

2-4 Ringers Road and 5 Ethelbert Road, Bromley, BR1

# UPDATED OPEN SPACE & PLAY SPACE IMPACT ASSESSMENT

Prepared for Ringers Road Properties Ltd

Jackson Pelling Ltd  
March 2023

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## **I.0 Introduction**

I.1 This assessment report has been prepared on behalf of Ringers Road Properties Ltd and considers open space and play space needs and impact in relation to the proposed redevelopment of the allocated site at 2-4 Ringers Road and 5 Ethelbert Road within Bromley town centre.

I.2 The proposed development is for:

*'Demolition of existing buildings and construction of a mixed-use development comprising residential units, ancillary residents' facilities (including co-working space) and commercial floor space (Use Class E) across two blocks, along with associated hard and soft landscaping, amenity spaces, cycle and refuse storage.'*

I.3 This Open Space and Play Space Impact Assessment considers the need for open space and play space arising from the proposed development and considers this in the context of proposed on-site provision and the impact upon availability of facilities within the area surrounding site. Following this brief introduction, the Assessment comprises the following sections:

- 2.0 Policy and Guidance - reviews relevant planning policy and guidance in respect of open space and play space.
- 3.0 The Proposals - considers the anticipated population yield from the proposed development and the need that arises based on child yield for open space and play space provision. The provision of amenity space within the proposed development is also described.
- 4.0 Open Space and Play Space Provision - illustrates and quantifies the existing open space and play space facilities within the area surrounding the site.
- 5.0 Open Space and Play Space Impact Review - assesses the proposals in the context of on-site provision and existing facilities in the local area.
- 5.0 Summary and Conclusions

## 2.0 Policy and Guidance on Open Space and Play Space

- 2.1 In this section relevant policy and guidance relating to open space and play space provision and requirements is reviewed. The London Borough of Bromley evidence base document 'Assessment of open space, sport and recreation facilities within the London Borough of Bromley' is also considered.

### London Plan Policy & Guidance

- 2.2 The main relevant policy from the London Plan is Policy S4 (Play and informal recreation) - advises that development which is likely to be used by children and young people should incorporate good quality, accessible play provision for children of all ages.
- 2.3 The supporting text to the policy advises that formal play provision should normally be made on-site and provide at least 10 square metres per child to address child occupancy and play space requirements generated by a development proposal.
- 2.4 Off-site provision, which is confirmed to include the creation of new facilities or improvements to existing provision can be secured through appropriate financial contribution and may be acceptable where it can be demonstrated that it addresses the needs of the development whilst continuing to meet the needs of existing residents. The supporting text advises that this is likely to be more appropriate for the provision of play facilities for older children, who can travel further to access it, but should still usually be within 400 metres of the development and be accessible via a safe route from children's homes. It is also advised that schools, school playing fields and other facilities can also provide an important contribution to play and informal recreation facilities and should be encouraged to allow community access to facilities out of hours.
- 2.5 Supplementary Planning Guidance (Shaping Neighborhoods: Play and Informal Recreation SPG, GLA 2012) provides additional details on the application of the benchmark of 10m<sup>2</sup> per child and how open space and play space needs should be assessed.
- 2.6 The SPG advises that in new developments, the use of roofs and terraces may provide an alternative to ground floor open space where they are safe, large enough, attractive, and suitable for children to play, careful consideration should be given to these options, including the need for supervision and any restrictions that this might put on the use of the facilities. It is also advised that Indoor space can also have a role in providing sufficient play space for 0–5-year-olds.
- 2.7 The SPG provides recommended steps in the application of benchmark standards which apply to assessing the needs of the existing population and the needs arising from new development and address the quantitative requirement for play provision, accessibility to play provision and the quality of play provision.
- 2.8 In assessing future requirements for play provision, the SPG advises it will be necessary to consider the requirements arising from existing local deficiencies and forecast future needs taking into account the future growth in the child population and requirements arising from new development in the area. London Borough's as part of evidence gathering for plan making are expected to understand whether there is a deficiency in provision against adopted benchmarks, standards, and future growth plans. It is stated that a borough's play strategy should be based on an understanding of future needs in the area. This will require an assessment of the needs arising from new development and an

early understanding of how these needs can be met in the area. This will assist in the preparation of Local Development Frameworks and Area Action Plans and inform the preparation of development proposals at an early stage. LB Bromley have an up-to-date assessment of open space, sport and recreation facilities which was prepared to support the now adopted Local Plan.

