

# CHICHESTER DISTRICT COUNCIL



## OPEN SPACE, SPORT & RECREATION FACILITIES STUDY

2013 - 2029

### Part 5: Standards, Policies & Implementation



# Chichester District Open Space, Sport & recreation Facilities Study

## Part 5: Standards, Policies & Implementation

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# 1.0 INTRODUCTION

## 1.1 Structure of the report

This report is **part 5** of the open space, sport and recreation facilities study for Chichester District. The report is presented in the following parts and sections:

### Part 1: Strategic Overview

An overarching assessment of relevant documents, strategies and policies, and an overview of the district and study area.

### Part 2: Local Needs Assessment

Detailed methodology and findings from the local needs assessment covering the whole study.

### Part 3: Open Space study

- Section 1) Introduction
- Section 2) Local needs assessment - summary
- Section 3) Open space assessment
- Section 4) Outdoor sports facility study
- Section 5) Sub area reports

### Part 4: Built facilities

An assessment of the role played by sports halls, swimming pools, village halls and community centres. Includes assessment across the study area and by sub areas where appropriate.

### Part 5: Summary of standards, policies and implementation plan

This section draws together all parts of the study and provides a summary of the recommended standards for open space, sport and recreation facilities. It also provides a summary of key policy recommendations.

The study has been carried out by JPC Strategic Planning & Leisure in partnership with Leisure and the Environment and *RQA* Consultants on behalf of Chichester District Council.

## 2.0 CHICHESTER STANDARDS FOR OPEN SPACE, SPORT & RECREATION FACILITIES

### 2.1 Introduction

This section provides a summary of the Chichester standards for open space, sport and recreation facilities. The standards are split into two areas: Open Space and Built Facilities. Details of the standards for open space are presented in part 3 of the study and details for built facilities in part 4.

### Standards for Open Space

#### 2.2.1 Quantity and Access Standards

Figure 1 Quantity and Access standards for open space

Typology	Quantity standards		Access standard
	Main settlements & Housing Growth Areas	Parishes	
Allotments	0.40	0.30	480 metres or 10 minute walk time
Amenity Open Space	0.50	0.50	480 metres or 10 minutes walk
Natural/Semi-Natural Green Space	1.00	1.00	<ul style="list-style-type: none"> <li>960 metres or 20 minutes walk</li> </ul> Analysis will also include ANGSt
Parks, Sport and Recreation Grounds	1.60	1.60	600 metres or 12-13 minutes walk time
- <i>Outdoor Sport</i>			
- <i>Outdoor Sport (LA)</i>			
- <i>Park and Recreation Ground</i>			
Play Space	0.15	0.15	<ul style="list-style-type: none"> <li>Childs space: 480 metres or 10 minute walk</li> <li>Teenage space: 600 metres or 12-13 minute walk</li> </ul>
<b>Total</b>	<b>3.65</b>	<b>3.55</b>	

## 2.2.2 Quality Standards

### *Quality standards for allotments*

The consultation identified that only 4% of people rated the quality of allotments as very good, around 25% as good and most people, around 40% rated them as average.

The information gathered in relation to allotments is more difficult to assess in comparison to other types of open space. The reason for this is two fold: Firstly, the number of people who actually use allotments is very low compared to the numbers who use other types of open space and, therefore specific comments related to the quality of allotments are less frequent; Secondly, the majority of allotments sites are locked, and the quality audit only allows for assessment against key criteria such as the level of cultivation and general maintenance, which is less comprehensive than the assessments of other open space.

For allotments, a number of general recommendations are made in relation to quality, which would benefit from further guidance being provided by the Council in due course. However, provision should include the following:

- Well-drained soil which is capable of cultivation to a reasonable standard.
- A sunny, open aspect preferably on a southern facing slope.
- Limited overhang from trees and buildings either bounding or within the site.
- Adequate lockable storage facilities, and a good water supply within easy walking distance of individual plots.
- Provision for composting facilities.
- Secure boundary fencing.
- Good access within the site both for pedestrians and vehicles.
- Good vehicular access into the site and adequate parking and manoeuvring space.
- Disabled access.
- Toilets.
- Notice boards.

### *Quality standards for amenity open space*

The audit of provision as well as the consultation has identified the importance attached by local people to open space close to home. The value of 'amenity open space' must be recognised especially within housing areas, where it can provide important local opportunities for play, exercise and visual amenity that are almost immediately accessible. On the other hand open space can be expensive to maintain and it is very important to strike the correct balance between having sufficient space to meet the needs of the community for accessible and attractive space, and having too much which would be impossible to manage properly and therefore a potential liability and source of nuisance. It is important that amenity open space should be capable of use for at least some forms of public recreation activity.

