

Appendix 11 - Preferred Policy Option 22 Open Space, Play Space, Sport and Recreation

(Clean Version)

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 quality open space is made for the catchment area; and
- iii) 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

Development proposals which result in the whole or partial loss of existing sport and recreation facilities will only be permitted where:

- i) The proposed development includes provision for 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 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 sport or recreation facility; or
- iv) A deficiency of 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) The play space that would be lost would be replaced by a facility of equivalent or higher standard in the existing area or
- ii) A partial reduction in the open space land on a site is justified by the need to provide essential community infrastructure.

4) New and improved Provision for Sport and Recreation Facilities

- i) Proposals for new or improved sport and recreation provision will be supported where an identified need can be demonstrated;
- ii) Developments should seek to explore opportunities to enhance/expand equipment range at existing sites to raise quality standards; and
- 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

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) Where the development is likely to be occupied by families with children, 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 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.

8) Design of Open Spaces

Proposals for new or existing open space should be designed to be multifunctional, to a high standard and 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. 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.