2.9 The flow chart below sets out the indicative process to determine play space requirements for new developments.

**Determining the  
Play Space Requirements for New Development**

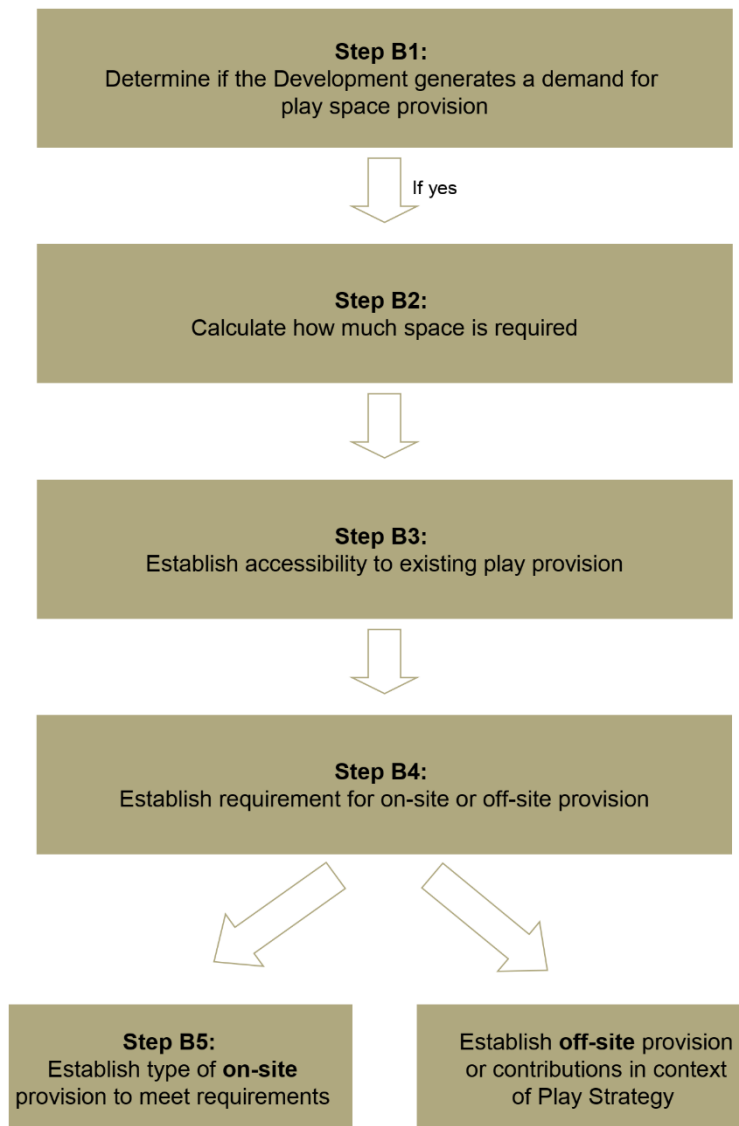


Figure 1: Flow chart methodology for determining the play space requirements for new development (from *Shaping Neighbourhoods: Play and Informal Recreation SPG, GLA 2012*)

2.10 Guidance is also provided within the SPG relating to assessing areas of deficiency within local areas. This is reproduced below.

	Children under 5	Children 5 – 11	Young people 12+
What counts as an existing space for play?	<ul style="list-style-type: none"> <li>• Small age appropriate equipped play area</li> <li>• Public open spaces with potential for informal play</li> </ul>	<ul style="list-style-type: none"> <li>• Equipped age-appropriate play area</li> <li>• Public open spaces with potential for informal play</li> <li>• Kickabout areas</li> <li>• Adventure playgrounds</li> <li>• Skatepark, bike park or other wheeled facility</li> </ul>	<ul style="list-style-type: none"> <li>• Adventure Playgrounds</li> <li>• Sport or recreation space that is open access (e.g. ball court, basketball court, multi-use games area)</li> <li>• Skatepark, bike park or other wheeled facility</li> <li>• Fitness trails or other age-appropriate equipped areas</li> <li>• Outdoor stage</li> <li>• Youth shelters</li> </ul>
Actual Walking Distance (taking into account barriers to movement)	100 m	400 m	800 m

Figure 2: Guidance on assessing areas of deficiency (from *Shaping Neighbourhoods: Play and Informal Recreation SPG*, GLA 2012)

2.11 This methodology and guidance on assessing need and understanding areas of deficiency has been adopted in this Open Space and Play Space Impact Assessment.