It is therefore recommended that in addition to the minimum size threshold identified above, that all amenity open space should be subject to landscape design, ensuring the following quality principles:

- Capable of supporting informal recreation such as a kickabout, space for dog walking or space to sit and relax;
- Include high quality planting of trees and/or shrubs to create landscape structure;
- Include paths along main desire lines (lit where appropriate);
- Be designed to ensure easy maintenance.

### ***Quality of natural and semi-natural green space***

The vast range and types of natural green space in the district mean it is difficult to set a general quality standard for this typology. The management and maintenance of coast or headland is very different to that of woodlands, meadows or estuaries. The quality of these spaces needs to be informed by appropriate management prescriptions, which are informed by ecological and recreational requirements.

Much of the provision in the district is designated and as such there are management plans in place for these areas. Although establishing quality standards for the existing resource is not feasible, it is possible to set out some parameters for new provision. Both the residents' and parish survey indicate very strongly the value attached to certain attributes of open space, in particular:

- Good maintenance and cleanliness
- Ease of access
- Lack of antisocial behaviour, noise etc.

This suggests that the provision of new or improved open space cannot be considered in isolation from the means of maintaining such space, perceptions of antisocial behaviour, and ease of access from within the surrounding environment.

The shape and size of space provided should allow for meaningful and safe recreation. Provision might be expected to include (as appropriate) elements of woodland, wetland, heathland and meadow, and could also be made for informal public access through recreation corridors. (See below under 'Routeways and Corridors'). For larger areas, where car borne visits might be anticipated, some parking provision will be required. The larger the area the more valuable sites will tend to be in terms of their potential for enhancing local conservation interest and biodiversity. Wherever possible these sites should be linked to help improve wildlife value.

In areas where it may be impossible or inappropriate to provide additional natural greenspace consistent with the standard, other approaches should be pursued which could include (for example):

- Changing the management of marginal space on playing fields and parks to enhance biodiversity.

- Encouraging living green roofs as part of new development/ redevelopment.
- Encouraging the creation of mixed species hedgerows.
- Additional use of long grass management regimes.
- Improvements to watercourses and water bodies.
- Innovative use of new drainage schemes / Sustainable Drainage Systems (SuDS).
- Use of native trees and plants in landscaping new developments.

The above should in any event be principles to be pursued and encouraged at all times. Further guidance in this regard should be included in appropriate SPDs.

### ***Quality standards for parks, sport and recreation grounds***

National guidance relevant to this typology is provided in the ‘Green Flag’ quality standard for parks which sets out benchmark criteria for quality open spaces. For outdoor sports space, Sport England have produced a wealth of useful documents outlining the quality standards for facilities such as playing pitches, changing rooms, MUGAS and tennis courts plus associated ancillary facilities. The Rugby Football Union have provided guidance on the quality and standard of provision of facilities for rugby, and the England and Wales Cricket Board have provided guidance for cricket facilities. It is recommended that the guidance provided in these documents is adopted by the district council, and that all new and improved provision seeks to meet these guidelines.

It is also recommended that all parks, sport and recreation grounds across the district aim to benchmark against the criteria outlined in Green Flag - this also forms a good basis for management plans for these key facilities. All new provision arising from development would be expected to meet Green Flag standard, and must demonstrate how the design concepts and management plan would achieve this standard.

### ***Quality standards for play***

Play England are keen to see a range of play spaces in all urban environments:

- A Door-step spaces close to home
- B Local play spaces - larger areas within easy walking distance
- C Neighbourhood spaces for play - larger spaces within walking distance
- D Destination/family sites - accessible by bicycle, public transport and with car parking.

Moving forward, Play England would like their new Design Guide; ‘*Design for Play*’ to be referenced and added as a Supplementary Planning Document (SPD) in standard configuration. Play England have also developed a ‘*Quality Assessment Tool*’ which can be used to judge the quality of individual play spaces. It has been recommended that Chichester consider adopting this as a means of assessing the quality of play spaces in their District. Play England also highlight a potential need for standards for smaller settlements and rural areas where the doorstep, local, neighbourhood, and destination hierarchy is unlikely to be appropriate.

