

GUIDE TO PERFORMANCE SPECIFICATIONS AND STANDARD DETAILS FOR PUBLIC ACCESSIBLE SPACES FOR PROJECT AND DEVELOPMENT DELIVERED THROUGH PLANNING

1. INTRODUCTION

- 1.1 New Forest District Council, as local planning authority, delivers new green spaces as part of residential development schemes for the benefit of existing and future residents, and communities. These green spaces play an important role in providing informal and formal public open space, including play areas and recreational space to reduce the need to travel specially to more sensitive area of the New Forest.
- 1.2 It is important that these spaces are fit for purpose, well designed and implemented to a high quality, with durable, well-constructed features and assets that are maintainable.

2. PURPOSE OF THE GUIDANCE

- 2.1 The purpose of the guidance document “A Guide to Performance Specifications and Standard Details for Public Accessible Spaces” is *“To set out the required standards and specifications for infrastructure elements within publicly accessible spaces required as part of planning permission”*.
- 2.2 The document has the status of a technical guidance document. The performance specification and details are not exhaustive but set a base line for the minimum requirements for the various landscape components and elements that will be expected to be delivered as part of meeting conditions of a planning permission to ensure that a high quality development is delivered.
- 2.3 The guidance is not intended to limit the design opportunities for high quality development. There will be circumstances where a bespoke or improved alternative design solution may be agreed.

3. STRUCTURE OF THE DOCUMENT

- 3.1 The full draft document is set out as Appendix 1. It is divided into two sections;
 - Performance specification – A way of defining what outcome is required without giving all the detail, leaving others the potential to innovate how this is delivered.
 - Detail design drawings – A prescriptive specification outlining how the elements are to be constructed.

4. CONCLUSIONS

- 4.1 This guidance document has an important role to play in ensuring that through the planning process a base level of design and construction quality is achieved in the delivery of publicly accessible green spaces as part of new residential development across the district.

4.2 Comments from the Environment Overview and Scrutiny Panel will inform advice to the Portfolio Holder. Officers will consider the need for any revisions before seeking a Portfolio Holder decision on the document.

5. FINANCIAL IMPLICATIONS

5.1 There are no cost implications for the Council. Overall, the recommended technical specifications set out in the document should reduce overall management and maintenance costs no matter who is responsible for doing the work.

6. CRIME & DISORDER IMPLICATIONS

6.1 No programme-specific implications.

7. ENVIRONMENTAL IMPLICATIONS

7.1 Implementation of this guidance will help ensure good quality design and sustainability.

8. EQUALITY & DIVERSITY IMPLICATION

8.1 Inclusive design will ensure the needs of all sectors of the community are addressed.

9. DATA PROTECTION IMPLICATIONS

9.1 No programme-specific implications.

10. RECOMMENDATIONS

10.1 That the Environment Overview and Scrutiny Panel consider the proposed guidance and provide comments.

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BACKGROUND PAPERS

Published documents