

**Chichester Open Space, Sport Facilities,
Recreation Study and
Playing Pitch Strategy:**



**Open Space Study
Main Report
(Part 1 of 2)**

September 2018



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Chichester Open Space Study

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Glossary of Terms

Term	Meaning
ANGSt	Accessible Natural Green Space Standard
CIL	Community Infrastructure Levy
DPD	Development Plan Document
FIT	Fields In Trust (originally known as the 'National Playing Fields Association')
GI	Green Infrastructure
GIS	Geographic Information Systems
IMD	Index of Multiple Deprivation
LAP	Local Area for Play
LEAP	Local Equipped Area for Play
MUGA	Multi Use Games Area
NEAP	Neighbourhood Equipped Play Area
NEWP	Natural Environment White Paper
NGB	National Governing Body
NPPF	National Planning Policy Framework
PPG17	Planning Policy Guidance Note 17
PROW	Public Rights of Way
SPA	Special Protection Area
SPD	Supplementary Planning Document
PPS	Planning Policy Statement

1.0 INTRODUCTION

1.1 Background

Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities. The National Planning Policy Framework requires local planning authorities to set out policies to help enable communities to access high quality open spaces and opportunities for sport and recreation. These policies must be based on a thorough understanding of the local needs for such facilities and opportunities available for new provision.

Ethos Environmental Planning Ltd (in conjunction with Leisure and the Environment, and RQA Ltd) were commissioned by Chichester District Council to undertake an Open Space, Sport Facilities, Recreation Study (including Indoor Recreation) and Playing Pitch Strategy. The Study responds to national policy requirements and will inform the preparation of the Council's Local Plan Review.

1.2 The Open Space, Sport Facilities, Recreation Study and Playing Pitch Strategy

The Study examines existing and projected needs for open space, sport and recreation provision, using a variety of data sources, together with independent investigation, stakeholder and community consultation and surveys. Analysis of the data gathered and the reporting of findings has followed appropriate national guidance.

In brief, the scope of the Study covers:

- Open space, including amenity and natural space, parks and recreation grounds, play space, allotments;
- Outdoor sports space; and
- Indoor/Built sports facilities.

The study covers the Local Plan Area, rather than the whole district i.e. the South Downs National Park is excluded from the assessment.

1.3 How does this Report relate to the Open Space, Sport Facilities, Recreation Study and Playing Pitch Strategy?

This Open Space Study has been undertaken by Ethos Environmental Planning to inform and support the preparation of the Council's Local Plan Review and the Council's decision-making process in relation to open space provision up to 2036 (The plan period is 2014 – 2036). The Open Space Study is one of 4 reports provided as part of the overall Study.

The 4 reports are the:

- Chichester Community and Stakeholder Consultation Report;
- Chichester Open Space Study (this report);
- Chichester Playing Pitch Strategy and Action Plan; and
- Chichester Indoor Sports Facilities Needs Assessment.

The Study has been carried out in-line with the National Planning Policy Framework (NPPF) (*Para 73 and 74*). The Study has primarily been affected by the omission of Planning Policy Guidance Note 17 (PPG 17) from the new national policy framework. Whilst the government has not published anything specifically to replace this document (it does signpost the Sport England guidance for sports facilities assessments¹), there is however, still a clear reference made in the new guidance to the principles and ideology established within PPG17. As such the underlying principles of this study have been informed by the former guidance provided in *'Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation'*, and its Companion Guide *'Assessing Needs and Opportunities'*, which is a tried and tested methodology and takes a consistent approach with many other local authorities.

It should be noted that this Study provides an evidence base for planning policy, and is not a strategy document. The recommendations (Section 8) of this assessment include the basis for the formulation of policies related to open space that will be included within the Local Plan Review.

1.4 The Local Plan

Chichester Local Plan Key Policies (2014-2029) was adopted in July 2015. The Inspector, however, required the council to complete a review within five years to make sure sufficient housing would be planned to meet the needs of the area. This work will form the Chichester Local Plan Review 2034. The Local Plan Review will shape where new development will go for Chichester District excluding the area in the South Downs National Park.

The first stage of consultation (Issues and Options Consultation) was held between 22 June and 3 August 2017. As part of this consultation the council were seeking views on where and how much housing should be planned for.

A high proportion of the currently planned new housing development is focused in the East-West Corridor which has better transport links and greater access to facilities. The planned housing is also directed mainly towards the larger settlements around Chichester city.

There are a number of broad locations within the Local Plan area that may have potential for large scale ('strategic') development involving 500 or more dwellings, potentially supported by local community facilities (e.g. shops, community hall, primary school and possibly also land for employment uses). In addition to large scale developments, there will be a need to provide smaller scale housing development to meet future needs (including for affordable housing), to support local facilities and enable local communities to grow and develop. Across

¹ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/open-space-sports-and-recreation-facilities>

the Local Plan area, there are a large number of settlements and locations that may have potential to accommodate some level of additional housing.

All the comments received will be carefully considered and will help shape the Local Plan Review and produce a draft Preferred Approach Local Plan Review document.

Revised housing projections from Chichester District Council were produced in April 2018. Strategic locations and numbers for new housing will be rolled forward into the Local Plan Review and show that the main focus of new development across the Local Plan period and to 2036, is the east-west corridor between Southbourne, Hambrook, Fishbourne and Broadbridge.

1.5 Purpose of this Report

The aims of the study are to provide a robust assessment of needs and provision of open spaces in order to establish local provision standards and create an up-to-date evidence base which can be used to inform the Local Plan Review. The standards will be used to assess proposals for open spaces during the Local Plan period, recognising the need for improving the quality of existing open spaces in addition to requiring new provision.

The study will provide the council with up to date information on open space location, coverage and provision. It will provide a comprehensive assessment of the current level of provision of the different types of open space.

The brief for the study highlighted that the core outputs are:

The study data and conclusions should be presented in the form of a written report, technical appendices and associated GIS files, which should meet the following requirements:

- Plans showing the existing provision, and catchments areas.
- A report for each large settlement or cluster of smaller settlements, following the methodology outlined above, analysing provision and shortfalls, with potential new sites or site areas being suggested, where feasible.
- A report analysing the provision in the Local Plan area as a whole and a strategy for future provision. This should include a hierarchy for the location of sports, recreation and open space facilities.
- The application of the provisional standards. This should take account of the present situation and the effects of the forecast development and demographic changes.
- Identification of strategic options for addressing needs/securing provision.
- The provision of an open space calculator for use on the Council's website.
- A hierarchy for locating sports, recreation and open space facilities in relation to the various identified catchments.

1.6 Structure of the Report

The Open Space Study is presented in two key parts.

Part 1: Main Report follows the five key stages as summarised below:

- Step 1 – Identifying Local Needs
- Step 2 – Audit of Existing Open Space Assets
- Step 3 – Setting Local Standards
- Step 4 – Applying Local Standards
- Step 5 – Drafting Policy Recommendations

Part 2: Analysis by sub area for 3 areas. These are based on Parishes and are in accordance with the current Local Plan (see section 1.7.2).

For each of the sub areas, the following information is provided:

- A description of the area;
- Maps showing the provision of open space;
- Quantitative analysis of current provision of open space;
- Analysis of access to open space;
- Summary of quality issues;
- Analysis of future need for open space; and
- Priorities for the area.

The area profiles are intended to be a starting point to inform other strategies and plans, including neighbourhood plans, planning policies, development control policies, parks and open spaces service and action plans.

The area profiles will be presented as part 2 of the overall open space study. Part 1 will form an overview of open space at a more strategic level, and set out details of the wider open space study. However, it is intended that parts 1 and 2 of the report would be considered together in decision making.

1.7 The Study Area

1.7.1 Overview of Chichester District

Chichester District covers an area of almost 800 km² and is the largest of the seven districts and boroughs within West Sussex. The District stretches from the south coast to the southern border of Surrey and East Hampshire in the north; and from South Hampshire in the west to Arun and Horsham in the east. A large part (544 km²) of the north of the District forms part of the South Downs National Park.

From the historic city centre, renowned for its cathedral, its bustling shopping streets and higher education, arts and cultural scene; to the sweeping downs and breath-taking coastline. It is this high quality environment that underpins and supports the district's local economy. It serves to attract prestigious global brands and attracts new entrepreneurs to establish their businesses here. These attractive qualities and features taken together, offer a unique and

rich experience for people who choose to live, study, work and visit here. In turn, this generates an increasing requirement for homes, jobs and leisure opportunities.

The Plan area has a rich and varied natural, historic and built environment, stretching from the lowland marsh and creeks associated with Chichester Harbour and Pagham Harbour, across the coastal plain to the South Downs, and the Weald further north.

1.7.2 Administrative Boundaries

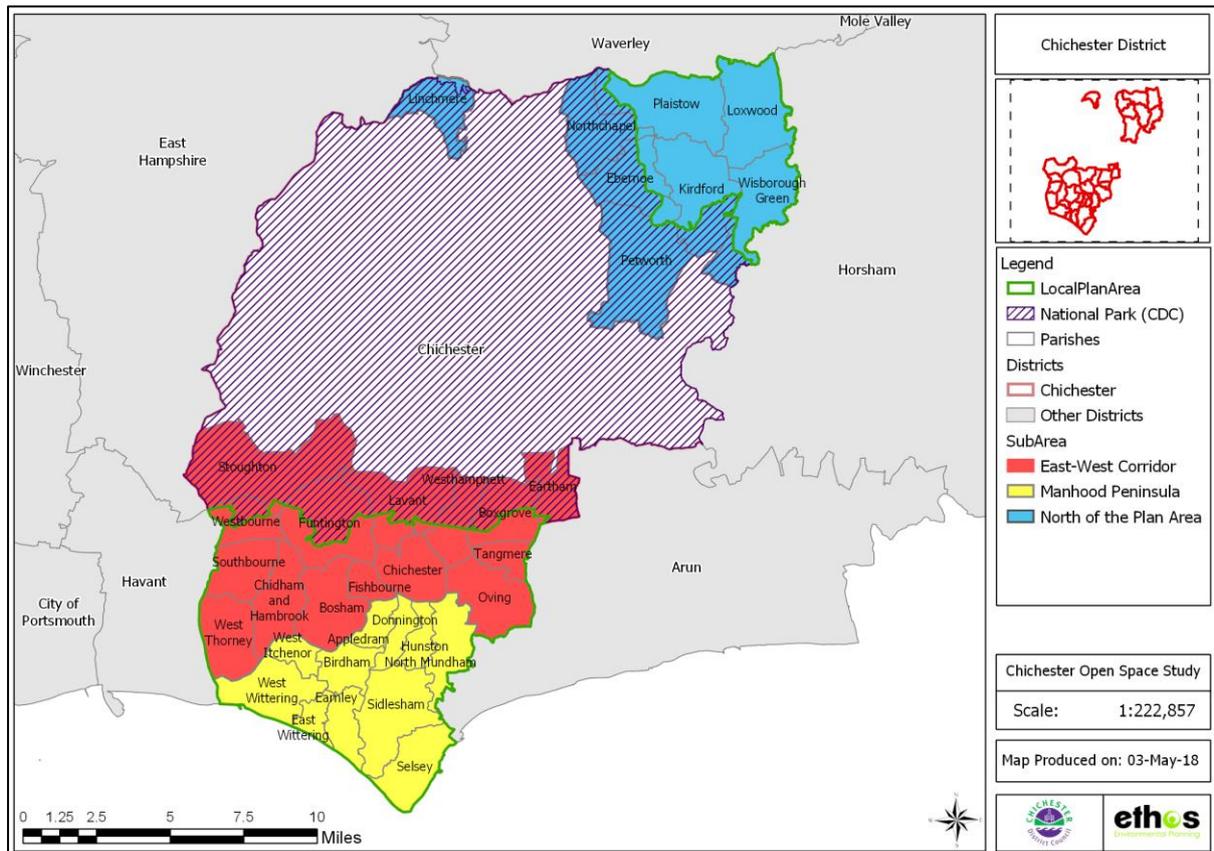
In order to analyse the current provision and future requirements for open space across the Chichester Local Plan Area, Parishes have been used as the geographical areas (as shown in figure 1). These boundaries are the basis for collating census data across the council area. Of particular relevance to this study are population statistics (Census, 2011), which have been used as the basis for much of the current and future assessment of need for open space.

Figure 1 also shows how the Parishes have been grouped into sub areas (in accordance with the current Local Plan). These sub areas form the basis of the analysis in part 2 of the Open Space Study. There are 34² Parishes located within the Local Plan Area (which excludes the South Downs National Park), including 14 Parishes which are also partly located within the South Downs National Park i.e. these 14 'split Parishes' are only partly within the Local Plan Area, but as they are cross boundary, the Study has covered the whole Parish.

Chichester District Council Planning Authority shares borders with Arun, East Hampshire, Havant, Horsham, Waverley and the South Downs National Park. Cross-border issues are considered within the Community and Stakeholder Consultation Report (2017). Cross-border issues are most relevant to large natural green spaces and outdoor/indoor sports space. It has been identified that there is significant cross-boundary use of open space across a number of boundaries, most notably the South Downs National Park and Arun District Council.

² West Thorney has been excluded from the assessment as the open space within this Parish is within the army barracks and is not publicly accessible.

Figure 1 Parishes and Sub Areas included within the Study, and the overlap with the South Downs National Park



1.7.3 Population Statistics

The total population of the Chichester Local Plan Area (based on the 2011 Census) is 90,917. Table 1 below shows the breakdown by Parish. As explained under section 1.7.2 above, 14 of these parishes are only partly within the Local Plan Area (as they cross boundary with the National Park), however the Study has covered the whole parish. The 'split' parishes are highlighted grey in the table below.

Table 1 Parish population statistics (Census 2011)

Parish	Population
Appledram	169
Birdham	1483
Bosham	2900
Boxgrove	957
Chichester	26795
Chidham and Hambrook	1356
Donnington	2059
Earnley	459
Eartham	111
East Wittering	4658

Parish	Population
Ebernoe	213
Fishbourne	2325
Funtington	1549
Hunston	1257
Kirdford	1063
Lavant	1656
Linchmere	2392
Loxwood	1480
North Mundham	1201
Northchapel	797
Oving	1051
Petworth	3027
Plaistow	1898
Selsey	10737
Sidlesham	1171
Southbourne	6265
Stoughton	659
Tangmere	2625
West Itchenor	289
West Thorney	1183
West Wittering	2700
Westbourne	2309
Westhampnett	709
Wisborough Green	1414

2.0 METHODOLOGY

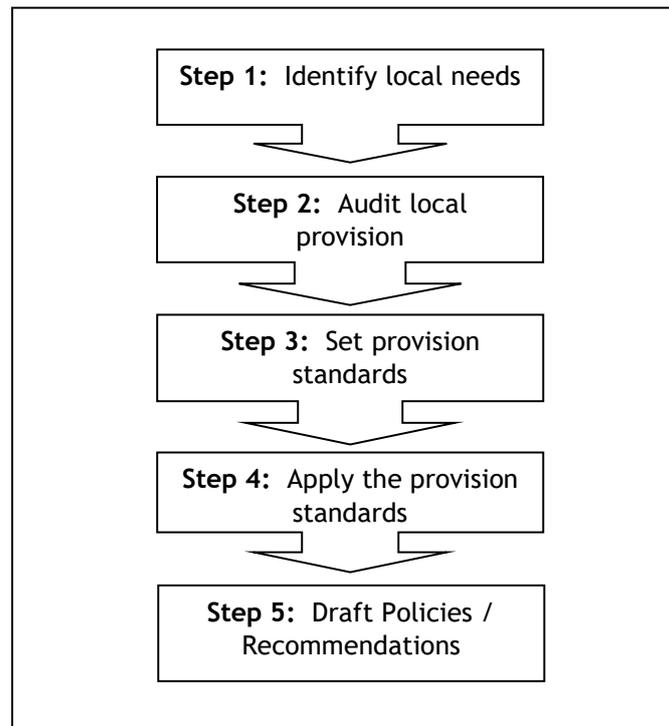
2.1 General

The starting point for this study has been the guidance in Section 8 of the NPPF, which adheres to but has superseded PPG17. The new policy gives clear recommendations for the protection of and appropriate provision for open space, however it does not provide any detailed guidance on how to conduct an open space assessment. It is therefore both logical and acceptable to reference the guidance for assessment provided in the former PPG17 and its Companion Guide. PPG17 placed a requirement on local authorities to undertake assessments and audits of open space, sports and recreational facilities in order to:

- identify the needs of the population;
- identify the potential for increased use;
- establish an effective strategy for open space/sports/recreational facilities at the local level.