**LB Bromley Policy & Guidance**

2.12 The relevant policy within the Bromley Local Plan (2019) is Policy 59 Public Open Space Deficiency which states that:

*‘The Council will seek, where opportunities arise and finance permits, to secure improvements in the amount and distribution of, and access to, open space in areas of deficiency identified by the Council.’*

2.13 Policy 59 is supported by a Local Park Deficiency Map. The extract of this map provided below shows that the site, area around it and a wider area to the west of Bromley town centre is not within an area identified as being deficient (green shading) in local park provision. Deficiency is defined as being more than 0.4km from a park of 2 hectares or larger.

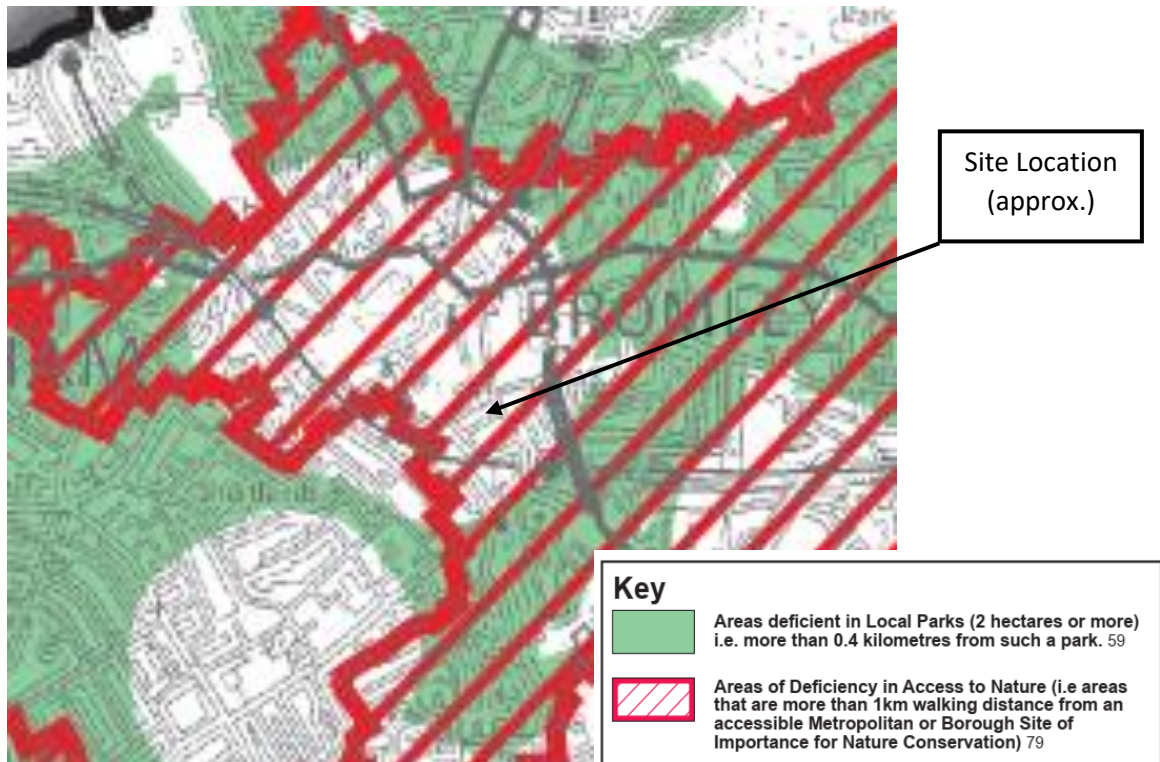


Figure 3: Extract – Areas of Local Park Deficiency (Bromley Local Plan 2019)

2.14 A detailed up to date review of open space (and play space) provision around the proposed site is provided in Section 4 of this Assessment.