Disability access is also an important issue for Play England and they would like Chichester to adopt the KIDS<sup>1</sup> publication; ‘*Inclusion by Design*’ as an SPD. Their most recent guidance document, ‘*Better Places to Play through Planning*’ gives detailed guidance on setting local standards for access, quantity and quality of playable space and is considered as a background context for the standards suggested in this study.

## 2.3 Built facilities standards

Figure 2 Quantity and Access standards for built facilities

Facility	Quantity Standard	Access Standard
<b>Sports Halls</b> Based on 4 x badminton court halls	0.2 courts per 1000 people; or, 0.05 halls per 1000 people	Within 20 minutes drive-time. Times apply to walking in urban areas.
<b>Swimming Pools</b> Based on 4 lane x 25m pools	9.026 sq.m per 1000 people; or 0.042 pools per 1000 people.	Within 20 minutes drive-time. Times apply to walking in urban areas.
<b>STPs</b> Based on full-size pitches	0.027 pitches per 1000 people	Within 20 minutes drive-time. Times apply to walking in urban areas.
<b>Health and Fitness</b> Based on individual stations	5 stations per 1000 people.	Within 20 minutes drive-time. Times apply to walking in urban areas.
<b>Small community halls</b>	1 venue for each settlement of 500 people. 1 further venue for each additional 2,500 people, but with flexibility of interpretation.	600 metres (15 minutes straight line walk time) as an ideal although 15 minutes drive-time might be acceptable in rural areas

### 2.3.1 Quality standards for built facilities

In planning and providing for new or improved strategic facilities such as leisure centres it is important, before committing to new facilities, to:

- consider the appropriateness of improving/expanding existing accessible venues within the District;
- consider the appropriateness of additional provision within geographical sub areas based upon accessibility;
- take into account existing venues in neighbouring local authorities, and in particular the fringe parishes surrounding the District; and
- follow Sport England guidance for the provision of sports facilities.

<sup>1</sup> KIDS, is a charity which in its 40 years, has pioneered a number of approaches and programmes for disabled children and young people. KIDS was established in 1970 and in 2003, KIDS merged with KIDSACTIVE, previously known as the Handicapped Adventure Play Association.



### ***Quality standards for sports halls and swimming pools***

Consideration should also be given to provision of associated facilities that are found within leisure centres including reception areas, refreshment areas, health and fitness suites, and appropriate changing, storage and viewing areas. Where new development or expansion/enhancement is planned attention should be paid to the comments of local groups and organizations and their technical requirements.

Facilities should be available for genuine community use on a largely pay-and-play basis for a minimum of 40 hours a week including times of peak demand for the community (generally weekday evenings and weekends).

### ***Quality standards for synthetic turf pitches***

The appropriate type of surface and floodlighting can vary depending on which sport is anticipated to be the main user. For example, consultations have identified the need and demand for the provision of a full size floodlit 3G (rubber crumb) STP predominantly for use for football training and matches. Subject to specification, this might also accommodate rugby training.

Facilities should be available for genuine community use on a largely pay-and-play basis for a minimum of 40 hours a week including times of peak demand for the community (generally weekday evenings and weekends).

### ***Quality standards for small halls***

Provision should include:

- A hall sufficiently large to be used for a variety of recreation and social activities, of at least 18m x 10m.
- A small meeting/committee room
- Kitchen
- Storage
- Toilets
- Provision for disabled access and use
- Car parking

The standard should be applied and interpreted flexibly to best meet local circumstances. The aim should not be (for example) to create a proliferation of small community venues in areas of growth where fewer larger venues would be more appropriate. Contributions arising from this standard could also be used towards the enlargement/improvement of existing venues where appropriate. This might include joint provision on school sites with ensuing shared costs and benefits.

## **3.0 POLICY RECOMMENDATIONS**

### **3.1 Introduction**

This section provides a summary of the policy recommendations for open space, sport and recreation facilities. These recommended policies have been drawn from part 3 (open space) and part 4 (built facilities) of the study. It is intended that the recommended policies will form the basis for policies that will be adopted in the emerging local plan. However, it is important to note that the policies in this document are recommendations and have not been formally adopted by the council.

This section of the report addresses four key areas related to the identification of strategic options for addressing needs/securing provision:

- 1) Existing provision to be protected;
- 2) Existing provision to be enhanced;
- 3) Opportunities for re-location/re-designation of open space;
- 4) Identification of areas for new provision;
- 5) Facilities that may be surplus to requirement.