The Companion Guide to PPG17 recommended an overall approach to this kind of study as summarised below:

Figure 2 Summary of methodology



Within this overall approach the Companion Guide suggests a range of methods and techniques that might be adopted in helping the assessment process. Where appropriate, these methods and techniques have been employed within this study and are explained at the relevant point in the report. In addition, they are summarised in the paragraphs below.

2.2 Identifying Local Need (Step 1)

The Community and Stakeholder Consultation Report (2017) examines identified local need for various types of open space, sports and recreational opportunities. It has drawn upon a range of survey and analytical techniques as well as a detailed review of existing consultation data and other relevant documentation. The report details the community consultation and research process that has been undertaken as part of the study as well as the main findings. The findings of this assessment are summarised in this document.

2.3 Audit of Existing Open Space Assets (Step 2)

2.3.1 Defining the scope of the audit

In order to build up an accurate picture of the current open space and play provision in the Chichester Local Plan Area, an initial desktop audit of the open space asset was carried out, this included:

- analysis of existing GIS data held by Chichester District Council;
- desktop mapping of open space from aerial photography;
- questionnaires to Town and Parish councils;
- liaison with council officers.

Following this, site visits were undertaken by Ethos at 149 open spaces and 98 outdoor play spaces to assess the quality of sites³. The quality audit drew on criteria set out in the ‘Green Flag Award⁴’. The audits were undertaken using a standardised methodology and consistent approach (explained in more detail in section 7.5). However, audits of this nature can only ever be a snap-shot in time and their main purpose is to provide a consistent and objective assessment of a site’s existing and potential quality rather than a full asset audit. Clearly, local communities may have aspirations which are not identified in the quality audit, but it is hoped that these can be explored further through site management plans and Neighbourhood/Parish plans as appropriate.

2.3.2 Approach to mapping

As part of the audit process, sites were mapped into their different functions using a multi-functional approach to mapping. The advantage of the multi-functional approach is that it gives a much more accurate picture of the provision of open space. This is more advantageous than the primary typology approach which tends to result in an over assessment of provision, and which can significantly impact decisions on quantity standards. The differences in approach are demonstrated in figures 3 and 4.

Where open spaces cross Parish boundaries, in order to calculate the quantity of open space by Parish (and avoid double counting), these have been assigned a Parish based on where the

³ A total of 322 sites were visited, which included checking the typology and access of sites where the desktop audit revealed uncertainty.

⁴ <http://www.greenflagaward.org.uk/judges/judging-criteria>

majority of the open space falls. For natural green space, which are generally large tracts of land, these have been split using the Parish boundary, to ensure that the figures by Parish are as accurate as possible.

Only open spaces within the borough have been mapped i.e. although cross-border use of open space has been noted and considered (including within the Community and Stakeholder Consultation Report 2017), open spaces falling outside of the district have not been mapped.

Figure 3 Primary approach to open space mapping

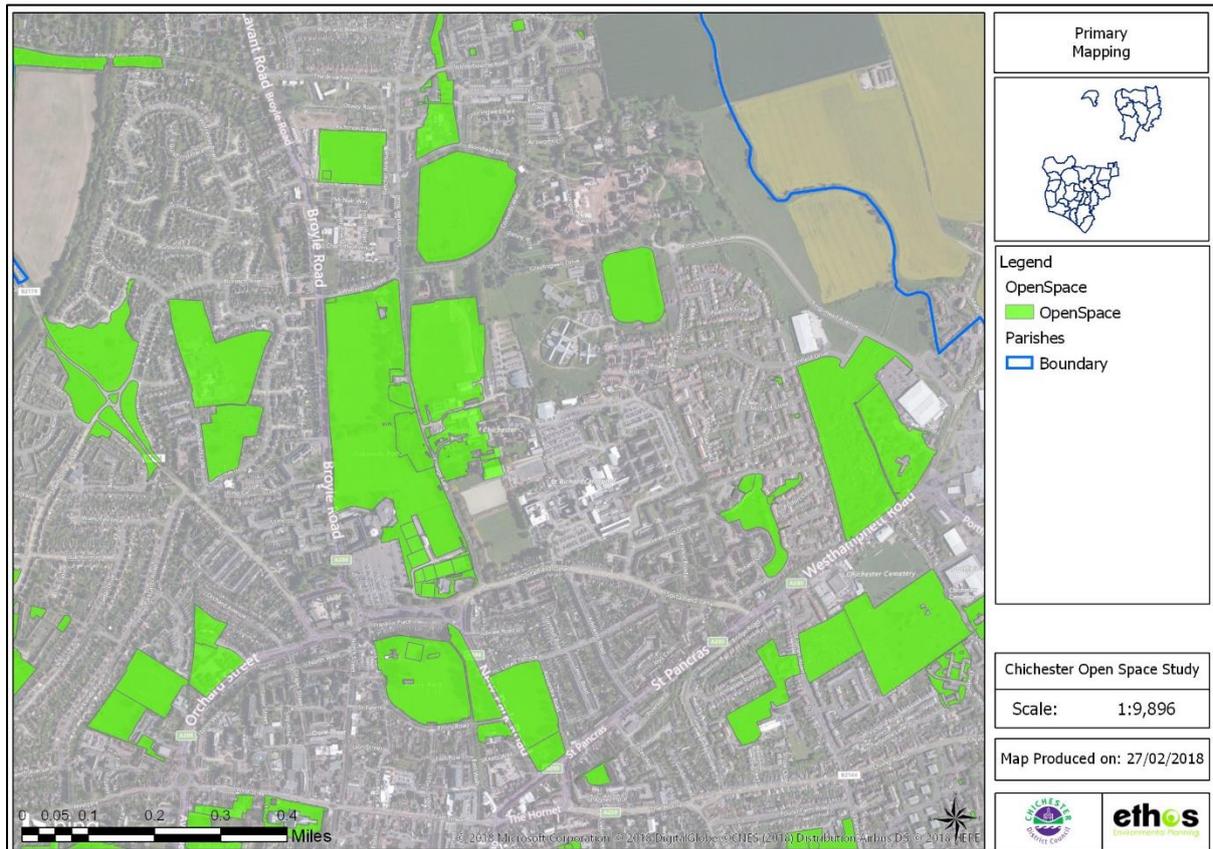
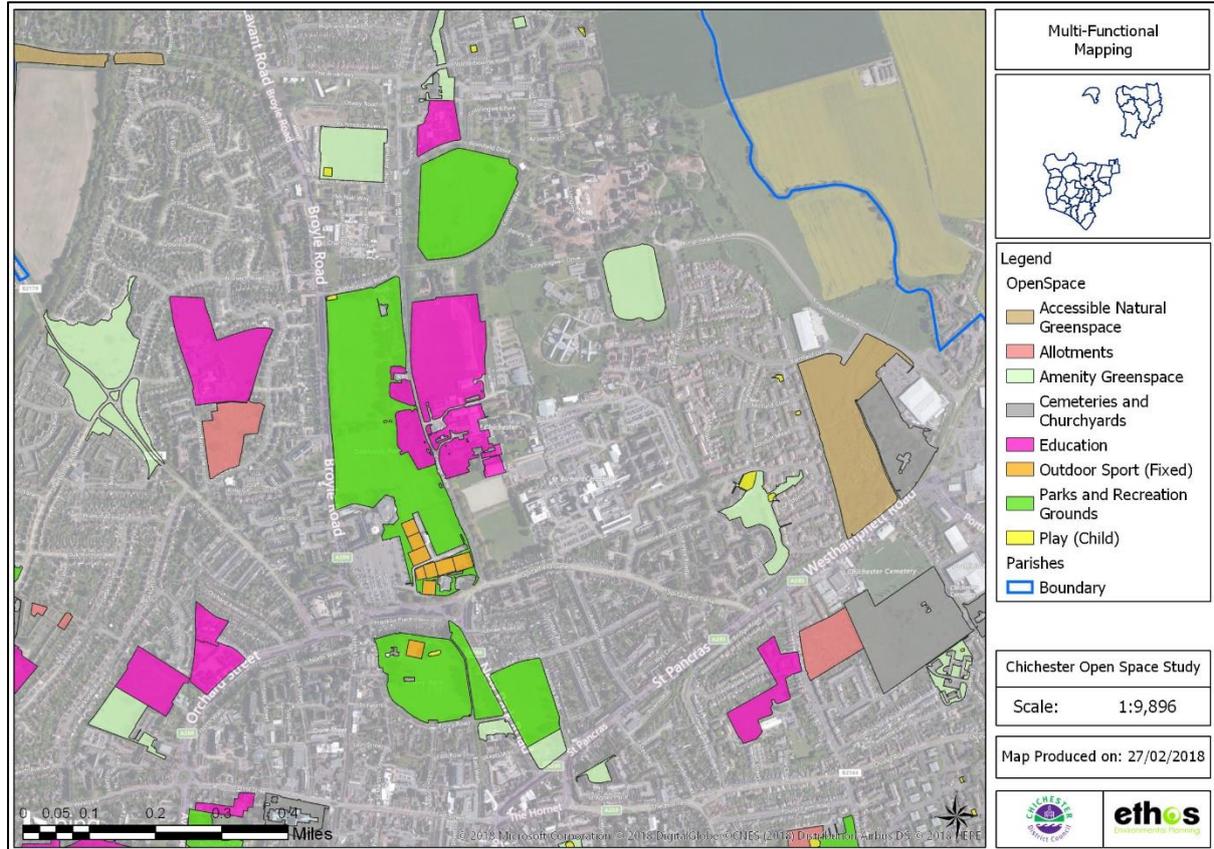


Figure 4 Multi-functional mapping of open space



2.4 Set and Apply Provision Standards (Steps 3 and 4)

Local provision standards have been set, with three components, embracing:

- quantity;
- accessibility;
- quality.

Quantity

The GIS database and mapping has been used to assess the existing provision of open space across the study area (the Chichester Local Plan Area). The existing levels of provision are considered alongside findings of previous studies, the local needs assessment and consideration of existing and national standards or benchmarks. The key to developing robust local quantity standards is that they are locally derived, based on evidence and most importantly achievable. Typically, standards are expressed as hectares per 1000 people. The recommended standards are then used to assess the supply of each type of open space across the study area.

Access

Evidence from previous studies, the needs assessment and consideration of national benchmarks are used to develop access standards for open space. A series of maps assessing access for different typologies are presented in the report.

Quality

Quality standards have been developed drawing on previous studies, national benchmarks and good practice, evidence from the needs assessment and the findings of the quality audits. The quality standards also include recommended policies to guide the provision of new open space through development in the future.

2.5 Drafting Policy Recommendations (Step 5)

This section outlines higher level strategic options which may be applicable at Parish, sub area and study area level. The strategic options address five key areas:

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; and
 5. Facilities that may be surplus to requirement.
-

3.0 CONTEXT

3.1 Introduction

This section sets out a brief review of the most relevant national and local policies and strategies related to the study, which have been considered in developing the methodology and findings of the study. Policies and strategies are subject to regular change, therefore the summary provided in this section was correct at the time of writing. Chichester District Council reserve the right to change and update this section as policies change.

This section also provides contextual information regarding health and deprivation for the district.

The PPG17 Companion Guide identified the importance of understanding the implications of existing strategies on the study. Specifically, before initiating local consultation, there should be a review of existing national, regional Local Plans and strategies, and an assessment of the implementation and effectiveness of existing planning policies and provision standards.

3.2 Strategic Context

3.2.1 National Strategic Context

3.2.1.1 National Planning Policy Framework (NPPF)

The NPPF sets out the Government's planning policies for England and how they should be applied. The NPPF must be adhered to in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. The NPPF contains the following references that relate to green infrastructure and open spaces:

- **Para 17 - Achieving Sustainable Development - Core Planning Principles:** Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking.
- **Para 58** - Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. **Para 73** - Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.
- **Para 74** – Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
 - An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or

- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.
- **Para 75** - Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example, by adding links to existing rights of way networks including National Trails.
- **Para 99** - Local Plans should take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape.
- **Para 109** - The planning system should contribute to and enhance the natural and local environment.

3.2.1.2 Green Infrastructure

The concept of green infrastructure (GI) is now firmly embedded in national policy with the NPPF requiring local planning authorities to set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure. It defines green infrastructure as *'a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities'*.

The district has a wide range of existing green infrastructure assets such as open spaces, parks and gardens, allotments, woodlands, street trees, fields, hedges, lakes, ponds, meadows and grassland playing fields, as well as footpaths, cycleways and waterways. However, the concept of GI looks beyond existing designations, seeking opportunities to increase function and connectivity of assets to maximise the benefits for the community.

3.2.1.3 The Natural Environment White Paper (NEWP) The Natural Choice: securing the value of nature (2011)

The White Paper⁵ recognised that a healthy natural environment is the foundation of sustained economic growth, prospering communities and personal wellbeing. It sets out how the value of nature can be mainstreamed across our society by facilitating local action; strengthening the connections between people and nature; creating a green economy and showing leadership in the EU and internationally.

3.2.1.4 Biodiversity 2020: A strategy for England's wildlife and ecosystem services, August 2011

This biodiversity strategy for England builds on the Natural Environment White Paper and sets out the strategic direction for national biodiversity policy to implement international and EU commitments.

⁵ <http://www.official-documents.gov.uk/document/cm80/8082/8082.pdf>

The vision for England is: ‘By 2050 our land and seas will be rich in wildlife, our biodiversity will be valued, conserved, restored, managed sustainably and be more resilient and able to adapt to climate change, providing essential services and delivering benefits for everyone’.

The mission of this strategy is to ‘halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people’. The Strategy contains four outcomes to be achieved by the end of 2020. These are:

Habitats and ecosystems on land (including freshwater environments)

By 2020 we will have put in place measures so that biodiversity is maintained and enhanced, further degradation has been halted and where possible, restoration is underway helping to deliver more resilient and coherent ecological networks as well as healthy and well-functioning ecosystems which can deliver multiple benefits for wildlife and people too.

Marine habitats, ecosystems and fisheries

By 2020 we will have put in place measures so that biodiversity is maintained, further degradation has been halted and where possible, restoration is underway, helping deliver good environmental status and our vision of clean, healthy, safe productive and biologically diverse oceans and seas.

Species

By 2020, we will see an overall improvement in the status of our wildlife and will have prevented further human-induced extinctions of known threatened species.

People

By 2020, significantly more people will be engaged in biodiversity issues, aware of its value and taking positive action.

3.2.1.5 Sporting Future - A New Strategy for an Active Nation, December 2015

This cross-government strategy seeks to address flat-lining levels of sport participation and high levels of inactivity in this country. Through this strategy, government is redefining what success in sport means, with a new focus on five key outcomes: physical wellbeing, mental wellbeing, individual development, social and community development and economic development. In future, funding decisions will be made on the basis of the outcomes that sport and physical activity can deliver.

It is government’s ambition that all relevant departments work closer together to create a more physically active nation, where children and young people enjoy the best sporting opportunities available and people of all ages and backgrounds can enjoy the many benefits that sport and physical activity bring, at every stage in their lives.

Government is reaffirming its commitment to Olympic and Paralympic success but also extending that ambition to non-Olympic sports where it will support success through grassroots investment in those sports, and by sharing UK Sport’s knowledge and expertise.

The strategy outlines what is expected of the sector to deliver this vision, and how the government will support it in getting there.

Public investment into community sport is to reach children as young as five as part of a ground-breaking new strategy. The move will see Sport England's remit changed from investing in sport for those aged 14 and over to supporting people from five years old right through to pensioners, in a bid to create a more active nation.

Investment will be targeted at sport projects that have a meaningful, measurable impact on how they are improving people's lives – from helping young people gain skills to get into work, to tackling social inclusion and improving physical and mental health.

Funding will also be targeted at groups who have low participation rates to encourage those who do not take part in sport and physical activity to get involved. This includes supporting women, disabled people, those in lower socio-economic groups and older people.

