

NE11 - Open space provision for new developments

- Support - 13
- Neither support of object - 6
- Object - 9

The changes to the supporting text and the Local Plan policies have not only been informed by the responses to the Regulation 18 consultation but they have also taken on board any additional feedback that has come out of discussions/meetings with statutory consultees and members in order to improve the clarity and understanding of the contents of the Local Plan.

Comments in support of NE11 - open space provision for new developments		
Respondent number	Comment	Officer comment
ANON-KSAR-N8YF-P	Provision of maintenance funds for new open space should be mandated - perhaps ensuring that this is ringfenced before an application is allowed - rather than expected, and then find that the development company no longer has the required funds and hence are allowed to get away with not providing this.	Comments Noted. This is a matter that would be secured either through a S106 Agreement or a planning condition through the planning application process. Recommended Response: No Change
ANON-KSAR-NK7T-N	Policy NE11 requires all developments of 10 or more dwellings to provide open space on site. The provision of open space can threaten the viability of smaller schemes and therefore flexibility for small sites to provide open space / make open space contributions offsite is essential. Further, offsite provision can be of greater scale and quality and be better located than might be possible to onsite.	Comments Noted. Government guidance states that contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floor space of no

		<p>more than 1000 square metres. It is considered that a scheme of 10 dwellings or more can provide open space on site and a case would need to be made to depart from this policy.</p> <p>Recommended Response: No Change</p>
ANON-KSAR-N85J-P	Please refer to submitted (emailed) representations titled 'Manor Parks Regulation 18 Representations' and accompanying appendices.	<p>Comments Noted and taken into consideration.</p> <p>Recommended Response: No Change</p>
BHLF-KSAR-N8BF-Y	The policy is supported in principle but should be amended to allow response to local context. For example, in some scenarios, development may be well be located to existing POS such that contributions to improving that space would be more effective than onsite provision together with a requirement to provide safe and attractive links to those spaces from the development.	<p>Comments Noted. Government guidance states that contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floor space of no more than 1000 square metres. It is considered that a scheme of 10 dwellings or more can provide open space on site and a case would need to be made to depart from this policy.</p> <p>Recommended Response: No Change</p>

Comments which neither support nor object to NE11 - open space provision for new developments

Respondent number	Comment	Officer comment
ANON-KSAR-NKN8-G	Typically these developments are taking over the existing open space and making the open space area smaller. How do we avoid this?	<p>Table 1 of Policy NE3 sets out the open space standards that developments will be required to meet.</p> <p>Recommended Response: No Change</p>
ANON-KSAR-N8QD-C	While the Climate Assembly participants broadly support the overall requirement for open space in new developments, they would like Policy NE11 to include a specific requirement for allotments/ community growing spaces to be provided in all residential developments of 5 dwellings or above.	<p>Open Space includes allotments, as set out in Table 1 in the supporting text of Policy NE3.</p> <p>It is also important to read the LP as a whole as Policy CN1 also requires opportunity for local food production and composting.</p> <p>Recommended Response: No Change</p>
ANON-KSAR-N85N-T	Any open spaces in new developments should include a space large enough for kicking a football or playing rounders etc so that children can exercise and let off steam.	The second sentence of Policy NE11 sets out that the deficiencies and surpluses, as well as the scale and nature of the development proposal, will determine their contribution

		<p>towards open space provision. For example, a 10 unit scheme would not necessarily be required to provide a football pitch as it would not be considered viable; however a larger scheme may need to make a contribution towards a football pitch depending on the local circumstances.</p> <p>Recommended Response: No Change</p>
	<p>All new build houses should have private gardens attached to them. Private family gardens provide safe play spaces refreshment for adults biodiversity for plants and animals can help absorb rainwater which can then flow into the water table.</p>	<p>It is not the purpose of this policy to determine garden sizes in new developments and in some cases such as flats it may not be possible to create gardens.</p> <p>Recommended Response: No Change</p>
<p>BHLF- KSAR-N87J- R Micheldever Parish Council</p>	<p>This policy needs to include the requirement for provision of funding for future maintenance and upkeep from developers and / or owners.</p>	<p>This is highlighted in Point iv of Policy NE11, the exact amount and requirements to be determined on a case by case basis.</p> <p>Recommended Response: No Change</p>

