

Draft Policy LP19 – Provision of Recreational Open Space for Residential Developments

Link to draft policy and comments in full received from the draft consultation stage:

<https://west-norfolk.objective.co.uk/portal/lpr2019/lpr2019?pointId=s1542884095392#section-s1542884095392>

Consideration of issues:

The main issues raised by consultees were:

- Objection from Sport England in relation to a lack of a robust up-to-date evidence base on assessed need for open space, sport and recreation facilities.

The resulting changes recommended to the policy and supporting text are set out below.

Officer Recommendations to Task Group:

The Task Group is recommended to:

- 1) .

Policy Recommendation:

Strategic Policy

Policy LP19 – Provision of Recreational Open Space for Residential Developments

1. All new residential development will be expected to make adequate provision for open space to the following standards:
 - a. Schemes of up to 19 units will ensure that their schemes contain sufficient space to ensure a high standard of layout and amenity to the residents of the proposed development. On windfall sites the requirement to provide open space will apply where the Council considers that the proposed development forms part of a larger site which, if developed, would result in a requirement for a proportion of (or contribution to) open space.
 - b. Schemes of 20 units or greater will provide 2.4 hectares of open space per 1,000 population comprising approximately:
 - i. 70% for either amenity, outdoor sport, and allotments (see below) and
 - ii. 30% for suitably equipped children’s play space
 - c. Developments of 20 – 99 dwellings will be expected to meet the requirement for suitably equipped children’s play space only.
 - d. Developments of 100 dwellings and above will be expected to meet the whole requirement.
2. On sites allocated for residential development through the Local Plan process, and where development of the whole site results in a requirement for a proportion of (or contribution to) open space, the requirement to provide open space will apply to the whole of a single allocated site, even if it is developed incrementally (through sub-division, etc.).
3. All proposals involving the provision of publicly accessible areas of open space must include robust arrangements for the management and future maintenance of that open space. The Council may take on and adopt areas of public open space within developments, subject to bringing the scheme up to an appropriate standard and the payment of an appropriate fee.
4. The Council will adopt a flexible approach to the types of open space required within a particular scheme only where it can be demonstrated:
 - a. that there is excess provision available in the locality, or
 - b. where opportunities exist to enhance existing local schemes, or

- c. the townscape or other context of the development is such that the provision of open space is not desirable.

Allotments

5. The Council will seek to resist the loss of allotments in areas where there is a current or predicted demand for such facilities, unless the loss were to be offset by alternative provision of an equal or higher quality in the vicinity. The provision of new allotments may be sought in locations for large-scale residential development (such as the strategic allocations) where there is an identified need. This will be balanced against the need for other types of recreational space and facilities and the financial viability of any development.

LP19 Provision of Recreational Open Space for Residential Developments (previously DM16)

Introduction

6.6.1 With over 11,000 new homes planned for the Borough over the plan period to 2036 it is important that new community facilities and recreational space are provided to meet the needs of an expanded population. Strategic Policy LP05 identifies that community facilities and recreational space will be sought within, or through contributions from, new development. This policy defines the amount of recreational space that should be provided in new developments.

6.6.2 Fields in Trust (The National Playing Fields Association) recommends a standard of 2.4 hectares of outdoor playing space per 1,000 population. This is a nationally recognised standard, which can be used to determine the level of play space in new developments.

Relevant Local and National Policies

- National Planning Policy Framework: Promoting Healthy and Safe Communities
- Strategic Policy LP32 Community and Culture
- Fields in Trust: Planning and Design for Outdoor Sport and Play (2008)

Policy Approach

6.6.3 New developments will be expected to meet nationally recognised standards for the provision of open space. The Fields in Trust's Planning and Design for Outdoor Sport and Play suggested standard of 2.4 hectares of outdoor playing space per 1,000 population will be used when assessing the level of play space required, comprising 1.6 to 1.8 hectares (2/3 to 3/4 of total) for outdoor sport, including 1.2 hectares (1/2 of total) for pitch sports, and 0.6 - 0.8 hectares (1/4/ to 1/3 of total) for children's playing space.

6.6.4 Negotiations will take place on a site-by-site basis to determine specific provision of space and financial contributions, taking into account the financial viability of any development. For some urban sites it may be inappropriate to provide open space on site.

6.6.5 The Council will also seek to ensure new allotments are provided, and existing ones retained, where an identified need is presented. Waiting lists, etc., held by town and parish councils can help demonstrate such a need.

Sustainability Appraisal:

LP19 Provision of Recreational Open Space for Residential Developments

This policy is very similar, to the equivalent policy considered in the SADMP process and the sustainability appraisal of that. The proposed policy was assessed as having a positive effect.