3.2.1.6 Sport England Strategy – 'Towards an Active Nation' 2016-2021

In response to the Government's strategy, Sport England's new strategy vision is that that everyone in England, regardless of age, background or ability, feels able to take part in sport or activity. Sport England's new vision and its supporting aims will therefore contribute to achieving the government's. Key features of the new Strategy are:

- Dedicated funding to get children and young people active from the age of five, including a new fund for family based activities and offering training to at least two teachers in every secondary school in England to help them better meet the needs of all children, irrespective of their level of sporting ability.
 - Working with the sport sector to put customers at the heart of everything they do, and using the principles of behaviour change to inform their work.
 - Piloting new ways of working locally by investing in up to 10 places in England – a mix of urban and rural areas.
 - Investing up to £30m in a new volunteering strategy, enabling more people to get the benefits of volunteering and attracting a new, more diverse range of volunteers.
 - Helping sport keep pace with the digital expectations of customers – making it as easy to book a badminton court as a hotel room.
 - Working closely with governing bodies of sport and others who support people who already play regularly, to help them become more efficient, sustainable and diversify their sources of funding.
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3.2.2 Local Context

3.2.2.1 Chichester District Council Corporate Plan 2015-2018

The vision for Chichester District is: a place where businesses can flourish; where communities are active happy places; where residents and visitors can find good cultural, leisure and sporting activities; and where a good quality of life is open to all.

In order to achieve this vision, the priorities are as follows:

- Improve the provision of and access to suitable housing
- Support our communities
- Manage our built and natural environments
- Improve and support the local economy
- Prudent management of the Council's finances.

The most relevant objective for the Open Space, Sport and Recreation study is Objective 3, but Objectives 2 and 4 are also supported through the provision of appropriate open spaces and sport/recreation facilities.

More specific objectives within the Corporate Plan relevant to this study are noted below:

Support our communities

- Help our communities to be healthy and active.
- Work together to help people feel safe.

Manage our built and natural environments

- Promote quality development and recognise the importance of the natural environment.
- Maintain clean, pleasant and safe public places.
- Support the provision of essential infrastructure.

Improve and support the local economy

- Promote Chichester District as a visitor and cultural destination.

3.2.2.2 Chichester Local Plan Review 2036

Chichester Local Plan Key Policies (2014-2029) was adopted in July 2015. The Inspector, however, required the council to complete a review within five years to make sure sufficient housing would be planned to meet the needs of the area. This work will form the Chichester Local Plan Review 2036.

The Local Plan Review will shape where new development will go for Chichester District excluding the area in the South Downs National Park.

This open space study will also feed into the review.

3.2.2.3 Chichester Local Plan: Key Policies 2014-2029

Adopted in July 2015, the Chichester Local Plan: Key Policies 2014 – 2019 provides the broad policy framework and a long-term strategy to manage development, protect the environment, deliver infrastructure and promote sustainable communities within Chichester District, excluding the area within the South Downs National Park.

The Plan area (Chichester District excluding the area within the South Downs National Park) has been split into three sub-areas to recognise the distinct characteristics of each sub-area, and respond to each area in an appropriate manner. The sub areas are as follows:

- The East-West Corridor (Chichester city, east of the city, west of the city);
- The Manhood Peninsula; and
- The North of the Plan Area (the north east of the District and Hammer/Camelsdale).

Vision

By 2029, the Plan area will be a place where people can:

- Find a range of jobs that match different skills and pay levels and meet their aspirations for employment;
 - Use their entrepreneurial flair to start and grow creative, innovative and competitive businesses;
 - Follow a socially responsible and more environmentally friendly way of life;
 - Pursue a healthy lifestyle and benefit from a sense of well-being supported by good access to education, health, leisure, open space and nature, sports and other essential facilities;
 - Enjoy a vibrant historic city, thriving towns and villages and areas of attractive, accessible and unspoilt harbours, coast and countryside;
 - Have a quality of life that is enriched through opportunities to enjoy our local culture, arts and a conserved and enhanced heritage;
 - Afford good quality homes to suit their incomes, needs and lifestyles;
 - Live in sustainable neighbourhoods supported by necessary infrastructure and facilities;
 - Feel safe and secure;
 - Move around safely and conveniently with opportunities to choose alternatives to car travel;
 - Take advantage of new communication and information technologies; and
 - Feel a sense of community, and feel empowered to help shape its future.
-

A number of objectives have been set in order to achieve the vision which are of particular relevance to the study, particularly the Environment and Health and Wellbeing objectives.

Strategy for development

A key theme running through the whole Plan is the need to conserve and enhance the quality of the environment and heritage of the area, in particular designated sites and assets of national and international importance. The Local Plan strategy aims to steer major development away from the most environmentally sensitive areas and towards locations that have the widest access to employment opportunities and community facilities, or where development can contribute to addressing an under provision of such facilities.

New development is focused mainly in the east-west corridor between Southbourne and Tangmere; especially around Chichester city itself. This includes planning for new neighbourhoods to the west of Chichester city and at Shopwyke, and providing for the expansion of Tangmere, Westhampnett (including land north east of the city) and Southbourne.

A number of policies are particularly relevant to the open space study as highlighted below.

Policy 7

Masterplanning Strategic Development

Development of the strategic locations identified in the Local Plan will be planned through a comprehensive masterplanning process. Preparation of masterplans will involve the active participation and input of all relevant stakeholders, including the Council, landowners, developers, the local community, service providers and other interested parties. Masterplans will be developed in consultation with the Council prior to the submission of a planning application.

The policy includes a number of points that should be achieved such as:

- Reduce the need for car use and encourage sustainable modes of travel, including provision for public transport, cycle routes, footpaths and bridleways;
 - Create a network of permeable and interconnected streets and public spaces;
 - Provide for accessible open space to meet identified local needs and/or increase accessibility to existing open spaces;
 - Incorporate a green infrastructure strategy, providing an integrated network of green spaces, taking advantage of opportunities for off-site links to the Coast, South Downs National Park and wider green network, and where necessary providing alternative recreational space to mitigate potential environmental impacts of development on EU designated sites;
 - Demonstrate a good understanding and respect for the natural environment, its heritage assets and their setting both within the site and in the wider locality, whether designated or not, and include details of how the natural environment and heritage assets will be preserved, conserved and enhanced.
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Policy 9**Development and Infrastructure Provision**

The Council will work with partners, neighbouring councils, infrastructure providers and stakeholders to ensure that new physical, economic, social, environmental and green infrastructure is provided to support the development identified in the Local Plan....

Policy 52**Green Infrastructure**

Development will be expected to contribute towards the provision of additional green infrastructure and protect and enhance existing green infrastructure....

Policy 54**Open Space, Sport and Recreation**

The Council will seek to retain, enhance and increase the quantity and quality of open space, sport and recreation facilities, and improve access to them.

Development involving the loss of open space, sport and recreation facilities will be granted permission where all the following criteria have been met:

1. Alternative accessible replacement facilities of overall at least equivalent quantity and quality are provided: or
2. Where the Chichester Open Space Study identifies a surplus of provision, future needs and the potential of the open space to meet any shortfall in other types of provision in the local area have been taken into account; and
3. There are no adverse impacts on biodiversity, heritage assets or the integrity of the Green Infrastructure network.

Exceptions will only be made where the benefit of the development outweighs any harm, and it can be demonstrated there are no reasonable alternative sites available.

New residential development (excluding replacement dwellings) will be required to contribute towards:

1. The creation of new open space, sports and recreation facilities; and/or
2. Improving the quality and/or accessibility of existing open space or indoor facilities

New or improved facilities should be provided to the standard of 3.65ha per 1,000 population (3.55ha in rural areas), in accordance with the detailed standards and methodology set out in the Planning Obligations Supplementary Planning Document.

Subject to competing priorities, the Community Infrastructure Levy may contribute to provision, but larger sites will be expected to make on site provision secured via S106 agreements.

Where opportunities arise, the provision of new or enhanced open space, sport and recreation facilities will be encouraged to meet any identified shortfalls in the local area.

Where possible, sports and built facilities that attract large numbers of people will be located in larger settlements and will be easily accessible by public transport, cycling and walking.

3.2.2.5 Chichester District Council Open Space Assessment (2013)

The 2013 Open Space, Sport and Recreation Facilities Study provided a detailed assessment of existing open space provision, and a review of the qualitative and quantitative need for additional provision in 2013 and in the future. The study presented the findings of the assessment and provided advice and recommendations for the development of the Local Plan.

The study followed guidance within the National Planning Policy Framework, and the key aim of the study was ‘to evaluate the quantity, quality and accessibility of open space and recreational land provision in Chichester District Council (excluding the South Downs National Park) and to recommend standards and effective mechanisms in order for appropriate provision to be secured to meet future needs.’

The evidence gathered through the local needs assessment, and the local provision analysis was used along with national benchmarks to develop a set of standards for the provision of open space, sport and recreation facilities. The standards proposed were subject to scrutiny and agreement through a working party of council members and officers. A summary of the standards recommended is provided below:

Table 2 Standards from 2013 Chichester District Council Open Space Assessment

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"> • 960 metres or 20 minutes walk • Analysis will also include ANGSt
Parks, Sport and Recreation Grounds	1.60	1.60	600 metres or 12-13 minutes walk time
- Outdoor Sport			
- Outdoor Sport (LA)			

Typology	Quantity standards		Access standard
	Main settlements & Housing Growth Areas	Parishes	
- Park and Recreation Ground			
Play Space	0.15	0.15	<ul style="list-style-type: none"> • Childs space: 480 metres or 10 minute walk • Teenage space: 600 metres or 12-13 minute walk
Total	3.65	3.55	

Overall, the district was found to have a shortfall in the provision of all types of open space, with the exception of natural and semi-natural greenspace which is abundant throughout much of the district. The study also recommended Quality Standards in relation to the different typologies.

3.3 Health and Deprivation Context

3.3.1 Introduction

Public Health England have published the 2017 Health Profile for Chichester District⁶. In summary, the health of people in Chichester is generally better than the England average. About 12% (2,200) of children live in low income families. Life expectancy for both men and women is higher than the England average.

As part of the Census 2011 residents were asked to assess their own state of health. More than 4 out of 5 (82.5%) residents stated that they are in good or very good health. 4,913 residents (4.4%) said they are in bad or very bad health.

Table 3 Health categories for Census 2011 for all districts and boroughs in West Sussex, compared to county, regional and national averages

	Very good health	Good health	Fair health	Bad health	Very bad health
Adur	42.7	36.6	15.0	4.5	1.2
Arun	42.0	36.8	15.6	4.4	1.2
Chichester	47.6	34.9	13.1	3.4	1.0
Crawley	47.6	35.9	12.1	3.5	1.0
Horsham	50.6	34.8	11.1	2.7	0.8
Mid Sussex	51.8	34.0	10.7	2.8	0.8

⁶ <http://fingertipsreports.phe.org.uk/health-profiles/2017/e07000225.pdf>

	Very good health	Good health	Fair health	Bad health	Very bad health
Worthing	44.2	36.1	14.4	4.2	1.1
West Sussex	47.0	35.5	13.0	3.6	1.0
South East	49.0	34.6	12.0	3.4	1.0
England	47.2	34.2	13.1	4.2	1.2

3.3.3 Index of Multiple Deprivation (IMD) Analysis

The Indices of Deprivation 2015 provide a set of relative measures of deprivation for small areas (Lower-layer Super Output Areas) across England, based on seven different domains of deprivation:

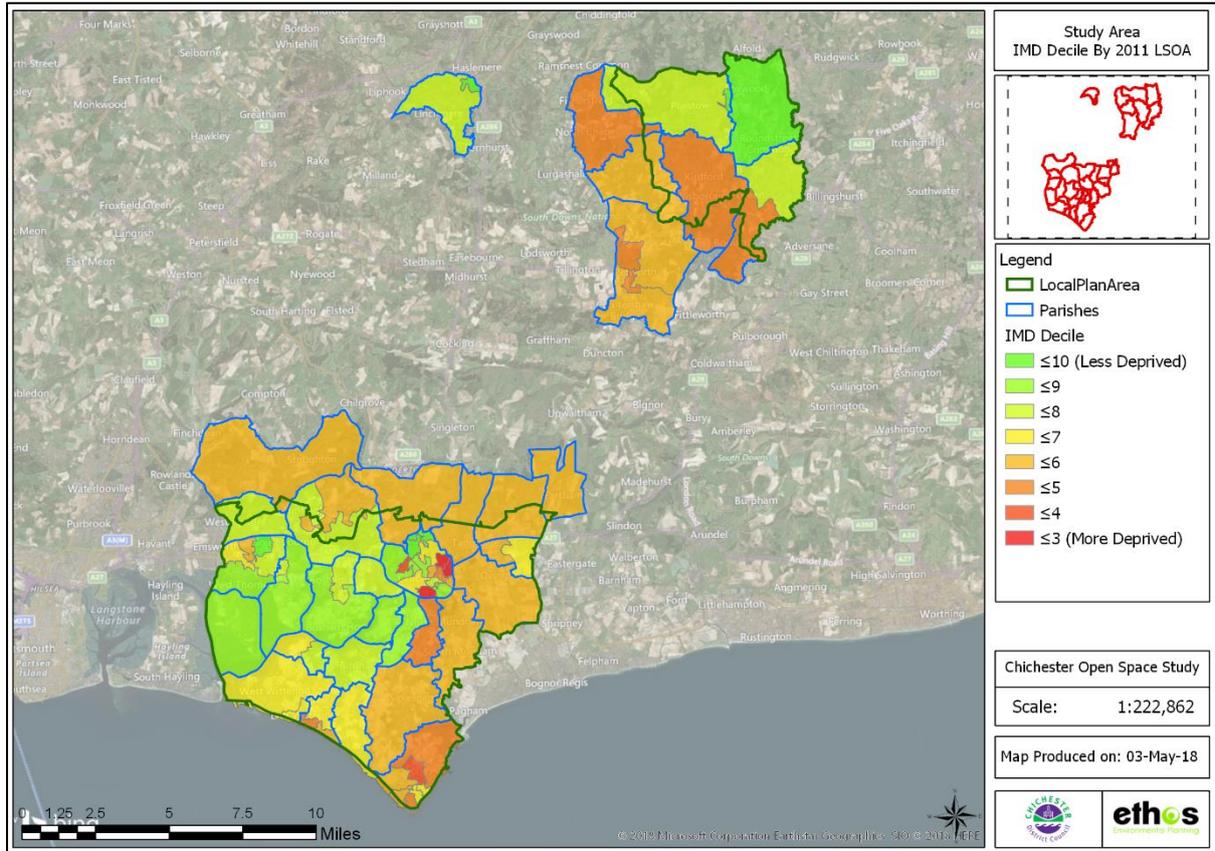
- Income Deprivation
- Employment Deprivation
- Education, Skills and Training Deprivation
- Health Deprivation and Disability
- Crime
- Barriers to Housing and Services
- Living Environment Deprivation

Each of these domains is based on a basket of indicators. As far as is possible, each indicator is based on data from the most recent time point available; in practice, most indicators in the Indices of Deprivation 2015 relate to the tax year 2012/13.

The Index of Multiple Deprivation (IMD) combines information from the seven domains to produce an overall relative measure of deprivation.

Figure 5 below shows the IMD rank for each LSOA within the district, where 1 is most deprived and 10 is least deprived.

Figure 5 IMD ranks in Chichester Study Area (by LSOA)



As can be seen from figure 5, levels of deprivation vary across the Study area, with some of the highest levels of deprivation occurring in the Parish of Chichester.

4.0 LOCAL NEEDS ASSESSMENT (STEP 1)

4.1 Introduction

The Community and Stakeholder Consultation Report (2017) examines local need for a wide range of different types of recreational open space. It draws upon a range of survey and analytical techniques including a review of consultation findings from relevant studies, questionnaire surveys and one to one stakeholder interviews. The work was undertaken from June to September 2017.

Questionnaire surveys were undertaken looking at the adequacy of current provision in terms of the quantity, quality and access, in relation to the various typologies of open space. The surveys were:

- A general household survey (online, with 424 surveys completed)
- A survey of Town and Parish councils
- Local groups and organisations' survey

In addition to the above a series of one-to-one stakeholder interviews/surveys were undertaken.

The results of this consultation and other analyses has helped amongst other things to inform the local standards (section 6 of this Open Space Study). Crucially it has also helped the study to understand local people's appreciation of open space, sport and recreation facilities, and the wider green infrastructure and the values attached by the community to the various forms of open spaces and facilities. This appreciation will have clear implications for the way in which open space, sport and recreation facilities are considered as part of plan- making, as well as in dealing with planning applications.

The key findings from the Community and Stakeholder Consultation (August 2017) are summarised below under 4 sections:

- General community consultation;
 - Neighbouring local authorities; and Town and Parish councils;
 - Parks, green spaces, countryside, and rights of way; and
 - Play and youth facilities.
-

4.2 General Community Consultation – Key Findings

This section provides some key consultation findings in relation to open space from the Chichester District household survey and public health stakeholders.