Comments which object to NE11 - open space provision for new developments

Respondent number	Comment	Officer comment
ANON-KSAR-NKZ5-S	The policy should include a specific requirement for allotments/ community growing spaces to be included in residential developments of 10 or more dwellings.	Open Space includes allotments, as set out in Table 1 in the supporting text of Policy NE3. Recommended Response: No Change
ANON-KSAR-NK4R-G	<p>Policy NE11 and para 7.84 Open Space Provision for New Developments</p> <p>We support para 7.84 in its recognition that open space needs of older persons housing will differ to that of standard housing.</p> <p>However, the policy sets open space provision for new development but provides an exemption for other forms of development such as business parks or residential care homes where adequate amenity space is required subject to a number of criteria but omits older person's housing from this exemption. The council have noted at para 7.84 that the open space needs of older people's housing schemes are also much less than standard housing. For older people the quality of open space either on site or easily accessible for passive recreation is much more important than formal open space. The council should therefore also acknowledge the different requirements of older persons housing schemes within the policy and amend policy NE11 to enable older persons housing schemes to also provide</p>	<p>General support for paragraph 7.84 welcomed. It is recognised that there are specialist housing for older people and the suggested wording has been included in the policy. Policy wording has also been amended.</p> <p>Recommended Response: Have added '<u>Specialist Housing for older people</u>' to the policy.</p>

	<p>adequate amenity space. This would be consistent with the observation at para 7.84.</p> <p>Recommendation:</p> <p>Amend policy NE11 para 3 so it reads as follows:</p> <p>'All sites, including those below 10 dwellings and other forms of development, such as business parks, or residential care homes, or specialist housing for older people should provide adequate amenity space which should:.....'</p>	
ANON-KSAR-N8UA-D	Please include a need to provide allotments/growing spaces for developments of over 10 dwellings	<p>Open Space includes allotments, as set out in Table 1 in the supporting text of Policy NE3.</p> <p>Recommended Response: No Change</p>
ANON-KSAR-NKDG-N	Policy NE11 should include a specific requirement for allotments/ community growing spaces to be provided in all residential developments of 5 dwellings or above.	<p>Comments Noted. Government guidance states that contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floor space of no more than 1000 square metres.</p> <p>Recommended Response: No Change</p>
ANON-KSAR-NK3N-B	Provision of allotments with new development should be included in this policy.	As set out in the second sentence of Policy NE11, the specific needs of the local area will be taken into account when determining the provision of open space and recreational facilities. Open

		Space includes allotments, as set out in Table 1 in the supporting text of Policy NE3.
ANON-KSAR-N81F-E	Bargate Homes support this policy in principle but should be amended to allow response to local context. For example, in some scenarios, development may be well located to existing POS such that contributions to improving that space would be more effective than onsite provision, together with a requirement to provide safe and attractive links to those spaces from the development.	Comments Noted. Government guidance states that contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floor space of no more than 1000 square metres. It is considered that a scheme of 10 dwellings or more can provide open space on site and a case would need to be made to depart from this policy. Recommended Response: No Change
ANON-KSAR-N8Q5-W	As with policy NE 3, we regret the omission of natural greenspace from the policy. There is a reference to access to existing greenspace in para ii) but no requirement to include natural greenspace as part of the provision for new developments. As a minimum the policy should include reference to meeting Natural England's Accessible Natural Greenspace Standard (ANGSt), and ideally to the Woodland Trust's Woodland Access Standard. Natural England's Accessible Natural Green Space Standard recommends that all people should have accessible natural green space: – Of at least two hectares in size, no more than 300m (five minutes'	Comments Noted. It is considered that this is more a matter for Policy NE3 in regards to standards. Whilst standards are useful, it may not be practical in a urban setting to provide an area of woodland to meet the standards that have been identified by the Woodlands Trust. In relation to this policy it is considered that no change is required as Policy NE3 and supporting text in Tables 1 and 2 of Policy NE3.provides the more numeric standards.

	<p>walk) from home.</p> <ul style="list-style-type: none"> – At least one accessible 20-hectare site within 2km of home. – One accessible 100-hectare site within 5km of home. – One accessible 500-hectare site within 10km of home. – A minimum of one hectare of statutory local nature reserves per 1,000 people. <p>The Woodland Trust has developed a Woodland Access Standard to complement the Accessible Natural Green Space Standard. This recommends that:</p> <ul style="list-style-type: none"> – That no person should live more than 500m from at least one area of accessible woodland of no less than 2ha in size. – That there should also be at least one area of accessible woodland of no less than 20ha within 4km (8km round trip) of people’s homes 	<p>Recommended Response: No Change.</p>
<p>ANON- KSAR- N88Q-Z</p>	<p>NE11</p> <p>All sites, including those below 10 dwellings and other forms of development, such as business parks or residential care homes, should provide adequate amenity space which includes community growing spaces, allotments where appropriate and productive plants and trees which should:</p>	<p>Comments Noted. Government guidance states that contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floor space of no more than 1000 square metres. It is considered that a scheme of 10 dwellings or more can provide open space on site and a case would need to be made to depart from this policy.</p> <p>Recommended Response: No Change</p>
<p>BHLF- KSAR- N86N-U</p>	<p>The policy is supported in principle but should be amended to allow response to local context. For example, in some scenarios, development may be well located to existing POS such that contributions to improving that space would be more effective than</p>	<p>Comments Noted. Government guidance states that contributions should not be sought from developments of 10-units or less, and which have a maximum</p>