In addition to these strategic options, this section also addresses some specific requirements of the brief as follows:

- 1) The provision of an open space calculator for use on the Council's website;
- 2) A realistic yet creative assessment of the potential use of developer contributions in monetary / land terms (sites, equipment, improvement, maintenance etc.) in addressing any shortfall in need. This should be linked to potential future housing provision.
- 3) A hierarchy for locating sports, recreation and open space facilities in relation to the various identified catchments.

### **3.2 Delivering Strategic Options**

Since the change in government in 2010, and the subsequent adoption of the National Planning Policy Framework, the planning environment is very much in a state of change and flux.

The abolition of regional spatial strategies, and the move towards localism, puts more focus on local authorities to work with local communities to make decisions and deliver services, rather than relying on national or regional guidance. This will clearly impact how some of the recommendations in this study will be delivered.

Whilst the District Council will have an important role in delivering open space, sport and recreation facilities, their role may move from that of 'deliverer' to 'facilitator'. The aim will be to work with community organisations to make local decisions about how facilities and services will be provided. Organisations such as parish councils, residents groups, voluntary organisation, sports clubs and societies will all have a key role in this.

One of the emerging priorities from localism is for there to be much more local decision making with regards to planning, and for local communities to develop neighbourhood plans. Although it is up to local communities to define their own priorities within neighbourhood plans, the information provided within the area profiles in this study will form a good basis to inform any decisions related to the provision of open space, sport and recreation facilities.

The following sections, consider the key issues for open space in the District, and the recommendations that emerge need to be taken in context with the localism bill and consider how they can fit into local decision making. With this agenda still relatively new, the following sections serve to highlight issues, but do not resolve how they may be delivered.

### **3.3 Existing provision to be protected**

*Requirement of the brief: Geographical areas where existing provision is protected - where the existing level of provision is below or the same as the recommended quantity standard, sites should be protected. Sites of high value to the community should also be protected.*

The starting point of any policy adopted by the Council should be that all open space should be afforded protection unless it can be proved it is not required.

Existing open space or sport and recreation facilities which should be given the highest level of protection by the planning system are those which are either:

- 6 Critically important in avoiding deficiencies in accessibility, quality or quantity and scored highly in the value assessment; or
- 7 Of particular nature conservation, historical or cultural value.

The area profiles in section 5 of this study provide more detailed results at sub are and parish level as to the above considerations. The following draws on this and makes some more general observations and recommendations.

#### ***Open Space Policies:***

- OS1** Whilst the district is blessed with an abundance of natural green space, beaches, harbour and woodland, provision for more formal recreation is lacking. Whilst some parishes and sub areas have sufficient local provision for certain typologies of open space, every area is deficient in some form of provision. Therefore, it is considered that all open space should be afforded protection unless like for like replacement can be provided.
- OS2** Sites which are critical to avoiding deficiencies in quality, quantity or access should be protected unless suitable alternative provision can be provided.
- OS3** Sites which have nature conservation, historical or cultural value should be afforded protection, even if there is an identified surplus in quality, quantity or access in that local area.
- OS4** There is an under supply of facilities for young people across the District.

Loss of any existing provision should be avoided, unless alternative new provision can be provided.

- OS5** The importance of privately managed spaces (e.g. sports grounds) as a community facility has been highlighted in this study. Therefore it is recommended they should be afforded protection. Loss of these spaces could be considered if:
- there is an identified overall surplus of open space and surplus of that typology in the local area and locality,
  - alternative provision can be made or an acceptable mitigation package developed,
  - the development results in an over riding community benefit,
  - Sport England are consulted and satisfied with the proposals,
  - The playing pitch strategy identifies a surplus of provision.
- OS6** There is a significant supply of semi-natural greenspace across the district, it is unlikely any of this is 'surplus to requirement' as it is largely protected, however, it does offer opportunity to provide alternative provision, e.g. creation of natural play areas, BMX tracks and signed routeways where there is an existing under supply of these facilities. These opportunities would need to be considered on a site by site basis, due to the sensitivity of biodiversity on some sites.
- OS7** Future LDD's and Neighbourhood Plans should consider the opportunities for creating both utility and recreation routes for use by foot and bike in both urban and rural areas. Creative application of the amenity open space and the semi-natural green space components of the proposed overall standard in respect of new development should be explored.