2.15 The London Borough of Bromley evidence base document ‘Assessment of open space, sport and recreation facilities within the London Borough of Bromley’ (OSSRA) provides a detailed examination of existing provision of inter-alia:

- Parks and gardens
- Amenity green spaces
- Provision for children and young people

2.16 In addition, the OSSRA also reviews other facilities which contribute to open space including sports facilities, allotments, and cemeteries and church yards. These multi-functional places are explained thus<sup>1</sup>:

*‘Almost all open spaces have both primary and secondary functions. For example, outdoor sports facilities frequently function as amenity areas and many cemeteries are also havens for wildlife and biodiversity. Provision of a balance of different types of open space is essential to meet local aspirations. These aspirations may vary from place to place and change over time.’*

2.17 The analysis of provision of public parks and gardens (Section 4, OSSRA) demonstrates that the areas surrounding the site and Bromley town centre have good accessibility and an appropriate quantity of public parks and gardens available to them.

2.18 In respect of amenity and green spaces (Section 6, OSSRA) which comprise small open spaces (below 2ha) and pocket parks (below 0.4ha), it is acknowledged that these types

<sup>1</sup> Paragraph 1.11, OSSRA: <https://cds.bromley.gov.uk/documents/s50055192/Appendix%201.pdf>

of spaces have an overlapping function with parks, recreation grounds and natural areas and provide informal opportunities for children’s play where there are no other facilities. It is therefore important to consider the provision of these spaces in the context of other types of open space.

- 2.19 Whilst parts of the Borough are deficient in amenity and green space, the areas surrounding the site and Bromley town centre are regarded as having a satisfactory level of supply and accessibility.
- 2.20 The provision of outdoor facilities for children (under 13) and young people (13<sup>2</sup> plus) is reviewed in Section 7 of the OSSRA. The analysis of spatial distribution and accessibility shows that the areas surrounding the site and Bromley town centre are readily accessible to children and young persons play areas and there is no deficiency in provision in this area identified. The extract mapping from the OSSRA below confirms this.