	onsite provision, together with a requirement to provide safe and attractive links to those spaces from the development.	combined gross floor space of no more than 1000 square metres. It is considered that a scheme of 10 dwellings or more can provide open space on site and a case would need to be made to depart from this policy. Recommended Response: No Change
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Comments from other topics		
ANON-KSAR-NK1Z-N	Open Space is an essential for the whole community and there should be more opportunity for community involvement in deciding what facilities will benefit local residents.	Comments Noted. The Council would encourage local residents/communities to submit their comments on a planning application when it is advertised for consultation. Recommended Response: No Change

	Recommendations	Officer response
Comments from SA	N/A	N/A
Comments from HRA		

Amendments to supporting text

7.82. The council introduced the Community Infrastructure Levy (CIL) in 2014 to help ensure that new development makes provision for the infrastructure needed to support it. However, this does not obviate the need for sufficient on-site open space to be provided on residential and other development sites, as this is necessary to make the development acceptable in planning terms.

7.83. New development should provide sufficient open space to both meet the needs of its residents or users and enhance the visual and environmental character of the area. Improved access to existing nearby open space facilities or countryside will also be sought where feasible. Provision of open space should be an integral part of the development, wherever possible. For residential development of 10 dwellings and above, the detailed requirements for the provision of open space on or adjacent to the site will be based on Table 1 of Policy NE3 taking into account the specific requirements and priorities in the local area.

7.84. Open space needs will vary according to the type of housing proposed. Housing for the elderly will differ from housing for young families for example, and not all types of open space will be appropriate in every case.

7.85. A considerable amount of housing development in the district takes place on small sites. On sites accommodating fewer than 10 dwellings, it is often not feasible or appropriate to provide useable recreational open space. In these instances and on all other forms of development, for example business parks or residential care homes, the city council will require the provision of sufficient on-site amenity open space and landscaping. This should be located and laid out in such a way as to enhance the local environment, incorporating existing natural vegetation and natural or historic features wherever possible.

7.86. In submitting detailed drawings and specifications, planting plans should clearly indicate retained vegetation; the position, species, density and size of proposed planting; means of protection; and management intentions. Services such as water supply, drainage, electricity supply, etc, should also be indicated on landscape drawings.

7.87. Where open space is provided on site, it should be positively planned for and not relegated to areas of undevelopable or left-over space. Utilities, e.g. sewage treatment plants, liquid petroleum gas tanks, electricity substations or gas governors, should avoid occupying areas identified as open space.

7.88. In residential situations, open space provided on site may be publically accessible to the wider community, or communal, serving only those residents on site. The design of both needs attention to detail. Exceptionally if the open space is considered to be strategically important then it may be adopted by the council.

7.89. When land is transferred to the parish council or city council it involves the payment of a commuted sum by the developer.

7.90. Where open space is likely to serve only the residents on site, transfer to the local authority will not be appropriate and other arrangements should be made for on-going maintenance.

Amendments to policy

Residential development of 10 dwellings and above should provide useable open space on site, in accordance with the council's open space standard for quantity and type.

The exact form and type of open space should take into account the nature and size of the development and the specific needs in the local area, including quantitative and qualitative deficits or surpluses of open space and recreational facilities.

All sites, including those below 10 dwellings and other forms of development, such as business parks, residential care homes and **specialist housing for older people** should provide adequate amenity space which should:

- i. Be of a high standard of design, appropriate to the use and character of the development and its location, and allow use by less mobile residents including those using wheelchairs;
- ii. Contribute to maintaining or enhancing the visual and environmental character of the area and supporting increase permeability and connection to existing areas of open space and wildlife corridors;
- iii. Incorporate appropriate hard landscaping and planting; and
- iv. Include arrangements for the future management and maintenance of the area. The period of management and maintenance to be agreed prior to permission being granted.