings	✓	✓		Contribution
201–500 dwellings	✓	✓	Contribution	✓
501+ dwellings	✓	✓	✓	✓

Table 3: Fields in Trust Recommended Benchmark Guidelines – Informal Outdoor Space

Open Space Typology	QUANTITY GUIDELINE ⁴ (hectares per 1,000 population)	WALKING GUIDELINE (walking distance: metres from dwellings)	QUALITY GUIDELINE
Parks and Gardens	0.80	710m	<ul style="list-style-type: none"> * Parks to be of Green Flag status. * Appropriately landscaped. * Positive management. * Provision of footpaths. * Designed so as to be free of the fear of harm or crime.
Amenity Green Space	0.60	480m	
Natural and Semi-Natural	2.0	720m	

⁴ Quantity guidelines are provided as minimum guidelines and should not be interpreted as maximum levels of provision, and it is recommended that they are adjusted to take account of local circumstances.

Table 4: Recommended minimum sizes – formal outdoor space

Open space typology	Minimum sizes		Minimum dimensions	Buffer zones	
Playing pitches	Association football				
	Adult soccer	0.74ha	106 x 70 metres	-	
	Mini soccer U7/U8 pitch	0.14ha	43 x 33 metres		
	Mini soccer U9/U10 pitch	0.25ha	60 x 42 metres		
	Rugby Union		0.70ha	100 x 70 metres	-
	Hockey				
	Mini Hockey	0.31ha	65 x 48 metres	-	
	Adult Hockey	0.64ha	101.4 x 63 metres		
	Lacrosse		0.66ha	100 x 60 metres	-
	Cricket				
	Senior recreational 12 pitch	1.43ha	111.56 x 128.04 metres	-	
Other outdoor (non-pitch) sports	Athletics				
	6 lane track	1.51ha	172.03 x 87.64 metres	-	
	Tennis courts				
	1 recreational court	0.06ha	34.75 x 17.07 metres	-	
2 recreational courts	0.11ha	34.75 x 31.70 metres			
For each adjacent court	0.05ha	34.75 x 14.63 metres			
	Bowling Greens				
	Flat green	0.12ha	34.4 x 34.4 metres	-	
	Crown green	0.08ha	27.4 x 27.4 metres		
Equipped/designated play areas	LAP		10 x 10 metres <i>(minimum activity zone of 100sqm)</i>	5m minimum separation between activity zone and the boundary of dwellings	
	LEAP		20 x 20 metres <i>(minimum activity zone of 400sqm)</i>	20m minimum separation between activity zone and the habitable room façade of dwellings	
	NEAP		31.6 x 31.6 metres <i>(minimum activity zone of 1,000sqm comprising an area for play equipment and structures & a hard surfaced area of at least 465sqm (the minimum needed to play five-a-side football))</i>	30m minimum separation between activity zone and the boundary of dwellings	
Other outdoor provision (MUGAs and skateboard parks)	MUGA		40 x 20 metres	30m minimum separation between activity zone and the boundary of dwellings	