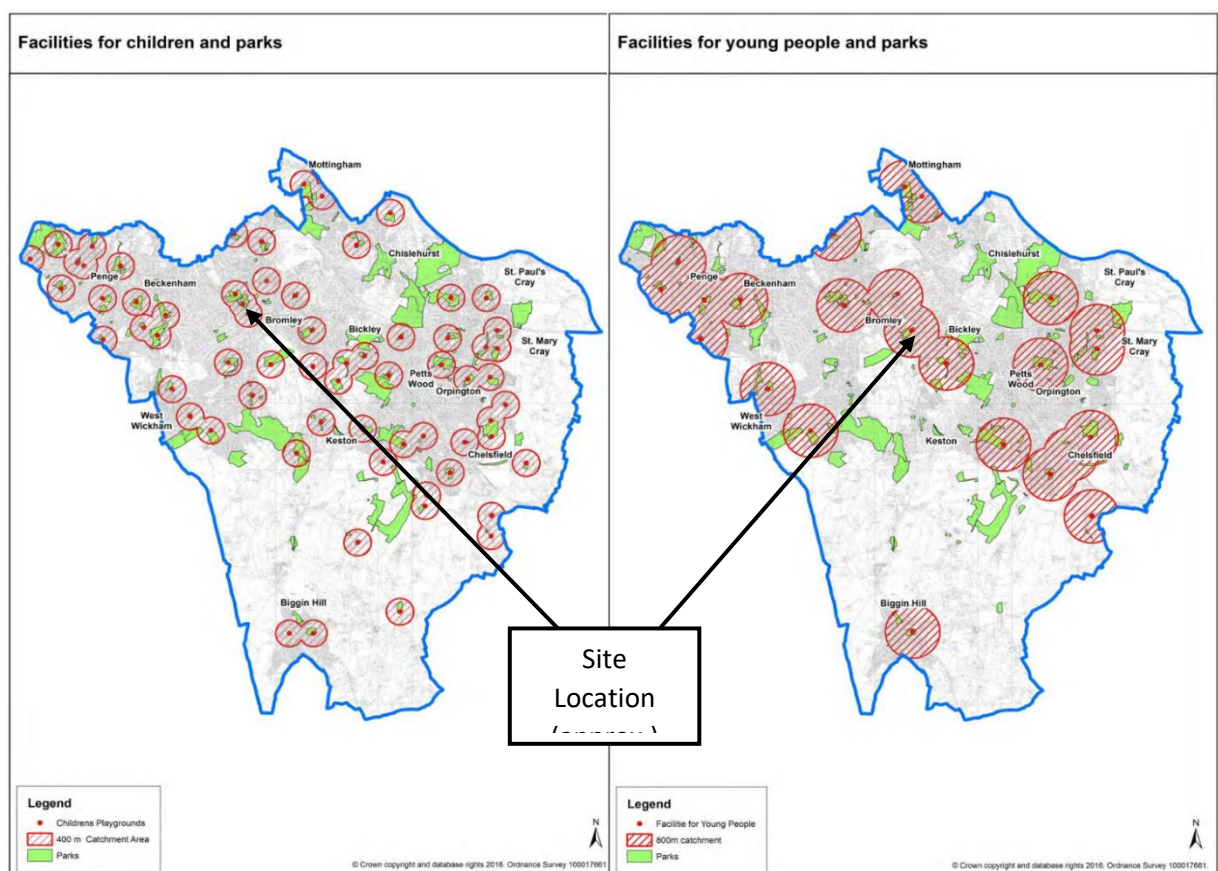


Figure 4: Extracts – Map 7.3 – Facilities for children including parks and amenity green space in LB Bromley & Map 7.4 - Provision of facilities for young people including parks and amenity green space in LB Bromley (OSSRA 2017)

### Summary of Policy and Guidance

- 2.21 The review of policy and guidance in relation to open space and play space has confirmed the methodology and approach that will be applied to assessing the needs arising from the proposed development. At a borough level the review has established that the area the site is located within is not identified as being deficient in the supply and accessibility to open space and play space facilities.

<sup>2</sup> LBB and GLA differ in their age groupings. GLA assess young people as 12 plus.



### 3.0 The Proposals

3.1 This section considers the anticipated child yield from the proposed development and the consequent need that arises for open space and play space provision.

3.2 The provision of amenity space within the proposed development is also described.

#### Anticipated Child Yield

3.3 The unit size and tenure mix of the proposed development has been input to the GLA's Population Yield Calculator to establish the potential child yield from the proposed development and corresponding play space requirement.

3.4 The results from the calculator are set out below.

#### GLA Population Yield Calculator

	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units	39	35	0	0
Social Units	11	9	0	0

<b>Total Units</b>	<b>94</b>
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Geographic Aggregation	<b>Outer London</b>
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PTAL	<b>PTAL 3-4</b>
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#### Notes

Sample size of 17 sites

Shaded cells require user input

Select both geography and PTAL

For developments in Outer London with PTAL 5-6 use [London/PTAL 5-6] or [Outer London/3-4] to calculate yield

#### Yield from Development (persons)

	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	9.5	5.1	14.6
Ages 5, 6, 7, 8, 9, 10 & 11	5.9	3.5	9.4
Ages 12, 13, 14 & 15	0.9	1.0	1.9
Ages 16 & 17	0.5	0.5	1.0
18-64	116.2	28.0	144.2
65+	2.8	0.7	3.4
<b>Total Yield</b>	<b>135.9</b>	<b>38.8</b>	<b>174.6</b>

#### Play Space Calculator

Total Children	<b>26.9</b>
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	Benchmark (m <sup>2</sup> )	Total play space (m <sup>2</sup> )
Play space requirement	10	269.3

Figure 5: Results of GLA Population Yield Calculator for Proposed Development

3.5 The anticipated child yield from the proposed development is 26.9 children and at a play space requirement of 10m<sup>2</sup> per child this equates to 269 m<sup>2</sup> of open space / play space.

- 3.6 The calculator shows that the age of children anticipated are predominantly in the younger age groupings 0-4 (17 children) and 5-11 (11 children) which in combination comprise 24 children.

**Amenity Space within the proposed Development**

- 3.7 The proposed development includes a ground level courtyard area which will include amenity grass areas, a water feature, and planted/landscaped areas. This shared amenity courtyard area will have an area of 190m<sup>2</sup> and has been designed to connect into wider masterplan responding to the Bromley Town Centre Action Plan aspiration to improve pedestrian access through the site and around the wider area. An extract from the DAS is provided below which shows the extent of the courtyard area and its positioning relative to the proposed residential blocks.