4.2.1 Quantity

- There are a number of open space typologies that respondents suggest there is a general need for more. 60% or more suggest a shortfall of facilities for teenagers (66%); footpaths, bridleways and cyclepaths etc (63%); and woodlands, wildlife areas and nature reserves (60%).
- Following this, other aspects where there was considered to be an overall shortfall by a majority were: informal open spaces (58%); children’s play areas (53%); local parks and recreation grounds (53%); water recreation facilities (51%); and artificial turf pitches (51%).
- A large majority thought that overall there are enough outdoor bowling greens (77%), of which 9% said that there are more than enough. Clear majorities also think that, in general there are enough grass playing fields (62%); MUGAs (58%); and tennis courts (58%).

4.2.2 Quality

- For all kinds of outdoor facilities/open spaces a majority of households suggested that in general they were of average or better quality (though the most common rating tended to be only "average").
- However, for some typologies there were notable levels of dissatisfaction with general levels of quality as noted below.
 - 38% of households highlighted the overall quality of outdoor facilities for teenagers as being either poor or very poor.
 - The quality of MUGAs and artificial turf pitches - was rated as poor or worse by at least 22% of respondents.
- Some kinds of facilities/open spaces were rated relatively highly in terms of quality. These include: parks and recreation grounds (56% rate quality in general as being good or very good); woodlands, wildlife areas and nature reserves (51% similarly); play areas (47%); and rights of way (45%).

4.2.2 Access

In general, the majority of household respondents report that they would not normally travel more than 15 minutes to visit the different kinds of open spaces and outdoor facilities. There is considerable variation however between the typologies.

For example, 50% of user households are prepared to travel 16 minutes or more to visit woodlands, wildlife areas and nature reserves; 46% of households are prepared to travel that long to make use of artificial turf pitches; and 41% to access water recreation facilities.

In contrast, for significant numbers of residents, facilities need to be much more locally accessible before they will be used (for example, play areas, parks and recreation grounds, and informal open space areas - for ball games, picnics, hobbies, dog walking etc).

- 65% of users would expect play areas to be within a 10 minute travel time, of which 32% would not wish to travel more than 5 minutes.
- 58% of users would expect allotments to be within a 10 minute travel time, of which 22% would not wish to travel more than 5 minutes.
- 56% of users would expect local parks/recreation grounds to be within a 10 minute travel time, of which 24% would not wish to travel more than 5 minutes.

For most typologies walking/cycling is the norm, most notably for facilities such as play areas (73%); footpaths/bridleways and cycle paths (75%); parks and recreation grounds (74%); and informal open spaces (71%). However, a majority of respondent households would normally drive to artificial turf pitches (55%).

Importance of footpath/cycle access

- 84% of households confirmed that they would be prepared to walk/cycle further if the quality of the route was improved. 85% also said that if the quality of the route was improved they would make the journey more often.

4.2.3 Priorities

- The category highlighted by the largest number of households as a high priority for potential improvement/new provision was better footpaths, bridleway and cyclepath provision (44%) and woodlands, wildlife areas and nature reserves (42%) followed by improved provision for teenagers (38%).
- Other notable high priorities for improvement noted by significant numbers were play areas; parks and local recreation grounds (35%); and informal open space.

4.2.4 Public Health and other issues

- Chichester District Council recognises the value and importance of access to open space, outdoor recreation facilities and indoor leisure facilities, in relation to improving health and wellbeing and in relation to residents' quality of life.
 - Whilst the Council does not have a specific public health strategy they have a work stream within the corporate plan that supports the health and wellbeing of Council staff and local communities.
 - The District Council Wellbeing Service aims to support adults to lead healthy lifestyles including being more active. A big part of being active is to help people understand how they can introduce activity into their daily lives and having access to parks and green spaces and leisure facilities is a key element of this.
 - In addition Chichester Wellbeing commissions a service from Westgate leisure called First Steps to Fitness which provides support to inactive members of our population to increase their activity levels.
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- The West Sussex County Council Public Health lead officer highlighted the general importance of open space, sport and recreation in relation to supporting a number of objectives of the Health and Wellbeing Board. A particular focus highlighted was the potential of open space and leisure services to help reduce child obesity levels.
- Some sectors of the community face particular barriers to access such as disabled people; children and young people; households in the more isolated rural areas and those in the more deprived wards of the study area

4.3 Neighbouring Local Authorities and Town/Parish Councils - Observations and key issues

4.3.1 Neighbouring Local Authorities – Cross-boundary Issues

Section 3.2 of the Community and Stakeholder Consultation Report (2017) briefly reviewed feedback from neighbouring Local Authorities in relation to the status of their open space strategies/associated studies and any cross-border issues of significance. The variety of documents and strategies in place (and their relevance to current planning policy) is considerable, embracing green infrastructure studies, open space strategies, and sport, recreation and play strategies. The approach adopted by each authority is very much locally derived.

Arun District Council highlighted joint working with Chichester District Council on the Coastal Plain element of the SDNPA GI Framework; and a number of cross-border sports pitch issues. The South Downs National Park also highlights joint working on this aspect. Otherwise few cross-border and wider strategic issues have been identified. There may be scope for other neighbouring local authorities to work together to make the most of accessible natural green space resources and to develop additional common themes and agendas.

It is notable that many authorities are currently involved with commissioning new open space related studies or updating previous strategies that are out of date.

The South Downs National Park noted that it is not preparing its own Open Space, Sports and Recreation Study. They note that they are working with some Districts (who have a sports/leisure provider function that they do not) with whom they overlap. They note that their emerging Local Plan policy will reference the standards recommended by such studies that cover whole districts including those areas which fall with the National Park planning area.

4.3.2 Town/Parish Councils

Section 3.3 of the Community and Stakeholder Consultation Report (2017) provided findings from the town and Parish councils' survey undertaken for the study. 20 of the 24 local Town and Parish councils responded.

General Overview

- 20 of the 24 Town/Parish councils who responded were directly responsible for the management of various local spaces and outdoor recreational facilities. Only five managed indoor halls.
- 14 of the local councils who responded noted that there was a need for additional or improved open space, play, sport and recreation facilities within their town or Parish.
- The sectors of the community most commonly identified as being poorly served in relation to their needs were children, young people/teenagers and various sports teams/clubs.

Common areas of concern

The needs and aspirations that individual Parishes identified were very varied. The more frequently highlighted typologies are:

- Indoor facilities – varied needs including village hall improvements, additional storage space, sports halls and swimming pools.
- Parks and recreation grounds – mainly highlighting a need for additional space for such provision in relation to population/housing growth.
- Play areas, youth facilities and MUGAs – a mix of new provision and refurbishments and improvement to existing facilities.

Quality factors - open space provision

The quality factors most commonly deemed to be of a high priority as regards recreational public open spaces are that:

- They should be easy to get to for all members of the community; and internally they should be easy to get around.
- They should be safe and secure for those using them.
- Equipment and grounds should be of high quality and well maintained - they should be clean and free from litter and graffiti.
- Spaces need to be designed and managed so that noise and antisocial behaviour is minimised.

Other factors specifically highlighted included:

- Design and management of open spaces should encourage biodiversity.
 - Provision of useful information and Interpretation is important, particularly for sites with environmental and heritage interest.
 - Accessibility for disabled people and mobility scooters.
 - Provision of adequate car parking.
 - The recent drive towards leaving entire open space areas as 'Wild Flower Meadows' with just mown paths can present difficulties as in practice these areas can be
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unmanageable, unusable and unsightly. It can take many years of careful management to create a successful wild flower meadow when starting from an area which is a poor state to begin with. When outdoor space is limited in a Parish, this may not represent the best use of that entire open space area and be of the best benefit to the residents.

Detailed responses on open space typologies

The Parish councils provided detailed responses relating to aspects of quantity, quality and access for the various elements of open spaces surveyed.

4.4 Parks, Natural Green Space and Rights of Way - Key Findings

4.4.1 Overview

- Public Health leads at both the District and County Council highlight the important role that open space provision can have in relation to improving health and wellbeing.
- Providing and maintaining sufficient good quality open spaces and outdoor recreation facilities supports a number of objectives in the District Council Corporate Plan.
- The importance of partnership working, both with strategic organisations, local groups and through Town and Parish councils etc. is highlighted.
- Priory Park has the potential to be developed and improved further to become a flagship park for the city. Florence Park is a good example of a planned community approach. It has toilets, an on-site café, a good play area and a community room. The 'Friends of' Group is very active.
- Natural England suggests that the ANGst standard should be a starting point for developing a standard for natural and semi natural green space. Variations from this standard should be justified.
- The Woodland Trust Woodland Access Standard (WASst - endorsed by Natural England) provides guidance on access to Woodland, which should also be taken into consideration.
- Many stakeholders highlight the importance of biodiversity and having multi-functional open spaces that take biodiversity into account in relation to design and maintenance. A number of stakeholders also note the need to balance access and outdoor recreation with conservation in environmentally sensitive areas.
- The importance of biodiversity, ecological networks and the health and wellbeing benefits associated with access to good quality open space were key issues highlighted throughout the consultation.

4.4.2 Quantity

- The District Council Green Space Officer suggested that overall in terms of parks and green space in Chichester City there is no obvious shortfall in the quantity of provision; but quality is variable – need for improvement in some areas.
- He also noted that while the District Council manages many sites in Chichester City elsewhere across the District the key managers of open spaces tend to be strategic

organisations such as the RSPB, National Trust, Wildlife Trust and Town and Parish councils.

Household Survey:

- 60% or more of respondents suggest a need for more footpaths, bridleways and cyclepaths; and woodlands, wildlife areas and nature reserves.
- Other aspects where there was considered to be an overall shortfall by a majority were: informal open spaces, local parks and recreation grounds and water/coastal recreation sites.

4.4.3 Quality

- The District Council Green Space Manager notes that generally quality is quite good though budgets for maintenance have been reduced over recent years meaning that there is little scope for new or significant refurbishment of existing provision without significant funding being secured.
- He also noted that it would be useful to develop a strategic plan to prioritise needs for development, refurbishment and maintenance. Currently however due to reducing budgets the primary aim is simply to maintain the quality of existing facilities.

Household survey:

- For all kinds of outdoor facilities/open spaces a majority of households suggested that in general they were of average or better quality (though the most common rating tended to be only "average").
- Some kinds of facilities/open spaces were rated highly in terms of quality. These include: parks and recreation grounds; woodlands, wildlife areas and nature reserves; and rights of way.

Community group survey:

- Nearly all of the groups suggested that the quality of parks and recreation grounds is either good or very good.
 - Similarly, the quality of water recreation facilities including beaches, the coast, canals, lakes etc; and wildlife areas, nature reserves and woodlands were rated highly by a clear majority.
 - The quality of footpaths bridleways and cyclepaths is rated as at least adequate with more rating them as good than adequate. Similarly, for amenity green spaces such as grassed areas for dog walking, informal games, picnics etc.
 - Groups are generally less happy with the quality of allotments with more rating them as adequate or poor than rating them as good.
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4.4.4 Access

Household survey:

- In general, the majority of household respondents report that they would not normally travel more than 15 minutes to visit the different kinds of open spaces and outdoor facilities. There is considerable variation however between the typologies.
- The detailed findings relating to acceptable access times to the various typologies will be considered in detail to help determine the access elements of relevant standards for different kinds of open space.
- 84% of households confirmed that they would be prepared to walk/cycle further if the quality of the route was improved. 85% said that if the quality of the route was improved they would make the journey more often.

4.4.5 Other points raised

- Some sectors of the community face particular barriers to access such as disabled people, children and young people, households in the more isolated rural areas and those in the more deprived areas of the District.

The District Council Green Space Manager noted that for District Council sites access for disabled people is generally good and care is taken to maximise access in line with the good practice guidance relating to the different kinds of open space/facility.

4.5 Play and Youth Facilities - Key Findings

4.5.1 Quantity

The District Council Sport & Leisure Development Manager noted that:

- There is a need for more and better play facilities across the district, particularly for older children.
- Overall, there is still a shortage of teenage play provision, adventurous and challenging play etc. There is limited provision of wheeled sports facilities. There is no dedicated official facility for BMX. There is demand but insufficient provision.

Residents survey:

- A clear majority (66%) of households suggest that overall there are not enough facilities for teenagers across the District.
- A small majority (53%) also thought that overall there is a shortfall in children's play areas.

4.5.2 Quality

The District Council Green Space Officer noted that:

- The play area at Priory Park is a good example of the standard the Council should be aiming at in terms of quality/design etc. Whyke Oval has recently been provided with improved facilities for young children (teenage facilities are also good).
- Many play areas across the District are of quite poor quality when looked at in relation to the design recommendations from Play England.
- The Amphitheatre play area in Velyn Avenue, Chichester would benefit from a refurbishment, but this is difficult to achieve due to its Heritage status.

Residents survey:

- 38% of households highlighted the overall quality of outdoor facilities for teenagers as being either poor or very poor; 28% rate them as good or very good.
- This contrasts with children’s play areas where 47% rate them as being good or very good compared to 14% rating them as poor or very poor.

4.5.3 Access

District Council Green Space and Leisure Officers noted that:

- Pedestrian and cycle access to parks in Chichester is generally good and over recent years, a number of paths have been repaired and resurfaced.
- In Florence Park (Chichester) there has been demand for a wheelchair swing. This provision is currently being considered.

Residents survey:

- 65% of users would expect play areas to be within a 10 minute travel time, of which 32% would not wish to travel more than 5 minutes.
- 78% of users would expect youth facilities to be within a 15 minute travel time; of which 33% would not wish to travel more than 10 minutes, and 16% no more than 5 minutes.

Community Organisations Survey:

- A number of organisations commented on the need for improved access for disabled children and young people.

4.5.4 Other Issues / General Observations

- The District Council Green Space Officer noted the difficulty in maintaining the quality and adequate maintenance of play and youth facilities when budgets are reducing; and that a number of sites are still in need of refurbishment.
 - Many Town and Parish councils manage play areas and youth facilities and have aspirations for improved provision.
 - The value of play in relation to improvements to children and young people’s health and wellbeing was highlighted by a number of stakeholders.
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- Stakeholders noted the need for well-designed play and youth facilities, the value of consultation with young people and the wider community in that process, and the potential for natural landscaped play areas in which play equipment may not be necessary or simply be a small element of the overall design.
- Play England provide useful guidance on play and spatial planning; play space design; and managing risk in play. Some of these could be adopted as guidance and Supplementary Planning Documents.

4.6 Concluding remarks

The survey work, stakeholder consultation, desk-based research and group sessions have highlighted a wide range of issues of value to the Open Space, Sports and Recreation Assessment. There is a strong degree of consistency across the various sources on key areas of local need and aspiration from which we can be confident that the findings are robust and reliable, providing a strong evidence base to be combined with the detailed facilities audit.

The findings and evidence highlighted in the Community and Stakeholder Consultation Report (2017) will feed into:

- the development of open space policy statements; and
 - the standards for typologies of open spaces (quantity, quality and access elements).
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5.0 AUDIT OF EXISTING OPEN SPACE ASSETS

5.1 General approach

This section sets out the typologies which have standards developed or have been included within the quantitative or access analysis. The typologies of open space have drawn on guidance provided within PPG17, and through discussions with the project Steering Group. The agreed list of typologies are seen to be locally derived and appropriate for the type and range of open spaces that exist within the district.

Although sites have been categorised into different typologies, the multifunctionality of different types of open space is important to recognise e.g. amenity green space, natural green space, parks and recreation grounds and allotments may all provide numerous functions such as providing space for recreation, habitat for wildlife conservation, flood alleviation, improving air quality, and providing food growing opportunities. Linked to this are the intrinsic benefits of open space, such as providing an attractive landscape or improving health and wellbeing.

The following typologies have been set:

Table 4 Chichester Local Plan Area typologies

Typologies mapped with standards	Typologies mapped but no standards ⁷
<ul style="list-style-type: none"> • Allotments • Amenity Green Space (>0.40 ha) • Natural Green Space • Park and Recreation Grounds: <ul style="list-style-type: none"> - <i>Parks and Recreation Grounds</i> - <i>Outdoor Sports Space (Fixed)</i> • Play Space (Children) • Play Space (Youth) • Accessible Natural Green Space 	<ul style="list-style-type: none"> • Education sites • Churchyards and Cemeteries • Outdoor Sports Space (Private) • Beach and Headland

⁷ An explanation for not developing standards for these typologies is outlined in the following sections

Open Space Typologies with standards

5.1.1 Allotments



Allotments provide areas for people to grow their own produce and plants. It is important to be clear about what is meant by the term ‘Allotment’. The Small Holdings and Allotments Act 1908 obliged local authorities to provide sufficient allotments and to let them to persons living in their areas where they considered there was a demand. The Allotment Act of 1922 defines the term ‘allotment garden’ as:

“an allotment not exceeding 40 poles⁸ in extent which is wholly or mainly cultivated by the occupier for the production of vegetable or fruit crops for consumption by himself or his family”

The Allotments Act of 1925 gives protection to land acquired specifically for use as allotments, so called Statutory Allotment Sites, by the requirement for the need for the approval of Secretary of State in event of sale or disposal. Some allotment sites may not specifically have been acquired for this purpose. Such allotment sites are known as “temporary” (even if they have been in use for decades) and are not protected by the 1925 legislation.