LP19: Provision of Recreational Open Space for Residential Developments																							
Policy	SA Objective:																				Overall Effect		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		+	-
LP19	0	0	0	0	0	0	0	+	0	0	0	+	0	++	++	0	0	+	0	0	+7	0	Likely Positive Effect +7
Draft LP19	0	0	0	0	0	0	0	+	0	0	0	+	0	++	++	0	0	+	0	0	+7	0	Likely Positive Effect +7
No Policy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Likely Neutral Effect

Appendix 1: Summary of Comments & Suggested Response:

Consultee	Nature of Response	Summary	Consultee Suggested Modification	Officer Response/Proposed Action
STP Estates Group (inc. West Norfolk NHS Clinical Commissioning Group, Queen Elizabeth Hospital King's Lynn NHS Foundation Trust, Norfolk Community Health and Care NHS Trust, Norfolk and Suffolk NHS Foundation Trust)	Support	The STP Estates group aims to ensure that elements that contribute to health and wellbeing, such as leisure facilities and green space, are not overlooked. Access to green space has recently been highlighted in the publication of the UK Government's 'A green future: our 25 year plan to improve the environment'. This was published in January 2018 and includes detail in Chapter 3 on helping people to improve their health and wellbeing by using green spaces. This includes considering the impact this has on mental health and how associated services can improve mental health. It is therefore imperative that access to green space is maintained and managed in a consistent manner.		Support noted.
Mrs Sarah Bristow	Object	6. Environment 6.6. LP19 - Recreational open spaces in New Development. We have observed that there appears to be no mechanism for enforcing recreational open spaces in new developments. Recent developments in Gayton have no provision for such open spaces, for example, Hall Farm and Howards Way in Gayton.		View is noted.
Mrs Sarah Bristow	Object	6 Environment, 6.4 LP17 Habitat - It is not sufficient simply to replace established trees with the same number of trees elsewhere; a habitat includes the undergrowth and that, together with the trees have taken years to provide a safe habitat for wildlife and birds. There is no mention of, say, a swift or owl box policy nor provision of holes in fences and access tunnels or runs to enable ground-based animals and hedgehogs to live alongside new developments. This is extremely important in a rural environment. Notably '6.4.3 The Council will work to the NPPF to ensure that our		View is noted.

Consultee	Nature of Response	Summary	Consultee Suggested Modification	Officer Response/Proposed Action
		historic sites, buildings, biodiversity and geodiversity are protected and that opportunities for enhancement sensitive to the area and feature are grasped' was felt to be a weak statement which needs to be substantiated. It is very much open to misinterpretation in many ways. Destroying rich, mature habitats should be taken seriously and the correct professionals consulted and appropriate surveys undertaken at all times.		
Parish Clerk Castle Rising Parish Council	Object	The policy appears to fail to safeguard the amenity of the community from the effects of development.	It should seek to ensure that development 'does not have a significant or unacceptable adverse impact on the amenities of neighbouring uses or the natural or historic environment, including in respect of.....'	This policy is about the provision of new open space – amenities is dealt with by a different policy LP18.
Parish Clerk Gayton Parish Council	Object	6. Environment 6.6. LP19 - Recreational open spaces in New Development - We have observed that there appears to be no mechanism for enforcing recreational open spaces in new developments. Recent developments in Gayton have no provision for such open spaces, for example, Hall Farm and Howards Way in Gayton.		View is noted.
Parish Clerk West Winch Parish Council	Support	West Winch Parish Council agrees with the above statement by STP Estates Group (inc West Norfolk NHS Clinical Commissioning Group, Queen Elizabeth Hospital King's Lynn NHS Foundation Trust, Norfolk Community Health and Care NHS Trust, Norfolk and Suffolk NHS Foundation Trust). It is very important for residents to have green space and allotments for their mental health and wellbeing and physical enjoyment. It can also reduce obesity levels and avoid other health issues. Children especially need room for		Support noted.

Consultee	Nature of Response	Summary	Consultee Suggested Modification	Officer Response/Proposed Action
		informal physical activity. LP19 must be a strong policy.		
Planning Admin Team Sport England	Object	<p>Sport England objects to this policy for the following reasons:</p> <p>1) It is not based on a robust and up to date evidence base which has assessed the need for open space, sport and recreation facilities (including quantitative and /or qualitative deficits or surpluses) as required by Para 96 of the National Planning Policy Framework (February 2019). The assessments for indoor and outdoor sports facilities should be carried out using Sport England methodology for such assessments, which can be found here: https://www.sportengland.org/facilities-planning/planning-for-sport/planningtools-and-guidance/</p> <p>2) The policy is based on a standard provision, which does not take account of spatial variations in quantitative and qualitative provision, and differing future needs.</p> <p>3) The first criteria (70% for either amenity, outdoor sport, and allotments) is open to interpretation and is not precise in wording. Sport England would consider the option of entering a Statement of Common Ground with BCKLWN to agree a way forward for carrying out the needs assessments as required by Para 96 of the NPPF.</p>		To be discussed with Sport England.
Consultations Team Natural England	Support	We support the provision of new open spaces, allotments, sport and recreation facilities delivered through Policy LP19.		Support is noted.