

Appendix 1 - Preferred Policy Option 22 Open Space, Play Space, Sport and Recreation

1) Protection of designated open spaces

The existing provision of designated open spaces will be safeguarded from development unless it can be demonstrated that:

- i) The open space is no longer required;
- ii) Alternative provision of equivalent or better quantity and quality open space 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; and
- iii) It can be demonstrated that A deficiency of open space is not created through or exacerbated by its loss, now or over the plan period.

In all cases, an assessment will be required setting out as to whether the land in question makes a positive contribution to the character, environmental quality and amenity of the surrounding area.

2) Loss of Sport and Recreation facilities

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.

3) Loss of children's play space

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 amenity space play space that would be lost would be replaced by a facility of equivalent or higher standard in the existing area or better usefulness and quantity and subject to equivalent or better management arrangements being in place prior to the commencement of the development.
- iii) A partial reduction in the open space land on a site is justified by the need to provide essential community infrastructure. 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

3) New and improved Provision for Open Space, Sport and Recreation Facilities

i) Proposals for new or **improved open space**, sport and recreation **provision** will be **supported encouraged** where they will meet an identified need **can be demonstrated**. If new provision cannot be provided on site:

~~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.~~

ii) **Developments should seek to explore opportunities to enhance/expand equipment range at existing sites to raise quality standards; and**

~~iii~~ iii) 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.

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

7) New open space provision in residential developments

~~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, **in accordance with Natural England Angst standards;**

~~ii) 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,~~ **in accordance with Sport England's Fields in Trust standards.**

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

i) **That on site provision of:** ~~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, or~~

ii) ~~that the development is already fully served by existing open space within 300m or children's play space within 720m of the proposed development.~~

~~v) Additional demand generated for indoor and outdoor sports facilities arising from new residential developments, will be expected to contribute to the following:~~

~~a) The enhancement of existing pitches indoor and outdoor sports facilities to increase their capacity or~~

~~b) Securing greater community access to currently restricted provision or~~

~~c) The provision of new playing pitches indoor and outdoor sports facilities on existing sites.~~

58) Design of Open Spaces

Proposals for new or existing open space should be designed to **be multifunctional**, 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, **and seek to minimise the**

potential for crime and anti-social behaviour. ~~the level and kind of use likely given the nature of nearby uses and occupants,~~ **It should also take into consideration** 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.