⁸ 40 Poles equals 1,210 square yards or 1,012 square metres. A Pole can also be known as a Rod or Perch

5.1.2 Amenity Green Space



The category is considered to include those spaces (minimum 0.15 ha in size) open to free and spontaneous use by the public, but neither laid out nor managed for a specific function such as a park, public playing field or recreation ground; nor managed as a natural or semi-natural habitat. These areas of open space will be of varied size, but are likely to share the following characteristics:

- Unlikely to be physically demarcated by walls or fences.
- Predominantly laid down to (mown) grass.
- Unlikely to have identifiable entrance points (unlike parks).
- They may have shrub and tree planting, and occasionally formal planted flower beds.
- They may occasionally have other recreational facilities and fixtures (such as play equipment or ball courts).

Examples might include both small and larger informal grassed areas in housing estates and general recreation spaces. They can serve a variety of functions dependent on their size, shape, location and topography. Some may be used for informal recreation activities, whilst others by themselves, or else collectively, contribute to the overall visual amenity of an area.

It should be noted that amenity green spaces smaller than 0.15 ha were not included within the analysis for this typology, as it is considered that these sites will have limited recreation function and therefore should not count towards open space provision.

5.1.3 Park and Recreation Grounds



This typology brings together the function of Parks and Recreation Grounds and Outdoor Sports Space as identified in the former PPG17 typology. The distinction between the two typologies in the study area is blurred, with very few formal gardens and many parks and/or outdoor sports space having multi-functions used for both informal and formal recreation. The consultation undertaken indicated that people refer to their local park or rec, and communities do not make a distinction between outdoor sports space and parks and recreation grounds. Therefore, for the study an overarching typology for Park and Recreation Grounds has been used.

For the purpose of this study, a Park and Recreation Ground is defined as an open space that:

- Has at least two facilities e.g. a children's play area and tennis courts, or;
- Has provision for formal sport e.g. football or cricket pitch (informal football would be excluded);
- Includes private sports grounds where there is open public access i.e. although it is private (e.g. managed by a football club), access is allowed for informal recreation.

Those outdoor sports grounds which have no public access at all have been mapped as Outdoor Sport (Private), as set out in section 5.1.7.

This typology comprises the general open space surrounding play areas, sports facilities etc. used for general recreation and includes those areas laid out as pitches which are accessible i.e. they can be walked over/used informally. Pitches which have no access e.g. they are

fenced off/private managed have been mapped as Outdoor Sport (Private) and are not included within the quantity analysis for parks and recreation grounds.

The quantity analysis for Parks and Recreation Grounds also includes fixed outdoor sports space (comprising all other non-pitch based provision including tennis courts, outdoor gyms and bowling greens) which are publicly accessible/available to book. Those facilities that are managed by a club and are not freely accessible are mapped as Outdoor Sport (Private) and are not included within the quantity analysis (see section 5.1.7).

The quantity figure for Parks and Recreation Grounds excludes the provision of children and youth play spaces which have a separate typology (see section 5.1.4).

Parks and Recreation Grounds take on many forms, and may embrace a wide range of functions including:

- Play space of many kinds;
- Provision for a range of formal pitch and fixed sports;
- Informal recreation and sport;
- Providing attractive walks and cycle routes to work;
- Offering landscape and amenity features;
- Areas of formal planting;
- Providing areas for 'events';
- Providing habitats for wildlife;
- Dog walking.

When mapping this type of provision, a multi-functional approach to mapping has been adopted as shown in figure 4, where play spaces, youth spaces and fixed outdoor sports facilities (e.g. tennis courts, bowling greens) are separately mapped. Individual playing pitches (e.g. football, rugby) are not separately mapped as the assessment of these facilities is included within the separate playing pitch study.

The recommended standards for this typology are intended to provide sufficient space. The Playing Pitch Strategy deals with some of the detail i.e. supply of pitches and how they will be laid out.

5.1.4 Play Space (Children and Youth)



It is important to establish the scope of the Study in terms of this type of open space. Children and young people will play/‘hang out’ in almost all publicly accessible “space” ranging from the street, town centres and squares, parks, playing fields, “amenity” grassed areas etc. as well as the more recognisable play and youth facility areas such as equipped playgrounds, youth shelters, BMX and skateboard parks and Multi Use Games Areas (MUGAs) etc. Clearly many of the other types of open space covered by this Study will therefore provide informal play opportunities.

To a child, the whole world is a potential playground: where an adult sees a low wall, a railing, kerb or street bench, a child might see a mini adventure playground or a challenging skateboard obstacle. Play should not be restricted to designated ‘reservations’ and planning and urban design principles should reflect these considerations.

However, there are a number of recognised types of play area including Local Areas for Play (LAPs), Local Equipped Areas for Play (LEAPs), Neighbourhood Equipped Areas for Play (NEAPs), school playgrounds, informal ball courts, and ‘hang out’ areas.

The Study has recorded the following:

- Play Space
- Teenage Facilities

The former comprises equipped areas of play that cater for the needs of children up to and around 12 years of age. The latter comprises informal recreation opportunities for, broadly, the 13 to 16/17 age group, and which might include facilities like skateboard parks, basketball courts and ‘free access’ MUGAs. In practice, there will always be some blurring around the edges in terms of younger children using equipment aimed for youths and vice versa.

The previous open space study (2013) recommended a combined quantity standard for children's and youth play space, with a separate access standard for each, acknowledging the needs of different users. The current study goes further and recommends separate quantity standards for children's and youth play space.

Play space (Children)

Play Areas are an essential way of creating safe but adventurous places for children of varying ages to play and learn. The emphasis in play area management is shifting away from straightforward and formal equipment such as slides and swings towards creating areas where imagination and natural learning can flourish through the use of landscaping and natural building materials and the creation of areas that need exploring.

Play Space (Youth)

This category includes skate parks/BMX tracks and MUGAs for ease, as most of these are predominantly used by young people and have been installed with this key client group in mind.

Teenagers should not be ignored, it is important to create areas for 'hanging out' such as shelters and providing them with things to do such as bike ramps. Currently recognisable provision for teenagers is few and far between.

5.1.5 Accessible Natural Green Space



For the purpose of this study, natural and semi-natural green space covers a variety of spaces including meadows, woodland, copses, river valleys and lakes all of which share a trait of having natural characteristics and biodiversity value and are also partly or wholly accessible for informal recreation.

The nature of the geography of Chichester means there are large tracts of open countryside, much of this is private land used for farming, however, there is significant access to the countryside provided through the rights of way network. It was not the intention of this audit to survey and map all these areas, but to focus on sites where there are definitive boundaries or areas of natural green space which have some form of public access.

Access to these spaces may be provided via statutory rights of access or permissive codes allowing the public to wander freely, or via defined Rights of Way or permissive routes running through them. In some cases, access may not be fully clear, however, there is evidence of some level of informal use and access.

Some sites may provide access in different ways, for example, rivers or lakes are often used for water recreation (e.g. canoeing, fishing, sailing). Whilst access may not be available fully across all areas of these sites (e.g. the middle of a lake or dense scrub in a woodland), the whole site has been included within the assessment.

Some natural spaces were found to have no access at all, and whilst they cannot be formally used by the general community, they can be appreciated from a distance, and contribute to visual amenity, green infrastructure and biodiversity. Whilst every effort was made to exclude

these spaces from the assessment, as already identified, in certain sites access was not always clear.

The local consultation and research elsewhere (Natural England⁹) have identified the value attached to natural spaces for recreation and emotional well-being. A sense of ‘closeness to nature’ with its attendant benefits for people is something that is all too easily lost in urban areas. Natural green spaces can make important contributions towards local Biodiversity Action Plan targets and can also raise awareness of biodiversity values and issues.

A combined standard for amenity green space and natural green space is recommended for assessing the requirements for new provision (see section 6.3 and 6.6), in order to provide new open spaces that have both recreational and biodiversity value, in accordance with the NPPF. Existing provision of natural green space is analysed using the Natural England Accessible Natural Green Space (ANGSt) Standard (see section 6.6), which only considers sites above 20ha. The importance of smaller (<20ha) natural green spaces for informal recreation and wildlife/habitat conservation is recognised, however the supply of these smaller sites has not been analysed as part of this study. Tables 5, 6 and 7 provide quantity figures for accessible natural green space.

Open space typologies with no standards

5.1.6 Education

Many schools and colleges have open space and sports facilities within their grounds. This may range from a small playground to large playing fields with several sports pitches. More often than not, public access to these spaces is restricted and in many cases forbidden. Nevertheless, many of the sports facilities are used by local people on both an informal and formal basis.

Sports clubs may have local informal arrangements with a school to use their pitches, and in some cases more formal ‘dual-use’ agreements may be in place. School grounds can also contribute towards the green infrastructure and biodiversity of an area.

Quantity and access standards have not been proposed for education sites. This is because they are not openly accessible to the public and whilst important to the local community, there is less opportunity for the Council to influence their provision and management. Furthermore, community access to education sites is assessed within the separate playing pitch strategy for Chichester.

5.1.7 Outdoor Sport (Private)

Outdoor sports spaces with no public access (e.g. private sports grounds), have also been recorded and mapped where known. Private sport space makes up an important part of outdoor sports provision across the District and forms an important part of the community

⁹ Natural England have published a variety of health and the natural environment publications at <http://publications.naturalengland.org.uk/category/127020>

facilities. The private sports spaces have been mapped separately to publicly accessible sites, to determine exact provision of the different types of provision.

This typology includes golf courses, where more often than not, public access is restricted. Nevertheless, these facilities are used by local people and they form part of the Green Infrastructure network.

This typology also includes fixed outdoor sports space (including tennis courts and bowling greens) which are privately managed, and not accessible.

No quantity or access standards for provision have been set, as it is outside the scope of this study to make recommendations related to requirements for new provision.

The separate playing pitch strategy and built leisure facilities strategy covers this typology in more detail.

5.1.8 Churchyards and Cemeteries

The District has numerous churches and cemeteries, and these provide significant aesthetic value and space for informal recreation such as walking and relaxing. Many are also important in terms of biodiversity. Their importance for informal recreation, aesthetic value and contribution towards biodiversity must be acknowledged, and as such, investment in their upkeep, maintenance and quality is an important factor. Churchyards and Cemeteries have been identified and mapped where known, however, no quantity or access standard for provision have been set, as it is outside the scope of this study to make recommendations related to requirements for new provision.

5.1.9 Beach and Headland

The southern part of the district borders some fine coastland, including beaches and harbours which are important for biodiversity, recreation and tourism. The coastline differs in its character, from shingle ridges, sandy beaches, salt marsh and harbours. The coastline includes some internationally important sites for biodiversity and are afforded high levels of protection and designation. Whilst no specific quantity or access standards are proposed for this typology, the study does include an assessment of the resource.

5.2 Existing provision of open space

5.2.1 Provision across the Chichester Local Plan Area

The following table shows the average existing provision of open space in hectares and hectares per thousand population across the Local Plan area. The figures for 'Park and Recreation Grounds (combined)' include a combination of the following typologies:

- Park and Recreation Grounds; and
- Outdoor Sport (Fixed).

Table 5 Summary of existing provision of open space across the Chichester Local Plan Area

Typology	Existing Provision (ha)	Existing Provision (ha/1000)
Allotments	14.36	0.16
Amenity Green Space	45.05	0.50
Parks and Recreation Grounds (combined)	91.45	1.01
<i>Parks and Recreation Grounds</i>	<i>89.07</i>	<i>0.98</i>
<i>Outdoor Sport (Fixed)</i>	<i>2.38</i>	<i>0.03</i>
Play (Child)	2.95	0.03
Play (Youth)	1.10	0.01
Accessible Natural Green Space	1302.56	14.33
Cemeteries and Churchyards	28.05	0.31
Education	185.78	2.04
Outdoor Sport (Private)	23.73	0.26
Beach and Headland	139.22	1.53

The following tables shows the average existing provision of open space in hectares (table 6) and ha/1000 population (table 7) for each of the Parishes in the Local Plan area.

5.2.2 Mapping of open space

For each of the sub areas (see figure 1 and part 2 of this report), a map showing the provision of open space has been provided. A GIS database of all sites has also been provided to the council.

Table 6 Existing provision of open space (hectares) in Parishes

Parish	Allotments	Amenity Green Space	Parks and Recreation Grounds (combined)	Parks and Recreation Grounds	Outdoor Sport (Fixed)	Outdoor Sport (Private)	Play (Child)	Play (Youth)	Accessible Natural Green Space	Education	Cemeteries and Churchyards
Appledram	0	0	0	0	0	0	0	0	0	0	0
Birdham	0	0	2.52	2.52	0	1.81	0.06	0	0	1.34	0.35
Bosham	0	0.86	1.03	1.03	0	1.8	0.1	0.01	0.49	0.36	1.28
Boxgrove	0	0.01	1.95	1.95	0	0	0.04	0.01	0	1.18	0.73
Chichester	6.16	17.15	30.8	29.65	1.15	0	0.59	0.19	10.03	64.8	9.7
Chidham and Hambrook	0	0	0	0	0	0	0.08	0	0	0.57	0.19
Donnington	0	3.03	0.39	0.39	0	0	0.1	0.02	0	0	0
Earnley	0	0	0	0	0	0	0	0	0	0	0
Eartham	0	0	0	0	0	0	0	0	92.16	6.26	0.22
East Wittering	0	1.28	5.65	5.52	0.13	0	0.11	0.09	0	3.82	0.21
Ebernoe	0	0	0.82	0.82	0	0	0	0	135	0	0.11
Fishbourne	0	0.16	5.95	5.38	0.57	0	0.1	0.05	0	1.36	0.4
Funtington	0	1.49	0	0	0	1.18	0.02	0	42.01	8.18	1.13
Hunston	0.67	0	1.83	1.83	0	0	0.09	0.1	0	0	0.28
Kirdford	0	1.18	2.49	2.43	0.06	0	0.03	0.01	129.58	0	0.87
Lavant	0.98	3.54	0	0	0	0	0.18	0.03	29.69	2.7	0.56
Linchmere	0.21	2.22	2.26	2.26	0	3.35	0.17	0.03	336.35	26.27	0.55
Loxwood	0	0.56	3.92	3.92	0	0.77	0.04	0	41.4	0.83	0.89
North Mundham	0	0	2.29	2.18	0.11	0	0.08	0.04	0	0.82	0.54
Northchapel	0.48	1.71	0	0	0	0	0.07	0	2.24	0.46	0.48
Oving	0	0	1.11	1.11	0	0	0.02	0.07	0	39.35	0.32
Petworth	1.71	1.8	4.27	4.27	0	0.52	0.14	0.02	146.81	4.35	2.73
Plaiستow	0	0.27	2.68	2.68	0	0.06	0.08	0	2.6	1.05	0
Selsey	0.22	3.54	5.43	5.43	0	4.74	0.26	0.27	1.21	8.37	1.36
Sidlesham	0	0	2.56	2.55	0.01	0	0.09	0	0	0.99	0.67
Southbourne	0.08	0	2.01	2.01	0	0.13	0.13	0	3.36	8.56	0
Stoughton	0	0.16	0	0	0	3.19	0	0	270.64	0	0.07
Tangmere	0.8	0.9	3.53	3.44	0.09	0	0.08	0.11	0.4	1.22	0.31

Parish	Allotments	Amenity Green Space	Parks and Recreation Grounds (combined)	Parks and Recreation Grounds	Outdoor Sport (Fixed)	Outdoor Sport (Private)	Play (Child)	Play (Youth)	Accessible Natural Green Space	Education	Cemeteries and Churchyards
West Itchenor	0	0	0	0	0	1.38	0	0	0.98	0	0.14
West Wittering	1.14	1.47	3.89	3.65	0.24	0.39	0.07	0	0	0.61	0.92
Westbourne	1.52	0	2.12	2.11	0.01	1.02	0.13	0.06	0	0.64	2.15
Westhampnett	0	2.63	0	0	0	1.91	0.08	0	0	0.77	0
Wisborough Green	0.39	1.08	1.94	1.94	0	1.49	0.03	0	20.09	0.93	0.91