### ***Built Facilities policies:***

- B1** Future provision of built sports and recreation facilities should be embraced within the hierarchy of facilities established for Chichester District including sub-regional specialist sports facilities, District-wide sports and leisure facilities, sub-area accessible recreation facilities and neighbourhood community halls for recreation activities.
- B2** The study has highlighted where sports facilities in some schools and colleges are able to provide community access within and outside time designated for educational purposes. Opportunities should be pursued to secure additional community use of sports facilities within education establishments.
- B3** Neighbourhood Plans should explore where additional provision of sport and recreation facilities is needed to meet current local and sub-area deficiencies and future needs in line with the District's housing development programme.
- B4** The Council should continue to and increasingly work in partnership with the education (schools, colleges, the University) and private sectors, and with neighbouring local authorities, in meeting the suggested local standards of built sports facility provision.

### 3.4 Existing provision to be enhanced

Requirement of the brief: Areas where existing provision should be enhanced - there are two discrete instances where existing provision may be in need of enhancement. In areas where there is a quantitative deficiency of provision but no accessibility issues then increasing the capacity of existing provision may be considered. Alternatively, in areas where facilities or spaces do not meet the relevant quality standards, enhancements will be required.

This includes those spaces or facilities which:

- Are critically important in avoiding deficiencies in diversity, accessibility or quantity, **but**
- Scored poorly in the quality or value assessment.

Those sites which require enhancement are identified within the quality audit database that was carried out as part of this study. Some of the key observations related to site enhancement include:

1. The importance of providing high quality provision of formal facilities such as Parks, Sport and Recreation Grounds and Play Space.
2. The role of private sports spaces to some local communities and the need to provide opportunity for investment.
3. The need to ensure high quality open spaces are designed and provided through new development where feasible.
4. The role churchyards can play in providing opportunities for informal recreation and their importance to biodiversity, and the need to provide opportunity for investment.
5. The importance of semi-natural greenspace within the district, and the need to maintain and enhance provision for biodiversity.
6. The role of open space in contributing to wider initiatives and strategies, for example providing background information for the districts emerging green infrastructure strategy.

It is intended that the quality database is used as a management tool for identifying sites to be enhanced. Therefore, the quality database should be used to inform current decision making. For example, if developer contributions become available in an area, the database can be used to identify those sites which have the most 'potential to improve'. It is important to note that the database is only a 'snapshot' of the quality of a site, and any planned improvements and local priorities will need to be subject to considerable local consultation.

#### ***Open Space Policies:***

**OS8** The study makes recommendations for improving the quality of open space across the district. However, a long term strategy for achieving improvements is required which could be delivered through a Greenspace Strategy, neighbourhood plans and be considered within the Community Infrastructure Levy (CIL).

**OS9** Priorities for improvement include the enhancement of the existing

- provision for children and young people and the improvement of sports pitches.
- OS10** Management plans should be developed for the main parks, sport and recreation grounds. These priorities could be considered in neighbourhood plans and by the local community.
- OS11** Contributions received through CIL should enable investment in all typologies of open space (with the exception of private golf courses).

***Built Facilities policies:***

- B5** Enhanced access to and provision of community swimming facilities is identified for the south of Chichester sub-area. This is particularly aimed at young people, adults, and the elderly and should be embraced within neighbourhood plans.
- B6** The need and demand for a full-size, floodlit third generation (3G) all weather pitch within Chichester is highlighted in order to keep pace with technical specifications and recommendations of the Football Association, area and district leagues. A Leisure Strategy for Chichester District should embrace the needs and demand for quality and accessibility to the required surfaces of all weather pitches for hockey and for football.
- B7** Enhanced sports hall provision for sports and recreation activities is identified as a need within the Tangmere area to the east of Chichester.

**3.5 Opportunities for re-location/re-designation of open space**

*Requirements of the brief: Areas where existing provision should be relocated or re-designated - in order to meet local needs more effectively or make better overall use of land it may be necessary to relocate or re-designate some existing sites.*

In some areas it may be possible to make better use of land by relocating an open space or sport and recreation facility, especially if this will enhance its quality or accessibility for existing users, or use land which is not suitable for another purpose. This needs to be determined at a local level, considering the quality, quantity and access to facilities at parish level, within the settlement boundary and across the sub area, and in some cases at a district wide level

Although it is up to local communities to define their own priorities within neighbourhood plans, the information provided within the area profiles in this study will form a good basis to inform any decisions related to the provision of open space, sport and recreation facilities.

These decisions could include the spatial and investment plans for green space, and set the foundations for green space provision (e.g. for the next 20 years). They should outline where different types of facilities and space - such as children's playgrounds, sports pitches, young people's facilities etc are to be located. It will also identify if any green space is no longer needed and its disposal or re use can be used to fund improvements to other spaces.

