

APPENDIX 19

Open Space, Play Space, Sport and Recreation

GI4 Open Space, Play Space, Sport and Recreation

- 1) Development proposals which result in the whole or partial loss of existing open space, sport and recreation facilities will only be permitted where:
 - i) The proposed development includes provision for open space, sports and recreation facilities of sufficient benefit to sport and recreation provision to outweigh the loss or
 - ii) Alternative provision of equivalent or better quantity and quality is made for the catchment area served by the open space, sport and recreation facilities in an accessible location served by sustainable modes of transport or
 - iii) The proposal is ancillary to an existing leisure use serving the catchment area and does not adversely affect the open space, sport or recreation facility or
 - iv) A deficiency of open space, sport and recreation facilities is not created through or exacerbated by its loss, now or over the plan period
- 2) Development proposals which result in the loss of, or prejudice the use of, any existing children's play space will only be permitted where:
 - i) A carefully quantified and documented assessment of current and future needs demonstrates that there is an excess of the particular type of amenity space in the local catchment or
 - ii) The proposed development is ancillary to the principal use of the site and does not affect the quality, quantity, use or availability of the amenity space and
 - iii) The amenity space that would be lost would be replaced by a facility of equivalent or better usefulness and quantity and subject to equivalent or better management arrangements being in place prior to the commencement of the development.
- 3) Dual and multiple use of sports facilities will be encouraged, particularly involving public use. In appropriate circumstances the Council may grant planning permission subject to conditions or seek to enter into a planning obligation with the developer to ensure dual or multiple use of facilities.

New Provision for Open Space, Sport and Recreation Facilities and Children's Play Space

- 4) Proposals for new open space, sport and recreation facilities and Children's Play Space will be encouraged where they will meet an identified need subject to the protection of the character of the area and amenity.
- 5) The Council will seek to ensure that all new or improved sports and recreation facilities on school sites will be subject to community use agreements.
- 6) In order to ensure that new residential developments do not exacerbate deficiencies in open space and children's play space, new residential development will be expected to provide for amenity and children's play space:
 - i) Developments of 25 or more dwellings or 0.6ha (whichever is greater) should make provision on site for open space and play space. 10% of the site area should be set aside as open space, and where the development is likely to be occupied by families with children 2% of the open space area should provide formal equipped play facilities.

- 7) Where open space is provided onsite, the Council will seek to ensure the proper maintenance of the space.

Variation of these standards may be appropriate where the Council considers:

- i) that the development is already fully served by existing open space or children's play space within 400m of the proposed development
- ii) that retaining 10% of the site area for open space would not be an appropriate use of the land taking into account local need and the character of the locality, or where the development is specialised accommodation for the elderly.

Guidance on the provision of open space and children's play space is set out in the forthcoming Open Space, Sport and Recreation SPD¹.

- 8) In order to ensure that any additional demand generated for indoor and outdoor sports facilities arising from new residential developments, major development proposals will be expected to contribute to the following:
 - a) The enhancement of existing pitches to increase their capacity or
 - b) Securing greater community access to currently restricted provision or
 - c) The provision of new playing pitches on existing sites

Guidance on the contributions to indoor and outdoor sports facilities will be set out in the forthcoming Open Space, Sport and Recreation SPD.

Design of Open Space

- 9) Proposals for new or existing open space should be designed to a high standard and should not consist of large areas of open grass. The design of open space should have regard to the relationship between the open space and its surroundings, the level and kind of use likely given the nature of nearby uses and occupants, the need to maintain a variety and balance of different forms of open space and the need to maintain and enhance existing nature conservation interests and the benefits of creating new habitats.
- 10) Development on commons within the District will generally be resisted. New vehicle tracks or additional car parking will not be permitted unless there would be a net reduction in the area or a number of these features. Any works taking place on commons should adopt a low impact design approach.

¹ This will be based on the existing Open Space, Amenity and Children's Play Space SPD (2007) but updated to reflect the NPPF and the OSSR recommendations.