Table 7 Existing provision of open space (ha/1000 population) in Parishes

Parish	Allotments	Amenity Green Space	Parks and Recreation Grounds (combined)	Parks and Recreation Grounds	Outdoor Sport (Fixed)	Outdoor Sport (Private)	Play (Child)	Play (Youth)	Accessible Natural Green Space	Education	Cemeteries and Churchyards
Appledram	0	0	0	0	0	0	0	0	0	0	0
Birdham	0	0	1.7	1.7	0	1.22	0.04	0	0	0.9	0.24
Bosham	0	0.3	0.36	0.36	0	0.62	0.03	0	0.17	0.12	0.44
Boxgrove	0	0.01	2.04	2.04	0	0	0.04	0.01	0	1.23	0.76
Chichester	0.23	0.64	1.15	1.11	0.04	0	0.02	0.01	0.37	2.42	0.36
Chidham and Hambrook	0	0	0	0	0	0	0.06	0	0	0.42	0.14
Donnington	0	1.47	0.19	0.19	0	0	0.05	0.01	0	0	0
Earnley	0	0	0	0	0	0	0	0	0	0	0
Eartham	0	0	0	0	0	0	0	0	830.27	56.4	1.98
East Wittering	0	0.27	1.21	1.19	0.03	0	0.02	0.02	0	0.82	0.05
Ebernoe	0	0	3.85	3.85	0	0	0	0	633.8	0	0.52
Fishbourne	0	0.07	2.56	2.31	0.25	0	0.04	0.02	0	0.58	0.17
Funtington	0	0.96	0	0	0	0.76	0.01	0	27.12	5.28	0.73
Hunston	0.53	0	1.46	1.46	0	0	0.07	0.08	0	0	0.22
Kirdford	0	1.11	2.34	2.29	0.06	0	0.03	0.01	121.9	0	0.82
Lavant	0.59	2.14	0	0	0	0	0.11	0.02	17.93	1.63	0.34

Parish	Allotments	Amenity Green Space	Parks and Recreation Grounds (combined)	Parks and Recreation Grounds	Outdoor Sport (Fixed)	Outdoor Sport (Private)	Play (Child)	Play (Youth)	Accessible Natural Green Space	Education	Cemeteries and Churchyards
Linchmere	0.09	0.93	0.94	0.94	0	1.4	0.07	0.01	140.61	10.98	0.23
Loxwood	0	0.38	2.65	2.65	0	0.52	0.03	0	27.97	0.56	0.6
North Mundham	0	0	1.91	1.82	0.09	0	0.07	0.03	0	0.68	0.45
Northchapel	0.6	2.15	0	0	0	0	0.09	0	2.81	0.58	0.6
Oving	0	0	1.06	1.06	0	0	0.02	0.07	0	37.44	0.3
Petworth	0.56	0.59	1.41	1.41	0	0.17	0.05	0.01	48.5	1.44	0.9
Plaistow	0	0.14	1.41	1.41	0	0.03	0.04	0	1.37	0.55	0
Selsey	0.02	0.33	0.51	0.51	0	0.44	0.02	0.03	0.11	0.78	0.13
Sidlesham	0	0	2.19	2.18	0.01	0	0.08	0	0	0.85	0.57
Southbourne	0.01	0	0.32	0.32	0	0.02	0.02	0	0.54	1.37	0
Stoughton	0	0.24	0	0	0	4.84	0	0	410.68	0	0.11
Tangmere	0.3	0.34	1.34	1.31	0.03	0	0.03	0.04	0.15	0.46	0.12
West Itchenor	0	0	0	0	0	4.78	0	0	3.39	0	0.48
West Wittering	0.42	0.54	1.44	1.35	0.09	0.14	0.03	0	0	0.23	0.34
Westbourne	0.66	0	0.92	0.91	0	0.44	0.06	0.03	0	0.28	0.93
Westhampnett	0	3.71	0	0	0	2.69	0.11	0	0	1.09	0
Wisborough Green	0.28	0.76	1.37	1.37	0	1.05	0.02	0	14.21	0.66	0.64

6.0 THE DEVELOPMENT OF STANDARDS

6.1 Introduction

Following the completion of the assessment of local needs and the audit of provision (the first two steps of this study), new standards of provision for open space are proposed below. This section explains how the standards for the Chichester Local Plan Area have been developed, and provides specific information and justification for each of the typologies where standards have been proposed.

The justification for the standards draws on consultation from the recent resident and stakeholder surveys, and where relevant, makes comparisons with evidence from the 2013 study. This comparison is particularly useful in assessing if there has been any significant change in opinions and perceptions of open space in the Chichester Local Plan Area, which in turn informs the need for revised standards.

The standards for open space have been developed in-line with the NPPF. Standards comprise the following components:

- **Quantity standards:** These are determined by the analysis of existing quantity, consideration of existing local and national standards and benchmarks and evidence gathered from the local needs assessment. It is important that quantity standards are locally derived and are realistic and achievable. The recommended standards need to be robust, evidence-based and deliverable through new development and future mechanisms of contributions through on-site provision and the Community Infrastructure Levy (CIL).
- **Accessibility standards:** These reflect the needs of potential users. Spaces likely to be used on a frequent and regular basis need to be within easy walking distance and to have safe access. Other facilities where visits are longer but perhaps less frequent, for example country parks, can be further away. Consideration is also given to existing local or national standards and benchmarks.
- **Quality standards:** The standards for each form of provision are derived from the quality audit, existing good practice and from the views of the community and those that use the spaces. Again, quality standards should be achievable and reflect the priorities that emerge through consultation.

The standards that have been proposed are for minimum guidance levels of provision. So, just because geographical areas may enjoy levels of provision exceeding minimum standards does not mean there is a surplus, as all such provision may be well used.

6.2 Allotments

Summary of quantity and access standard

Table 8 Quantity and access standards for allotments

Quantity Standard	Access Standard
0.30 ha/1000 population	600m (12-13 minutes straight line walk time)

Existing national or local standards

National standards for allotments and other such open spaces are difficult to find. The closest thing to such standards appears to be those set out by the National Society of Allotment and Leisure Gardeners (NSALG). These are as follows:

- Standard Plot Size = 330 sq yards (250sqm)
- Paths = 1.4m wide for disabled access
- Haulage ways = 3m wide
- Plotters shed = 12sqm
- Greenhouse = 15sqm
- Polytunnel = 30sqm

The previous open space assessment (2013) recommended the following local standards for allotments:

- Quantity: 0.40 ha per 1000 population for main settlements and proposed housing growth areas, and 0.30 ha per 1000 population for all other areas.
- Access: 480m (10 minutes straight line walk time).

Quantity standard for allotments

- The household survey identified 73% of all respondents from the household survey 'never' use allotments (this was the second least used type of open space facility);
- The existing average level of provision across the study area is 0.16 ha/1000. Numerous Parishes have no provision, of those that do have allotments, the level of provision does vary significantly;
- The household survey identified 48% of people felt there should be more allotments (compared to 35% from the previous assessment), however, 45% felt there are enough;
- Consultation with Parish Councils identified several areas where there is a need for more allotments, however in a number of areas it was identified that there was sufficient provision (with no waiting lists);
- The trend for smaller gardens in new development is likely to increase demand;
- The previous assessment recommended differing quantity standards for main settlements/housing growth areas. On reflection, it is considered that a single standard across the study area is most achievable and deliverable;

- Based on the above, there is a justified need for an increase in levels of provision and therefore a standard of 0.30 ha/1000 is recommended for analysing existing provision and for new provision.

Access standard for allotments

- Responses received in relation to acceptable travel times to allotments from the household survey identified a mix in responses, with 22% wanting allotments within 5 minutes, 36% within 10 minutes, 22% within 15 minutes and 11% up to 20 minutes; of this, 40% walk to allotments and 38% drive.
- It is considered that the availability of allotments is more important than having them very close to home, nevertheless there is some demand for facilities relatively nearby. Therefore, a standard of no more than 12-13 minutes walk time (600 metres straight line walk time) is proposed. This is a slight increase compared to the previous assessments access standard, but is justified considering the most recent consultation results, including the fact that nearly equal percentages of respondents walk and drive.

Quality standards for allotments

The residents survey identified that 8% and 31% of people felt allotments were very good or good, whilst the majority, 42% felt they were average.

Compared to other typologies of open space, fewer comments were received in relation to the quality of allotments, furthermore 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 twofold:

- 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;
- and 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 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; and
- Notice boards.

6.3 Amenity Green Space

Summary of quantity and access standard

Table 9 Quantity and access standards for amenity green space

Quantity Standard	Access Standard
0.6 ha/1000 population for analysing existing provision	600 metres (12-13 minutes straight line walk time)
1.0 ha/1000 (to include natural green space) for assessing requirements for new provision	

Existing national or local standards

The Fields in Trust (Previously known as the National Play Fields Association) Guidance for Outdoor Sport and Play report 'Beyond the Six Acre Standard' proposes a benchmark guideline of 0.6ha/1000 population of amenity green space, and a walking distance guideline of 480m. FIT recommend that the quantity guidelines are adjusted to take account of local circumstances.

The previous open space assessment (2013) recommended the following local standards for amenity green space:

- Quantity: 0.50 ha per 1000 population
- Access: 480m (10 minutes straight line walk time).

Quantity standard for amenity green space

- Existing average level of provision in the study area is 0.5 ha/1000 population (for sites greater than 0.15 ha in size);
- The household survey identified that 58% of people felt there was a need for more informal open space areas (compared to 40% in the previous open space assessment), whilst 38% felt there were enough;
- Provision varies significantly across Parishes, some with no provision and some far exceeding the average level of provision;
- Considering the above factors, there is a justified need to seek a small increase in the existing average level of provision. It is considered that a standard of 0.6 ha/1000 population would provide a reasonable baseline to assess current levels of provision;
- It is recommended that a combined standard with natural green space of 1.0 ha/1000 population is used for assessing the requirements for new provision (also see section 6.6), this is to provide new spaces that maximize opportunities for wildlife and are biodiverse, in accordance with the NPPF (paragraph 109);

- The minimum size of a space that will be considered acceptable and count towards open space provision is recommended to be 0.15 ha in size (about the size of a mini football pitch). This will avoid a proliferation of small amenity spaces which have no real recreation function. Any spaces below this size will be acceptable in terms of their visual amenity but would not count towards the required level of provision for recreational use.

Access standard for amenity green space

- The recent residents' survey identified people want spaces relatively close to home (21% less than 5 mins, 26% less than 10 mins, 26% less than 15 minutes), and that the majority of people access these spaces by foot (55%);
- Therefore, a standard of 600 metres (12-13 minutes straight line walk time) is proposed. This is a slight increase compared to the previous open space assessment, but reflects the results of the most recent consultation, that people are willing to travel slightly further.

Quality standards for amenity green space

The residents' survey identified that 11% of people felt this type of provision was very good, 32% good and 44% average. Only 13% stated poor or very poor.

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 green 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 green 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 green 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 and biodiversity value;
 - Include paths along main desire lines (lit where appropriate);
 - Be designed to ensure easy maintenance.
-

6.4 Parks and Recreation Grounds

Table 10 Quantity and access standards for parks and recreation grounds

Quantity Standard	Access Standard
1.2 ha/1000 population (for publicly accessible space)	600 metres (12-13 minutes straight line walk time) to local facilities. 10 minutes drive time for larger multi-functional facilities with sports pitches.

Existing national and local policies

The Fields in Trust (FIT) Guidance for Outdoor Sport and Play report ‘Beyond the Six Acre Standard’ proposes a benchmark guideline of 0.80ha/1000 population for parks and gardens, with a walking distance guideline of 710m. In addition to this they also recommend the following standards:

- Playing pitches: 1.20ha/1000 population with a walking distance of 1,200m
- All outdoor sports: 1.6ha/1000 population with a walking distance of 1,200m
- Equipped/designated play areas: 0.25ha/1000 population, with a walking distance of 100m for Local Areas for Play (LAPs), 400m for Local Equipped Areas for Play (LEAPs) and 1000m for Neighbourhood Equipped Areas for Play (NEAPs).
- Other outdoor provision (MUGAs and skateboard parks): 0.30ha/1000 population and a walking distance of 700m.

FIT also accepts the importance of developing locally researched standards.

The previous open space assessment (2013) recommended the following local standards for Parks, Sport and Recreation Grounds:

- Quantity: 1.6 ha per 1000 population
- Access: 600m (12-13 minutes straight line walk time).

Quantity of parks and recreation grounds

- The existing average level of provision in the study area is 1.01 ha/1000 population;
- There is an additional 0.26 ha/1000 of private sports space which includes a variety of uses (excluding Golf Clubs);
- Only 8 Parishes have no provision, whilst provision in the other Parishes does vary significantly;
- The recent household survey identified the following which is relevant to parks and recreation grounds:
 - 53% felt there was a need for more local recreation grounds/parks (compared to only 30% in the previous assessment) whilst 43% felt there were enough;
 - 38% felt there was a need for more outdoor playing fields, whilst 58% felt there were enough;

- The previous open space assessment recommended a combined standard for public and private provision, however it is considered that a standard for public provision only is most appropriate and deliverable;
- Considering the above factors, there is a justified need to seek a small increase in the existing average level of provision. It is considered that a standard of 1.20 ha/1000 would provide a reasonable baseline to assess current levels of provision and to inform the requirements from new development;
- Whilst no standards are proposed for privately managed facilities, the value of this provision for community use is recognised, it is therefore recommended that appropriate policy is adopted to afford protection to these spaces within the local plan (this will be covered in Section 8 of the main report).

Access standard for parks and recreation grounds

- The recent residents survey identified that 57% of people walk and 23% drive to local parks and recreation grounds, and that 24% travel up to 5 minutes, 32% up to 10 minutes and 22% up to 15 minutes;
- For outdoor playing fields, 31% of people walk and 47% use the car, of this, 15% travel up to 5 minutes, 29% up to 10 minutes and 25% up to 15 minutes;
- The findings indicate that people do want local parks close to home, but are willing to travel further (and drive) to facilities that have playing pitches and outdoor sport. It is therefore recommended that two standards for parks and recreation grounds are adopted:
 - A walk time of 12-13 minutes (600 metres) to local facilities;
 - A drive time of 10 minutes to facilities which are multi-functional including 2 or more sports pitches.

Quality standards for parks and recreation grounds

For local parks and recreation grounds, the residents survey identified that 14% of people felt this type of provision was very good, 42% good and 35% average, the rest (9%) stated facilities were poor or very poor. For outdoor playing fields 8% of people felt this type of provision was very good, 35% good and 40% average, the rest (17%) stated facilities were poor or very poor.

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.

6.5 Play Space (children and youth)

Table 11 Quantity and access standards for children’s play space and youth play space

Typology	Quantity Standard	Access Standard
Children’s Play Space	0.05 ha/1000 population	480m (10 minutes straight line walk time)
Youth Play Space	0.05 ha/1000 population	720m (15 minutes straight line walk time)

Existing National and Local Policies

The FIT guidance ‘Beyond the Six Acre Standard’ recommends provision of 0.25ha/1000 population of equipped/designated play areas, with a walking distance of 100m for Local Areas for Play (LAPs), 400m for Local Equipped Areas for Play (LEAPs) and 1000m for Neighbourhood Equipped Areas for Play (NEAPs). The guidance does not specifically cover the needs of most teenagers.

The previous FIT guidance (The Six Acre Standard) recommended provision of 0.8 hectares per 1000 people for children’s play of which around 0.3 hectares should be equipped provision. These standards had been criticised because they are often seen as undeliverable, and can result in a proliferation of play areas that can be difficult to maintain, as well as setting unrealistic aspirations in urban areas where insufficient land is available to provide facilities, especially higher density development on brownfield sites. The level recommended within the new guidance (0.25 ha/1000 population), although lower than previously, is still considered to be high.

The previous open space assessment (2013) recommended the following local standards for play space:

- Quantity: 0.15 ha per 1000 population
- Access: 480m (10 minutes straight line walk time) for children’s play space and 600m (12-13 minutes straight line walk time) for youth play space.

Quantity standards for play

- Current average levels of provision of children’s play space is 0.03 ha/1000 population, for youth space this is 0.01 ha/1000 population;
- The household survey identified that 53% of people felt there was a need for more children’s play space, and 41% felt there was enough (compared to 70% in the previous assessment). Whilst 66% (compared to 60% in the previous assessment) of people felt there was a need for more youth facilities, with 29% of people identifying there was sufficient provision;
- Provision of children’s play space varies across Parishes with only 4 having no provision, and others not differing significantly. For youth space, this differs considerably with only 9 Parishes having provision;
- The household survey also identified that the majority of people thought there was a need for additional children’s play (46%) and youth facilities (50%), compared to

improvements to existing facilities (27% for children’s play space and 26% for youth play space).

