

# Interim Planning Policies: Open Space

## 1 Preamble

- 1.1 The Interim Planning Policy for Open Space has been produced due to the emergence of new Government Policy and in particular, the requirements of Planning Policy Guidance Note No. 17 'Planning for Open Space and Recreation' (2002).
- 1.2 The new policy on open space with reasoned justification sets out a series of material considerations to which the Council will have regard to alongside the saved policies from the adopted Local Plan in determining the provision and protection of open spaces when determining planning applications for development. Relevant saved policies in the Adopted Local Plan include: OSR3 (New Sites), OSR4 (Parks and Other Public Open Spaces), OSR5 (Amenity Open Spaces), OSR6 (Private, Educational and Institutional Open Spaces), OSR7 (Allotments), OSR8 (New Facilities) and OSR9 (Golf Courses). The two policies which have expired are OSR1 (New Development Standards) and OSR2 (Provision of Open Space in Association with New Housing Developments).
- 1.3 The interim open space policy will reflect updated regional and national policy and will apply until the Council adopts the Central Lancashire Core Strategy in conjunction with Preston and Chorley Local Planning Authorities. The open space policy should be considered alongside the other Interim Planning Policies on Housing and Affordable Housing.
- 1.4 The interim policy is not part of the statutory development plan. Nevertheless, it has been prepared through a similar procedure, founded an evidence base, subjected to a sustainability appraisal, discussed with stakeholders and the community in a six-week public consultation, and the best outcomes deliberated and publicly reported in a Consultation Statement. It is therefore a material consideration when determining planning applications for residential development.
- 1.5 Proposals for new housing development will be required to provide local, public open space sufficient to meet the needs of that development taking into account the standards set out in Policy OS1.

## 2 Definition

- 2.1 Open space should be taken to mean all open space of public value, including not just land, but also areas of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport and recreation and can also act as a visual amenity. Public open space makes an important contribution to people's quality of life, providing opportunities for informal recreation and enhancing the visual appearance of an area.

### 3 Interim Planning Policies and Reasoned Justification

#### **POLICY OS1**

**Proposals for all new residential development that results in a net gain of 5 dwellings or more will be required to provide sufficient public open space to meet the recreational needs generated by the development, in accordance with the standards set out below:**

<b>Typology</b>	<b>Provision Standard</b>
<b>Parks and Gardens</b>	<b>0.85ha per 1000 population</b>
<b>Natural and Semi Natural</b>	<b>2.00ha per 1000 population</b>
<b>Amenity Greenspace</b>	<b>1.39ha per 1000 population</b>
<b>Children's Provision</b>	<b>0.32ha per 1000 population</b>
<b>Young People</b>	<b>0.26ha per 1000 population</b>
<b>Outdoor Sports</b>	<b>2.1ha per 1000 population</b>
<b>Allotments</b>	<b>0.14ha per 1000 population</b>
<b>Total</b>	<b>7.06ha per 1000 population</b>

**The above standards are based on a revision of OSR1 and OSR2 in the Local Plan, together with an audit and quality assessment of existing provision and local needs (amounting to 7.06ha open space per 1000 population) as per PPG17. These standards aim to ensure an adequate provision of good quality and accessible play space for both adults and children, and of amenity greenspace in association with new housing developments.**

**Open space will normally be provided on-site. Off-site provision will be at the Council's discretion where Commuted Sum payments may be accepted in lieu of on-site provision to enhance open space facilities in the area.**

**If a housing development generates a need for new open space then the open space should be provided on-site. This is because it is normally the best and most practicable way to serve the recreational needs of the housing development. The open space that is provided should also meet the relevant open space quality vision.**

**Reasoned Justification**

3.1 The policy is based on PPG17 and the audit and assessment of needs in a study commissioned by the Council and undertaken by consultants in 2005/6.

The key objectives of this interim policy are:

- to meet the open space, sport and recreation needs generated by new development;
- to ensure that whenever possible open space, sport and recreation facilities are made accessible to everyone, including the disabled;
- to protect and enhance the character of the green spaces within the Borough;
- to increase leisure opportunities for young people;
- to deliver a wide range of high quality open space that is fit for purpose, throughout the District;
- to provide an appropriate balance between the provision of new open space and the enhancement of existing open space, so that the needs and aspirations of local communities are met. Quality standards for each typology are set out in a supplementary document.

3.2 Developments that generate less than 5 dwellings are excluded and will not be required to contribute. The following table indicates the types of development that are required to provide open space and those types which are exempt.