Figure 6: Block A and B Landscape Design (Extract from DAS)

- 3.8 In addition to the shared amenity space all the proposed residential units will have private amenity space ranging in size from 5m<sup>2</sup> to 20m<sup>2</sup> and totaling 656m<sup>2</sup>.

## 4.0 Open Space and Play Space Provision

4.1 In this section we review availability of existing open space and play space facilities surrounding the site.

### Area of Search

4.2 The GLA SPG sets out a tiered approach to accessibility to open space and play space facilities. These distances are set in Figure 2 earlier in this Assessment and are:

- 100m – children under 5
- 400m – children 5 to 11
- 800m – children 12 plus

4.3 Accordingly, as an outer limit and to reflect the widest area, a buffer of 800m from the site has been applied to identify local facilities and this is combined with analysis of actual walking distances from the site to identified facilities. The map below shows the 800m buffer area (shaded pink) and open space and play space facilities within it.

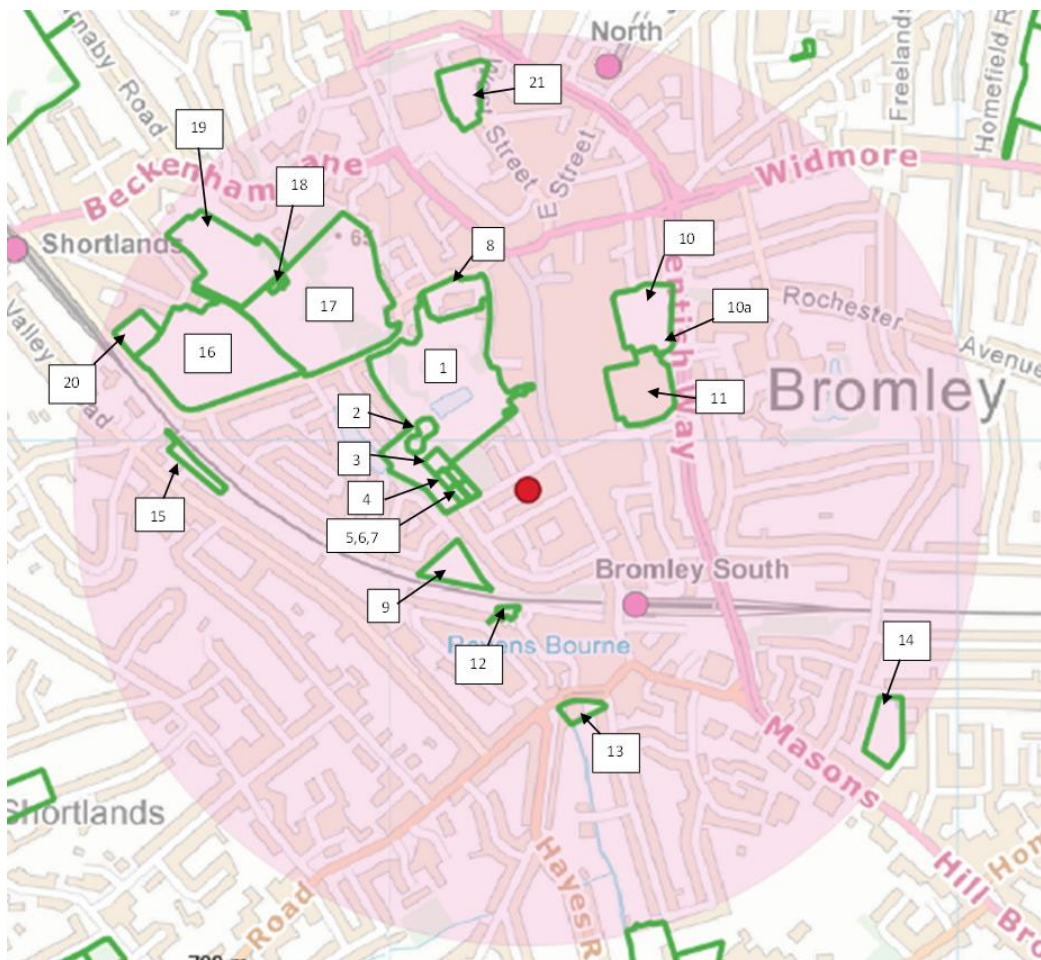


Figure 7: 800m buffer from site with existing open space and play space provision.