- Considering the above, there is a justified need to increase the provision of children’s play space and youth space, and there is a slightly greater identified need for increasing youth provision. Therefore, a standard of 0.05 ha/1000¹⁰ is recommended for youth play space and for children’s play space to assess current levels of provision and to inform the requirements from new development.
- The previous assessment recommended a combined (children’s and youth) standard of 0.15ha/1000. This new, slightly lower standard is considered to be more achievable and deliverable, whilst still providing sufficient space.

Access standards for play

- The household survey identified that for children’s play space 61% of people walk to facilities, and 32% want facilities within 5 minutes, 33% within 10 minutes and 17% within 15 minutes;
- For teenage facilities, 34% walk, 28% cycle and 23% drive, and 16% want facilities within 5 minutes, 33% within 10 minutes, and 29% within 15 minutes, indicating users are willing to travel slightly further to teenage facilities than children’s facilities. In light of these findings, the following access standards are recommended:
 - Children’s provision – 480m (10 minutes straight line walk time);
 - Youth Provision – 720m (15 minutes straight line walk time).

The slight increase in the access standard (compared to the 2013 open space assessment) for youth provision reflects the fact that a significant percentage of respondents cycle and drive to these facilities, and that a large proportion are willing to travel up to 15 minutes.

Quality standards for play

The residents’ survey identified that 10% of people identified children’s play space as very good, 37% as good, 38% as average, and 9% as poor. For youth facilities, 7% was very good, 21% good, 33% average and 28% poor. This indicates there is less satisfaction with the quality of youth facilities compared to children’s facilities.

In terms of adopting quality standards for children’s and teenage facilities, 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.

¹⁰ With a standard of 0.05 ha/1000, this would result in a 0.023 ha (230 sqm) youth/children’s play space for developments of 200 dwellings, and 0.052 (520 sqm) youth/children’s play space for developments of 450 dwellings, which feels about right (e.g. a full sized MUGA is approx. 465 sqm – which would be expected from developments that would result in a population increase of 1000 people).

Moving forward, Play England would like their Design Guide; '*Design for Play (2008)*¹¹' to be referenced and added as a Supplementary Planning Document (SPD) in standard configuration. Play England have also developed a '*Quality Assessment Tool (2009)*¹²' which can be used to judge the quality of individual play spaces. It has been recommended that the Council consider adopting this as a means of assessing the quality of play spaces in the 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 local authorities to adopt the KIDS¹³ publication; '*Inclusion by Design (2008)*' as an SPD. Their most recent guidance document, '*Better Places to Play through Planning (2009)*¹⁴' 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.

¹¹ <http://www.playengland.org.uk/media/70684/design-for-play.pdf>

¹² <http://www.playengland.org.uk/media/211694/quality-assessment-tool.pdf>

¹³ 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.

¹⁴ <http://www.playengland.org.uk/media/82621/better-places-to-play-through-planning.pdf>

6.6 Accessible Natural Green Space

For Natural Green Space, there are a number of national standards recommended by Natural England, which are summarised below.

Natural England Accessible Natural Green Space Standards (ANGSt)

- at least one accessible 20 hectare site within two kilometres of home;
- one accessible 100 hectare site within five kilometres of home; and
- one accessible 500 hectare site within ten kilometres of home; plus
- a minimum of one hectare of statutory Local Nature Reserves per thousand population at least 2 hectares in size, no more than 300 metres (5 minutes' walk) from home.

Local standards

The previous open space assessment (2013) recommended the following local standards for natural/semi natural green space:

- Quantity: 1.0 ha per 1000 population
- Access: 960m (20 minutes straight line walk time) and analysis using ANGSt standards.

Proposed standards

Current provision comprises numerous large tracts of natural green space, which often cross the boundaries of a number of Parishes. This results in some Parishes having large amounts of natural green space (with 8 having no provision). It is therefore considered that a local quantity standard would not provide any meaningful analysis of existing provision. Furthermore, a standard based on average levels of provision (i.e. 14.33 ha/1000) to inform the requirements for new provision is also considered undeliverable.

It is therefore recommended that the analysis should adopt the Natural England ANGSt standards to identify current levels of provision and gaps.

It is also recommended that local standards for providing new levels of provision through new development are considered in tandem with provision of amenity green space in new development. The aim would be to provide guidance for development to provide amenity/natural green spaces which have both a recreational value and biodiversity value through native planting. There should be a move away from providing numerous small amenity grass areas, to providing fewer, larger amenity/natural spaces in new development. This is reflected in the natural green spaces standards below:

Table 12 Quantity and access standards for natural green space

Typology	Quantity standards (ha/1000 population)		Access standard
	For assessing current provision	Requirement from new development	
Natural Green Space	ANGSt	1.0ha per 1000 population to include natural and amenity green space	ANGSt

Quality of natural and semi-natural green space

The residents survey identified 16% of people felt the quality of this provision was very good, 35% good, 37% average and the remaining 13% poor/very poor. Consultation results highlight the value attached to certain attributes of open space, in particular:

- Good maintenance and cleanliness;
- Ease of access;
- Safety and security and lack of antisocial behaviour, noise etc; and
- Design and management that encourages biodiversity.

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. 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 as part of a network.

In areas where it may be impossible or inappropriate to provide additional natural green space 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); and
- Use of native trees and plants with biodiversity value in high quality soft landscaping of 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.

6.7 Summary of open space standards

Table 13 Summary of open space standards

Typology	Quantity standards (ha/1000 population) for analysing existing provision	Quantity standards (ha/1000 population): requirements from new development	Access standard
Allotments	0.30	0.30	600 metres or 12-13 minutes straight line walk time
Amenity Green Space	0.6	See standard for Natural Green Space	600 metres or 12-13 minutes straight line walk time
Parks and Recreation Grounds	1.2	1.2	600 metres or 12-13 minutes straight line walk time to local facilities 10 minutes drive time for larger multi-functional facilities
Play Space (Children)	0.05	0.05	480 metres or 10 minutes straight line walk time
Play Space (Youth)	0.05	0.05	720 metres or 15 minutes straight-line walk time
Natural Green Space	ANGSt	1.0 to include natural and amenity green space	ANGSt
Total for new provision		2.6 ha/1000	

7.0 APPLYING LOCAL STANDARDS

7.1 Introduction

This part of the report uses the set standards to analyse open space provision. This section provides an overview of provision across the district and also by individual Parishes, with further detail being provided in the sub area analysis in part 2 of this report. This section includes:

Quantity analysis

The quantity of provision is assessed using the recommended quantity standards for each of the typologies where a quantity standard has been developed. Recommended standards are expressed as hectares of open space per 1000 people.

The quantity assessment looks at the existing levels of provision, then uses the recommended standard to assess the required level of provision. From this a calculation is made of the supply, which will either be sufficient or insufficient. Within this section, levels of provision are provided by Parish. Provision by sub area is analysed in part 2 of this report.

Access analysis

This section of the report provides analysis of the recommended access standards for each typology across the study area. The maps and analysis in this section are intended to be indicative, providing an overall picture of provision and highlighting any key issues across the district.

However, the key to access analysis, is understanding the picture at a more localised level, therefore, maps showing local access provision by sub area are provided in part 2 of this report.

Quality analysis

This section of the report makes analysis of each typology across the study area – it highlights any common themes or issues that have arisen from the quality audit. More detail is provided by sub area within part 2 of this report. A number of typologies were not included within the quality audit. These are: churchyards and cemeteries; education sites; private outdoor sports facilities; allotments and amenity green spaces smaller than 0.15 ha.

7.2 Application of quantity standards

7.2.1 Current supply against the Chichester Local Plan Area standards

Table 14 shows the existing supply (in hectares) of open space for each typology for each of the Parishes. The supply is calculated using the population figures for each Parish, and the quantity of open space compared to what the requirements for open space are against the standards set.

The figures of 'Park and Recreation Grounds (Combined)' includes a combination of the following typologies:

- Park and Recreation Ground; and
- Outdoor Sport (Fixed).

The supply of open space by sub area is covered in part 2 of this report.

Table 14 Supply by Parish (hectares) against the Chichester Local Plan Area quantity standards

Parish	Allotments	Amenity Green Space	Parks and Recreation Grounds (combined)	Play (Child)	Play (Youth)
Appledram	-0.05	-0.1	-0.2	-0.01	-0.01
Birdham	-0.44	-0.89	0.74	-0.01	-0.07
Bosham	-0.87	-0.88	-2.45	-0.05	-0.14
Boxgrove	-0.29	-0.56	0.8	-0.01	-0.04
Chichester	-1.88	1.07	-1.35	-0.75	-1.15
Chidham and Hambrook	-0.41	-0.81	-1.63	0.01	-0.07
Donnington	-0.62	1.79	-2.08	0	-0.08
Earnley	-0.14	-0.28	-0.55	-0.02	-0.02
Eartham	-0.03	-0.07	-0.13	-0.01	-0.01
East Wittering	-1.4	-1.51	0.06	-0.12	-0.14
Ebernoe	-0.06	-0.13	0.56	-0.01	-0.01
Fishbourne	-0.7	-1.24	3.16	-0.02	-0.07
Funtington	-0.46	0.56	-1.86	-0.06	-0.08
Hunston	0.29	-0.75	0.32	0.03	0.04
Kirdford	-0.32	0.54	1.21	-0.02	-0.04
Lavant	0.48	2.55	-1.99	0.1	-0.05
Linchmere	-0.51	0.78	-0.61	0.05	-0.09
Loxwood	-0.44	-0.33	2.14	-0.03	-0.07
North Mundham	-0.36	-0.72	0.85	0.02	-0.02
Northchapel	0.24	1.23	-0.96	0.03	-0.04
Oving	-0.32	-0.63	-0.15	-0.03	0.02
Petworth	0.8	-0.02	0.64	-0.01	-0.13
Plaiستow	-0.57	-0.87	0.4	-0.01	-0.09
Selsey	-3	-2.9	-7.45	-0.28	-0.27
Sidlesham	-0.35	-0.7	1.15	0.03	-0.06
Southbourne	-1.8	-3.76	-5.51	-0.18	-0.31

Parish	Allotments	Amenity Green Space	Parks and Recreation Grounds (combined)	Play (Child)	Play (Youth)
Stoughton	-0.2	-0.24	-0.79	-0.03	-0.03
Tangmere	0.01	-0.68	0.38	-0.05	-0.02
West Itchenor	-0.09	-0.17	-0.35	-0.01	-0.01
West Wittering	0.33	-0.15	0.65	-0.07	-0.14
Westbourne	0.83	-1.39	-0.65	0.01	-0.06
Westhampnett	-0.21	2.2	-0.85	0.04	-0.04
Wisborough Green	-0.03	0.23	0.24	-0.04	-0.07

Table 14 shows that provision varies across Parishes and typologies, with some meeting the standards and some falling below¹⁵.

This will be an important consideration when determining the need for new provision of open space on site as part of new development, along with the access analysis (covered in the section below and in more detail within part 2). Even in cases where there is no shortfall in supply of a particular typology, there may be a need for new provision due to accessibility issues (see figure 19, section 8.5).

Provision and access to accessible natural green space (against the Natural England Accessible Natural Green Space Standards) is considered under section 7.3.2 below and within the sub area analysis (part 2). The quantity (in hectares) of accessible natural green space by Parish is shown in table 6.

7.2.2 Future supply and need for open space

The total potential additional housing land requirement in the Chichester Local Plan area for the period 2016 – 2036 is for 13,679 houses. (This includes a 5% buffer added to all sources of supply including permissions and completions). Of these 13,679 dwellings, 4,774 have already had their impact addressed through CIL and S106 agreements. The impact from the remaining 8,935 houses (13,679 – 4,744) has yet to be addressed through CIL and S106 agreements and therefore needs to be taken into account when assessing future demand. At an estimated occupancy rate of 2.13¹⁶ people per dwelling, the demand will emanate from 19,032 people.

¹⁵ Although there are shortfalls in provision of parks and recreation grounds in the Parish of Chichester, it is noted that part of the grounds of Chichester College (approx. 3ha) have informal public access.

¹⁶ The source for the average household size (2.13) is as follows: The figure of 2.125 is itself derived from dividing the ONS 2014-based District population estimate for 2036 by the number of households that are projected for the District in the year 2036 (taken from Table 401: Household projections, United Kingdom, 1961-2039 (from Household projections for England and local authority districts (2014 based))).

<https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections>

This section of the report considers the overall implications for open space provision from the predicted population growth.

Requirements from predicted population growth across the Chichester Local Plan Area

Table 15 Chichester Local Plan Area open space requirements from new development (up to 2036)

Typology	Required standard for new provision (Ha/1000)	Requirement for 19,032 people (Ha)
Allotments	0.30	5.7
Amenity Green Space/Natural Green Space	1.0	19.03
Park and Recreation Ground (Combined)	1.2	22.84
Play Space (Children)	0.05	0.95
Play Space (Youth)	0.05	0.95
Total	2.6	49.47

Impact of population growth on existing open space provision

Table 16 shows the impact on the current supply of open space at the Local Plan area level, if no new open space were provided on site as part of new housing developments. This has been calculated using the requirements for open space in Table 15.

Table 16 Supply of open space following new housing development if no open space provided on-site

Typology	Existing Supply (Ha)	Resulting Supply (Ha) following a population increase of 10,168 people
Allotments	-12.91	-18.61
Amenity Green Space	-9.50	-28.53
Park and Recreation Ground (Combined)	-17.65	-40.49
Play Space (Children)	-1.60	-2.55
Play Space (Youth)	-3.45	-4.40

As can be seen from table 16, the existing shortfalls across all typologies would be exacerbated. Therefore, the on-site provision of all types of open space as part of new development is a priority (although this also needs to be considered at the sub area and Parish level).

7.3 Application of access standards

This section provides an overview of access to different types of open space typologies across the Chichester Local Plan Area, using the access standards summarised in table 13. The maps are intended to provide an overview and are for illustrative purposes only. More detailed maps by sub area are provided in part 2 of this report.

It also considers access via the public rights of way network, which is an important element of access to open space and the countryside.

The access maps for play space (both children and youth) have used a walk time analysis which is based on the road and path network, using a walking speed of 3mph¹⁷. This analysis is more accurate than the basic buffer analysis which is based on distance only, as it takes account of the road network/barriers to access. The walk time analysis works well for play spaces, as they are generally relatively small spaces, with only one access point.

The more basic straight line buffer access analysis approach has been used for the remaining typologies, derived from table 17 below. The straight line walking distances do not take into account roads or barriers to access and so the actual route walked (the pedestrian route) is generally further i.e. straight line distances are around 60% of actual distances.