Types of Development required to provide open space	Types of Development where the policy does not apply
<ul style="list-style-type: none"> <li>• new dwellings</li> <li>• conversions</li> <li>• change of use of buildings</li> <li>• flats / bed sits</li> <li>• affordable housing</li> <li>• renewal of planning permissions that have expired</li> <li>• revised planning permission (where the number of bedrooms increases)</li> <li>• planning applications to make temporary dwellings permanent.</li> </ul>	<ul style="list-style-type: none"> <li>• rest homes</li> <li>• nursing homes</li> <li>• replacement dwellings</li> <li>• residential extensions / annexes</li> <li>• agricultural workers dwellings</li> <li>• sheltered housing</li> <li>• revised planning permission (where the number of bedrooms is not increased)</li> <li>• renewal of planning permission that has not expired</li> <li>• temporary dwellings.</li> </ul>

- 3.3 Recreational open space provision is required for new housing development in recognition that the incoming residents (or increase in population) will generate demand for facilities. This demand places a burden on existing provision in the Borough, which is deficient in several areas. The provision of conveniently located, accessible, safe and attractive communal facilities integrated into, or in close proximity to, residential areas can substantially improve the quality of life of residents and has social and health benefits. Planning Policy Guidance Note 17 (PPG17), published in July 2002, states that sport and recreation have a valuable social and economic role and a commitment will be made to promote such activities in the emerging Local Development Scheme (LDS).
- 3.4 It is particularly important that children's playspace is provided within easy walking distance of residential areas. Play is an essential factor in children's development and the majority of children prefer to play outdoors. Without proper provision, children may be at risk, particularly from traffic, and can cause disturbance to other residents. Local provision of well-designed play facilities ensures that all children, including those with disabilities, have access to play in a safe and stimulating environment, which minimises conflict between children and other residents.
- 3.5 The thresholds which will be applied to the provision of equipped children's play spaces and outdoor sports facilities on residential development sites are shown in the Appendix 1 to this policy. Amenity greenspace may be an integral part of play facilities, or may serve to create links such as recreational routes through the residential area. Each type of playground has a definite size and number of pieces of equipment and is reflected in the National Playing Fields Association advice.

## **APPENDIX 1**

**Table showing thresholds for the provision of equipped children's playgrounds and outdoor sports**

Size of Development (bed spaces)	LAPs	LEAPs	NEAPs	Outdoor Sports (Ha)	Amenity (Ha)
60	1	-	-	-	0.08
105	2	-	-	-	0.15
150	3	-	-	-	0.21
195	4	-	-	-	0.27
240	5	-	-	-	0.33
285	6	-	-	-	0.40
300	-	1	-	-	0.00
360	1	1	-	-	0.08
390	2	1	-	-	0.13
420	3	1	-	-	0.17
450	4	1	-	-	0.21
480	5	1	-	-	0.25
510	6	1	-	1.07	0.71
540	7	1	-	1.13	0.75
570	8	1	-	1.19	0.79
600	9	1	-	1.26	0.83
705	-	-	1	1.48	0.98

## **Glossary of Terms for Playspace**

### **Local Area of Play (LAP)**

This is a small area of play measuring a total area of 400m<sup>2</sup> of unsupervised open space specifically designated for young children (3-6 years) for play activities close to where they live (1 minute walk/ 100m). It includes small toys, seating for carers and comprises two zones – an activity zone (an area of 100m<sup>2</sup>) and a buffer zone (300m<sup>2</sup>) to minimise potential disturbance to neighbours.

### **Local Equipped Area of Play (LEAP)**

A LEAP is an unsupervised play area (measuring 3,600m<sup>2</sup>) equipped for children of early school age (4-8 years) and includes at least 5 types of play equipment and also has seating for accompanying adults. Each site should be a minimum distance of 480m / within 5-10 minutes traveling time of housing units. A LEAP is comprised of two zones – an activity zone (400m<sup>2</sup>) and a buffer zone (3,200m<sup>2</sup>) to minimise potential disturbance to neighbours.

### **Neighbourhood Equipped Area of Play (NEAP)**

A NEAP is an unsupervised play area (total area 8,400m<sup>2</sup>) serving a substantial residential area, equipped mainly for older children but with opportunities for play for younger children. Each site should be a minimum distance of 720m / within 15 minutes traveling time of housing units.

A NEAP comprises a minimum of 8 types of play equipment, a kick-about area, wheeled play opportunities and seating for accompanying adults and for teenagers to use as a meeting place. It includes an activity zone (1000m<sup>2</sup>) and a kick-about area and a buffer zone of 7,400m<sup>2</sup>).