Each plan should apply the standards and policies set out in this study and ensure that the significant investment anticipated for green spaces is prioritised with the help of stakeholders and communities. The standards agreed in this study can determine a minimum level of quality and quantity of green space provision and the maximum distance people should have to travel to access different types of green space.

The area profiles provided with this study provide information on the existing supply of different types of open space, an analysis of access and identify local issues related to quality. They will act as a good starting point for feeding into neighbourhood plans in consultation with the local community.

### **Open Space Policies:**

**OS12** Through the Neighbourhood Forum, develop a pilot project within one of the localities (for example linked to a major growth area) to develop a neighbourhood plan which incorporates green space planning.

### **Built Facilities policies:**

**B8** The re-provision of sports facilities in Midhurst by the District Council (now under way) will provide and secure important neighbourhood and sub-area built facility provision from 2014 for residents living within the more northern parishes of the District.

**B9** The study has particularly highlighted the need for the location of swimming pool provision on the Mannhood Peninsula and sports hall provision east of Chichester.

## **3.6 Identification of areas for new provision**

*Requirement of the brief: Areas where new provision should be considered - new facilities should be located either in areas within the accessibility catchments of existing provision but where there is a quantitative deficiency or in areas outside of catchments. The proposed quantity and location of population growth should be taken into account when determining the most appropriate location for new facilities.*

New provision may be required where there is a new development and a planned increase in population, and/or an existing deficiency in supply or access to facilities exists. The summary in section 3.5 of this report and the area profiles in section 5 of this study outline the existing situation with regards to supply and access to open space. As discussed, neighbourhood plans would form a good mechanism to determine exactly where new provision is required, however, this study can be used as the basis for decision making, as follows:

### **Quantity**

The area profiles show the existing provision of open space against the proposed standards. For each typology, there is an identified 'sufficient supply' or 'under supply' for each parish and sub area.

If an area has an existing under supply of any typology, there may be need for additional provision. This could be delivered through developing a new site (for example as part of a housing development), acquiring land or changing the typology of an existing space (which may be in over supply).

The supply statistics should be used as part of the decision making process in development control to determine if a new development should provide facilities on site or enhance existing provision through CIL.

The use of the quantity statistics should not be in isolation, and considered alongside the access standards.

### ***Access***

The area profiles show access to different types of open space using the proposed standards. The maps show where there are deficiencies and potential over supply of facilities. This information can be used alongside the quantity statistics to determine if new provision is required in an area. For example, if a new development is proposed, the maps should be consulted to determine if there is an existing gap in provision of a particular typology which could be met by the development.

So, even though the quantity statistics may identify a sufficient supply of a particular typology, there may be gaps in access, and thus a new facility may still be required.

### ***Delivering new provision***

There are a number of opportunities for delivering new facilities through new development - CIL and Section 106 and to a lesser extent through capital and grant funding.

### ***New development, CIL and Section 106***

Chichester District are in the process of developing their priorities and policy for the Community Infrastructure Levy (CIL). The provision of new open space will sit alongside many other community needs and aspirations which will have a call on this levy. This open space study clearly identifies that there is a shortfall in formal open space provision across the district. It also identifies the potential adverse impact that new development could place on the existing natural green space resource.

Whilst accepting other priorities will be considered in relation to CIL, it is the duty of this study to highlight the need for open space to be a priority within CIL for Chichester District.

Outside of CIL, new development may also be required to provide on site open space through section 106 agreements. Whilst not all developments will be of a size that will generate the requirement for on site open space, when considering future housing numbers for the district (section 3.6.9), there will be many that will. This study should be used to make local decisions about where and when new on site provision will be required.



## *Capital and grant funding*

Although the availability of capital and grant funding has diminished in recent years, nevertheless funding does become available for providing facilities for open space, sport and recreation. National and governing bodies for individual sports should be consulted where new infrastructure is required, such as changing rooms and sports pitches. Environmental grants and stewardship schemes are available for managing natural green space. As neighbourhood plans are developed and open space priorities are established within these, funding requirements will be identified and delivery through grant funding can be considered.

### ***Open Space Policies:***

**OS13** New provision of open space may be required as part of new development in parishes or sub areas where there are existing deficiencies in quantity or access to open space and/or where the new development will result in deficiencies.

Where on site provision is required, it should be provided in line with the proposed open space standards. Where on site provision is deemed impractical, or not required, off site contributions will be required to meet the quantity, access and quality standards where possible.

**OS14** CIL plays a crucial role in delivering open space, sport and recreation facilities through new development, and open space should be considered as a priority in the CIL.