4.4 Details of the open space and play space facilities within the 800m buffer are provided in the table below.

*Table 1: Open space and play space facilities accessible from the site*

Ref	Name	Facility Type	Area	Walk Distance	Notes
1	Church House Gardens	Public Park and Gardens	53,530m <sup>2</sup>	130m	
2		Children's Play Area	1,610m <sup>2</sup>	260m	Within Church House Gardens
3		Skate Park	1,250m <sup>2</sup>	210m	Within Church House Gardens
4		Ball Court/Play Area	620m <sup>2</sup>	190m	Within Church House Gardens
5,6,7		Tennis Courts (x3)	1,635m <sup>2</sup>	140m	Within Church House Gardens
8	St Peter and St Pauls Church	Religious Grounds	2,300m <sup>2</sup>	530m	Garden area with seating
9	Ravensbourne Road	Allotments	4,890m <sup>2</sup>	175m	
10	Queens Gardens	Public Park and Gardens	10,400m <sup>2</sup>	390m	
10a		Children's Play Area	510m <sup>2</sup>	390m	
11	Pavilion Leisure Centre	Indoor Sports and Soft Play	-	360m	Indoor Leisure Centre
12	Newbury Playground	Children's Play Area	700m <sup>2</sup>	490m	
13	St Mark's Church	Religious Grounds	370m <sup>2</sup>	570m	Garden areas with seating.
14	Bromley Wendover Tennis Club	Tennis Courts/Club	6,050m <sup>2</sup>	1,200m	
15	Shortlands Allotments	Allotments	2,240m <sup>2</sup>	520m	
16	Queensmead Recreation Ground	Open Space / Playing Fields	33,350m <sup>2</sup>	530m	
17	Martin's Hill	Open Space	44,400m <sup>2</sup>	530m	
18		Children's Play Area	515m <sup>2</sup>	720m	Within Martin's Hill Open Space
19	Valley Primary School	Playing Fields	18,430m <sup>2</sup>	770m	School playing pitches
20	Queens Mead Bowling Club	Bowling Green	3,570m <sup>2</sup>	820m	
21	College Green / SLIP Pocket Park	Public Park and Gardens	6,920m <sup>2</sup>	780m	

Source: OS Open Space and Green Space Mapping, details checked on ground February 2022.  
Notes: Walk distance measured using Google Earth Pro on pavement/footpath site entrances to entry point of facility.

4.5 Figure 7 and Table 1 show the extensive and varied facilities which are accessible from the site. These include the large open space areas - Church House Gardens, Queensmead Recreation Ground and Martin's Hill which in combination provide over 131,000m<sup>2</sup> (13.1ha) of open space and within them have a range of children and young persons equipped play areas.

4.6 In total, facilities within the 800m buffer comprise over 186,000m<sup>2</sup> (18.6ha).

## 5.0 Open Space and Play Space Impact Review

5.1 Drawing upon the analysis in Sections 2 to 4, this section considers the potential for impact on open space and play space facilities arising from the proposed development.

### Is there an existing deficiency?

5.2 The Council's evidence base confirms that there is no deficiency in terms of accessibility to or the level of provision of open space and play space (specifically parks and gardens; amenity green spaces; and provision for children and young people) within the vicinity of the site.

5.3 Our review confirms this position and having identified over 18.6ha of open space within an 800m buffer around the site it is concluded that there is no issue in terms of deficiency in capacity of existing open space provision.

### Addressing the needs arising from the proposed development

5.4 Based upon the GLA population and play space calculator the proposed development will have a child population and play space requirement of:

*Table 2: Child yield and play space requirement generated by proposed development*

Age Category	Population Yield	Play Space Requirement	Walkable Distance
Children under 5	15	150m <sup>2</sup>	100m
Children 5 to 11	9	90m <sup>2</sup>	400m
Children 12 plus	3	30m <sup>2</sup>	800m

5.5 For children under 5, a play space requirement of 150m<sup>2</sup> is generated. The guidance indicates that this should be within 100m walking distance of the proposed development and appropriate existing facilities are suggested to comprise 'small age-appropriate equipped play areas' and 'public open spaces with potential for informal play'.