**OS15** The priorities for new provision are for children and young people, particularly young people's space.

### ***Built Facilities policies:***

**B10** The requirement for new provision is identified for athletics track (University), for a full-size floodlit 3G all weather pitch (location subject to feasibility study), for a swimming pool (Manhood Peninsula), for a sports hall (one or two badminton court size) east of Chichester.

**B11** A Leisure Strategy for the District should include a capital funding and development strategy including partnership arrangements with the education sector and application to appropriate funds administered through Sport England and national governing bodies of sport for example.

**B12** New provision of sport and community recreation facilities should be made commensurate with the requirements of new housing development as proposed within Chichester District.

## **3.7 Facilities that are surplus to requirement**

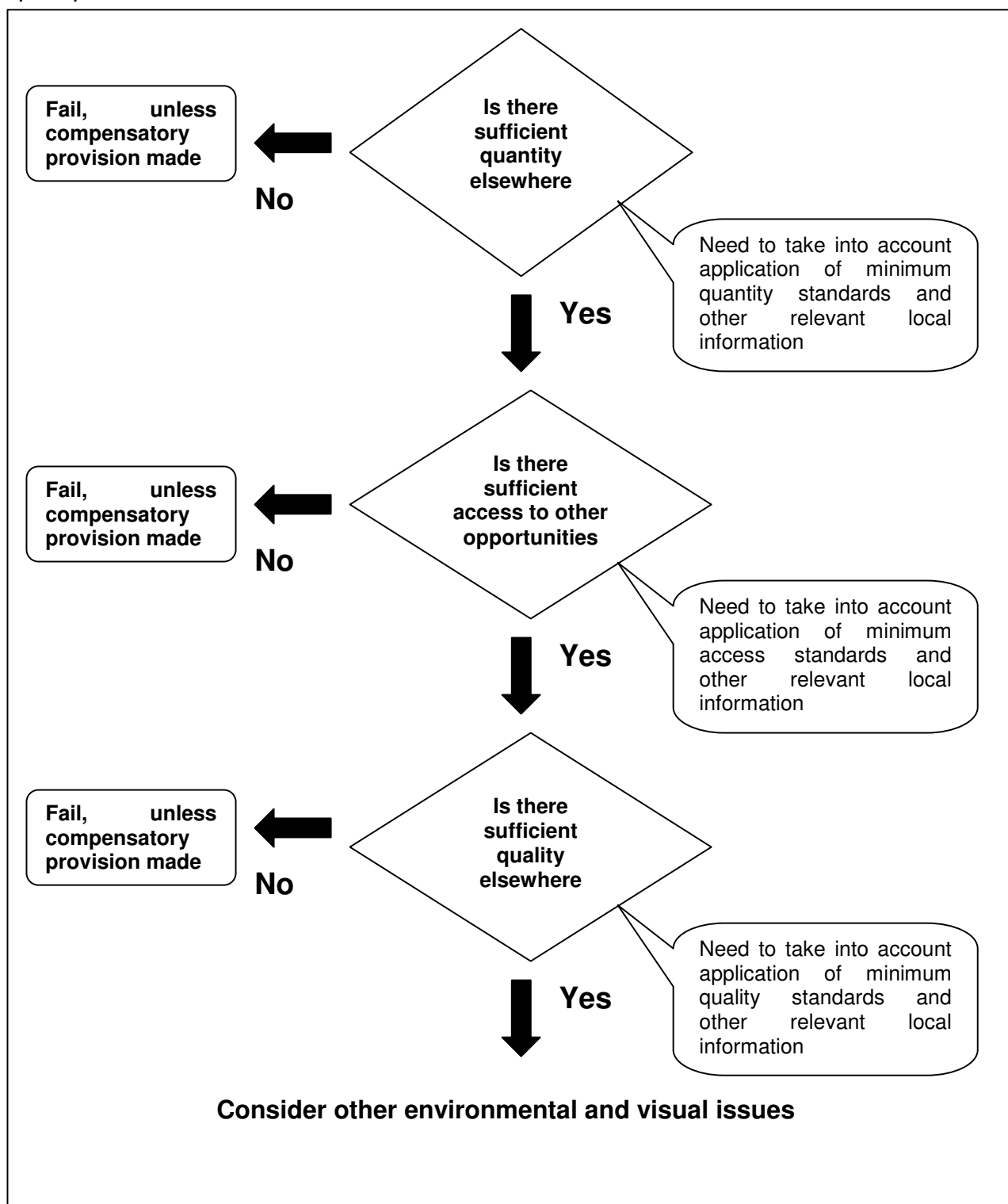
In addition to the strategic options outlined above, the PPG17 guidance also recommends that consideration should be given to facilities that are surplus to requirement. There are important issues to resolve in terms of getting the correct balance of open spaces across the district before any disposal can be contemplated. Whilst there is under provision relative to the minimum standards in most areas of

the district, there are other areas where provision compares favourably with the standards. However, it is once again emphasised that the proposed standards are for *minimum* levels of provision. Factors to be taken into account before any decision to release open space for alternative uses can be taken include:

- The local value and use of a given open space - as it may be a locally popular resource.
- Whether future local development/population growth might generate additional demands for open space.
- Whether there is a demonstrable need for some other type of open space within the locality that a given space (subject to a change of management regime) would be well placed to meet.
- Other non-recreational reasons that suggest a space should be retained (which might include ecological and visual reasons).

Figure 1 suggests an outline of the decision process that should be followed before the development of an open space can be seriously contemplated.

Figure 1: Outline decision making process in relation to sanctioning (re)development of open space



**Q. Is there sufficient quantity?**

**A.** If the minimum quantitative standard for amenity open space is achieved in a defined geographical area, the relative provision of other forms of open space must then be considered. (Amenity open space can in principle be converted into other forms of open space where the need arises). If a) provision meets the minimum

quantitative standard; b) there is no significant local information suggesting a need to retain the site; and, c) there is not a perceived lack of other forms of open space. The next question can be addressed.

**Q. Is there sufficient access to other opportunities?**

**A.** Within the defined geographical area there may be good overall provision of amenity open space relative to the quantity standard, but is it in the right place and can it be easily reached? Applying the accessibility component of the minimum standards will help to answer this question. If other similar open space cannot be easily reached, the site's disposal for other uses may be unacceptable.

**Q. Are other accessible and similar opportunities elsewhere of sufficient quality?**

**A.** If it can be demonstrated that alternative opportunities are sufficient both in quantity and accessibility, there may still exist issues with the quality of these alternative provisions. The quality component of the proposed standards may indicate that certain improvements to alternative opportunities must be made which should be funded and secured before development is sanctioned.

Even if these three tests are passed there may be other reasons for the site to remain as open space. For example, it may have value as a natural habitat or be visually important. Such considerations are important, but beyond the scope of this report.

## 4.0 IMPLEMENTATION PLAN

### 4.1 Introduction

The purpose of the implementation plan is to provide guidance for implementing the open space, sport and recreation facilities study. It is intended that the recommendations are for consideration by Chichester District Council Officers and Members. The study provides in depth analysis of the current and future requirements for open space, sport and recreation facilities, and as the local plan is still being finalised, there remains a number of outstanding issues to be resolved.

The analysis and policy recommendations within the study are just one element that need to be considered in making wider strategic decisions and setting priorities for the district for the next plan period to 2029. For example, priorities related to future housing or CIL will all have an impact on the ability to deliver recommendations from the open space, sport and recreation facilities study.

Therefore, this section of the report aims to highlight the key issues which will need to be considered as the local plan is finalised and decisions are made. In effect, the aim of this section of the report is to act as a checklist/action plan of key issues.

### 4.2 Implementation Plan

Ref	Action	Timetable	Who
1	Adopt the open space, sport and recreation facilities study as policy guidance	March 2013	Members
2	Enshrine the recommended standards for open space and built facilities into planning policy	April 2013	Planning Policy/ Members
3	Present cost model for open space, sport and recreation facilities for the Community Infrastructure Levy into the CIL working group	2013	Planning Policy
4	Work with the Neighbourhood Forum to develop a pilot project in one of the growth areas to include planning for open space, sport and recreation facilities into a neighbourhood plan	2013	Planning policy
5	Prepare an investment plan for the provision of new facilities for young people across the district	2014	Planning policy / Leisure
6	Prepare a playing pitch strategy in line with Sport England guidance	2013	Planning policy / Leisure
7	Prepare management plans for all 'hub site' parks, sport and recreation grounds	2015	Leisure
8	Prepare feasibility studies for new major built facilities (3G pitch, sports halls and swimming pool) in line with	2014	Leisure

	recommendations in report and Leisure Strategy		
9	Establish administrative procedures for updating the databases (GIS and quality audit) of open space, sport and recreation facilities on a 3 year cycle	2013	Planning policy / Leisure
10	Agree policy for adoption/non-adoption of new open spaces	2013	Planning policy / Leisure / Members