5.6 The development is going to deliver 190m<sup>2</sup> of amenity space on site which addresses fully the play space requirement. Off-site the closest public open space is Church House Gardens which is approximately 130m walk from the proposed development.

5.7 For children aged 5 to 11, a play space requirement of 90m<sup>2</sup> is generated. A prescribed walking distance of 400m is suggested and appropriate facilities for this age group include equipped age-appropriate play areas; public open spaces with potential for informal play; kickabout areas; adventure playgrounds; and skatepark, bike park or other wheeled facility.

5.8 Within 400m walk from the site, there is a range of such facilities including:

- Equipped play areas: within Church House Gardens (260m) and within Queens Gardens (390m). With a combined area of 2,120m<sup>2</sup>.
- Public open spaces: Church House Gardens (130m) and Queens Gardens (390m). With a combined area of 63,930m<sup>2</sup>.
- Kickabout areas: ball court/play area within Church House Gardens (190m) and hard surfaced tennis courts within Church House Gardens (140m). With a combined total of 2,225m<sup>2</sup>.

- Skatepark: Skate Park within Church House Gardens (210m), 1,250m<sup>2</sup>.
- 5.9 As the analysis of existing facilities shows, the requirement for 90m<sup>2</sup> of play space to serve the 5-to-11-year aged population at the proposed development can comfortably be accommodated by the existing 69,525m<sup>2</sup> provision within 400m walk from the site.
- 5.10 For children aged 12 plus a play and open space requirement of 30m<sup>2</sup> is generated. The indicative walking distance for this age group is 800m and in addition to the facilities appropriate for the 5-11 group, sports, and recreation space; fitness trails; outdoor stages and youth shelters are also considered to contribute to appropriate existing spaces for play.
- 5.11 Within 800m walk from the site in addition to facilities identified for the 5 to 11 age group (400m walk), the wider 400m to 800m area includes the extensive recreation ground at Queensmead (33,500m<sup>2</sup>) and Martin's Hill open space (44,400m<sup>2</sup>) and other open space areas as listed in Table 1.
- 5.12 The analysis therefore shows that the 30m<sup>2</sup> of provision to serve the proposed developments 12 plus child yield is comfortably met by existing provision.

## 6.0 Summary & Conclusions

- 6.1 This Open Space and Play Space Impact Assessment report has been prepared on behalf of Ringers Road Properties Ltd and considers open space and play space needs and impact in relation to the proposed redevelopment of the allocated site at 2-4 Ringers Road and 5 Ethelbert Road within Bromley town centre.
- 6.2 The Assessment has reviewed relevant policy and guidance in relation to open space and play space and this has confirmed the methodology and approach applied. Evidence produced by LB Bromley indicates that the site is not within an area identified as being deficient in supply or accessibility to open space and play space facilities. Our review confirms this position and having identified over 18.6ha of open space within 800m of the site it is concluded that there is no issue in terms of deficiency in capacity of existing open space provision.
- 6.3 Anticipated child yield from the proposed development is 27 children and this generates a requirement of 269m<sup>2</sup> of open space / play space which is then further analysed by age categories and accessibility to appropriate existing facilities.
- 6.4 For children under 5, a play space requirement of 150m<sup>2</sup> is generated. The development is going to deliver 190m<sup>2</sup> of shared amenity space on site which addresses fully the play space requirement, and this provision is further bolstered by all residential units having private amenity space.
- 6.5 The proposed developments child yield of ages 5 to 11 generates a play space requirement of 90m<sup>2</sup> within a 400m walking distance. Existing facilities within 400m from the site provide in combination approximately 69,500m<sup>2</sup> of age-appropriate play and open space.
- 6.6 The child yield from the proposed development of 12 plus aged children generates a play and open space requirement of 30m<sup>2</sup>. The indicative walking distance for this age group to access outdoor and play space areas is 800m. Our analysis shows that existing facilities which are appropriate for this age group have a combined provision of approximately 147,500m<sup>2</sup> and therefore the 30m<sup>2</sup> requirement is very comfortably met.
- 6.7 Overall, it is therefore concluded that the proposed development's open space and play space requirements can be accommodated both on site and within the existing provision and would not give rise to any adverse impact on existing facilities in the local area.