Table 17 Standard walk times and distances

walk time (minutes)	Pedestrian Route (metres)	Straight line (metres)
1	100	60
2	160	96
3	240	144
4	320	192
5	400	240
6	480	288
7	560	336
8	640	384
9	720	432
10	800	480
11	880	528
12	960	576
13	1040	624
14	1120	672
15	1200	720
16	1280	768
17	1360	816
18	1440	864
19	1520	912
20	1600	960

¹⁷ This is the average walking speed stated on the British Heart Foundation website:

<https://www.bhf.org.uk/get-involved/events/training-zone/walking-training-zone/walking-faqs>

7.3.1 Access to open space across the Local Plan Area

Figure 6 Access to allotments (600 metres)

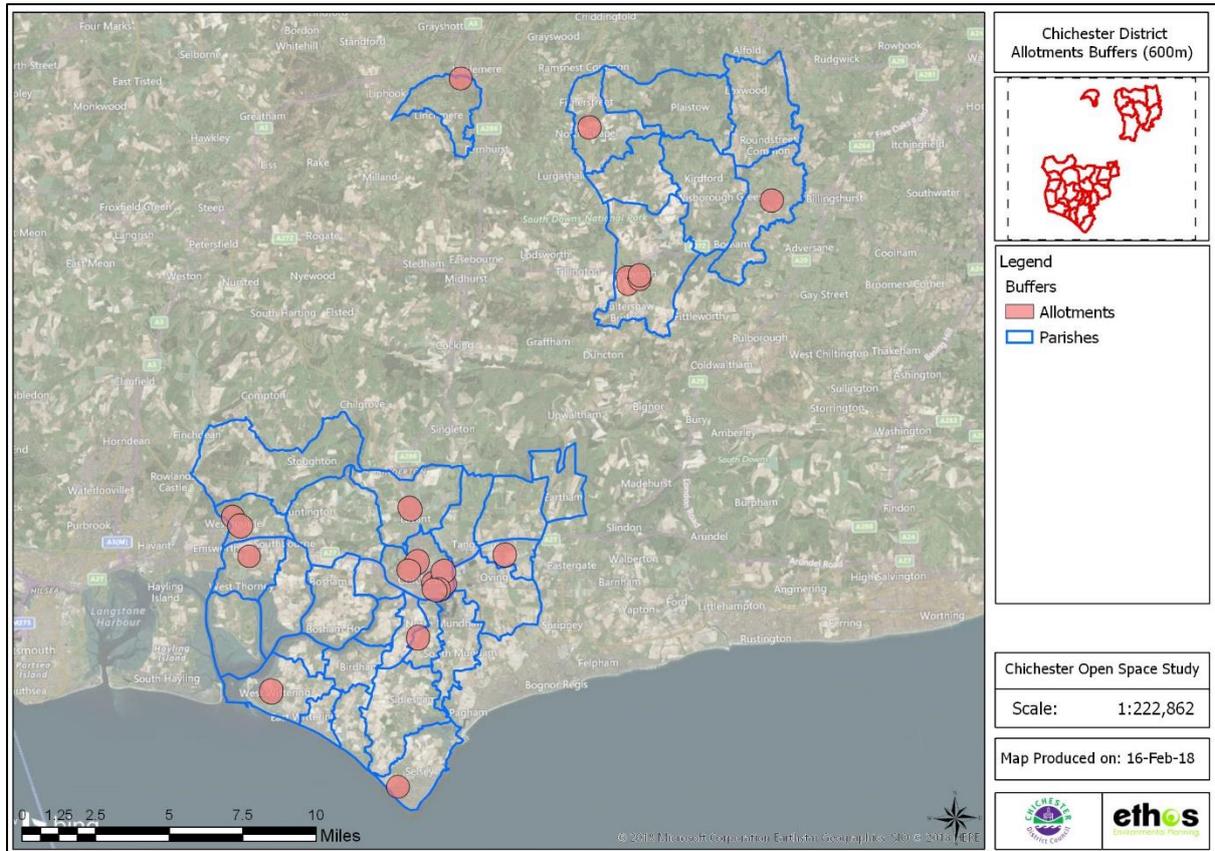


Figure 9 Access to amenity green space (600 metres)

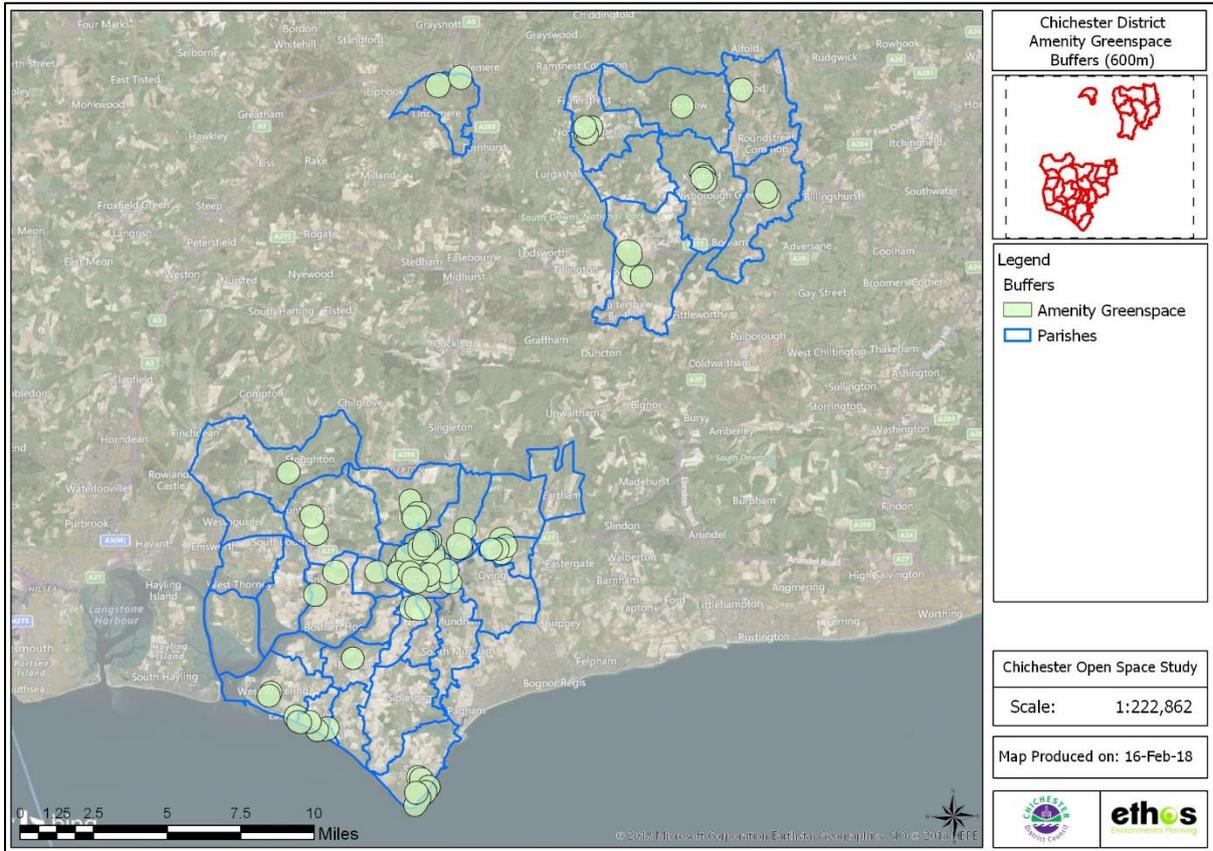


Figure 10 Access to parks and recreation grounds (600 metres)

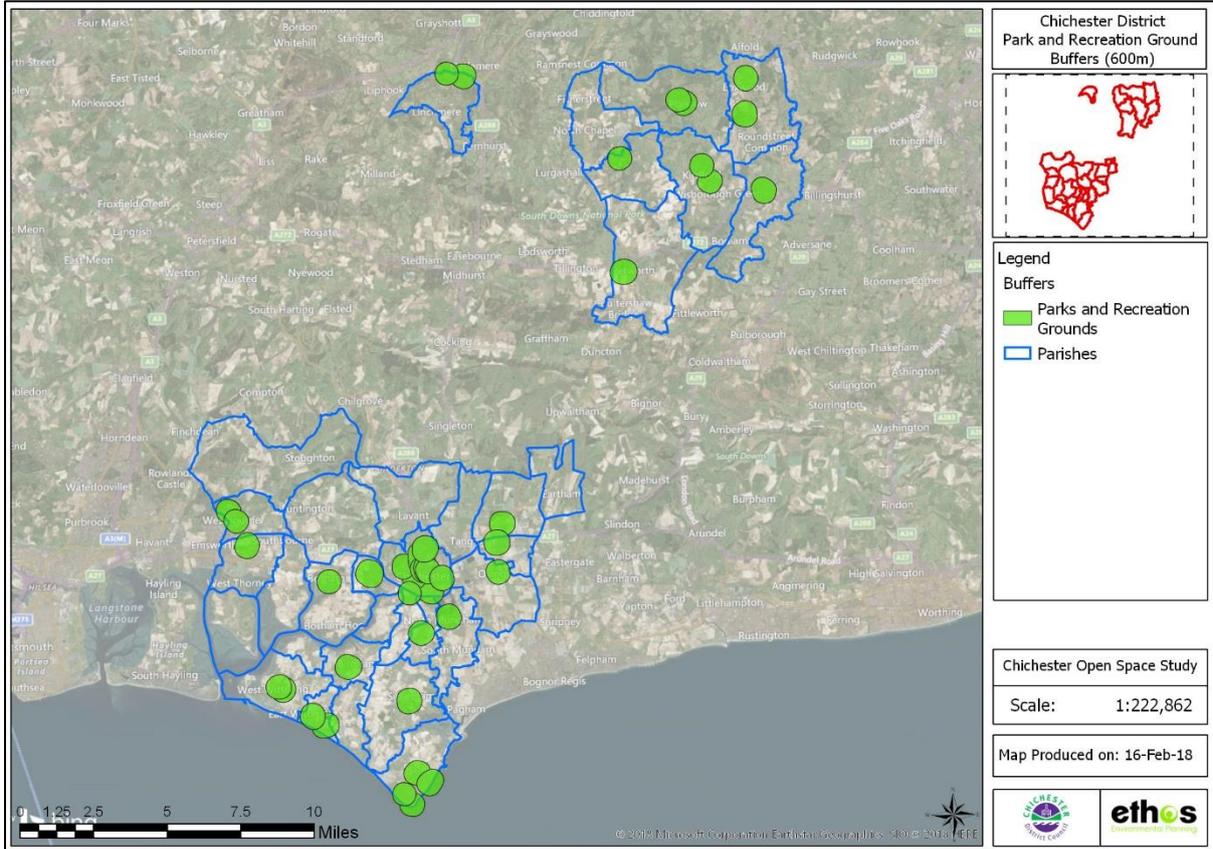


Figure 11 Access to children’s play space (10 minutes walk time)

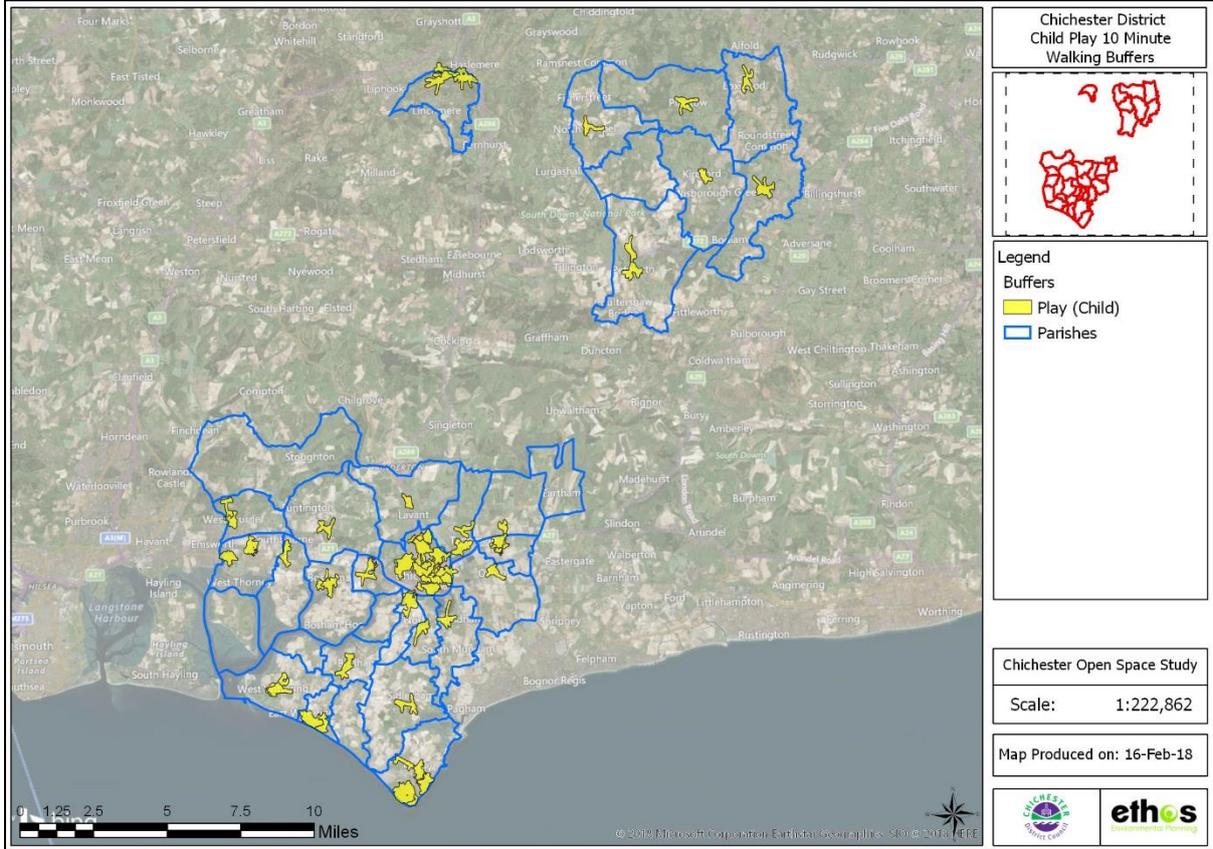
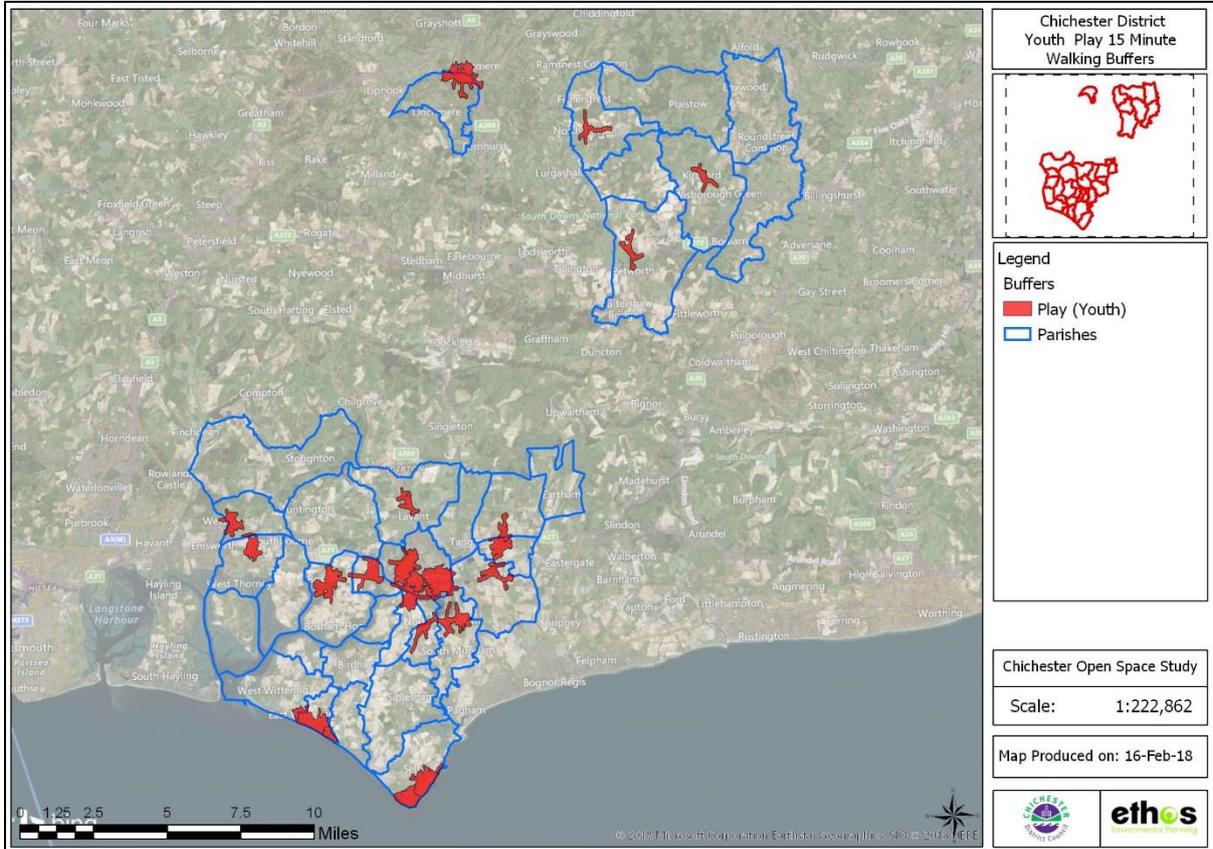


Figure 12 Access to youth play space (15 minutes walk time)



7.3.2 Application of standards (natural green space)

This section looks at access to natural/semi-natural green space through the application of ANGSt standards for natural green space.

Only natural/semi-natural green spaces within the district have been mapped and considered within the access maps below. It is also important to note the presence of beaches and headland, and SPA's (Chichester, Langstone and Pagham Harbours) within the Manhood Peninsula sub area, which have not been mapped as accessible natural green space and therefore are not covered within the analysis below. These sites/areas are considered further within the sub area analysis report (part 2 of this report).

Accessible Natural Green Space Standards (ANGST)

The ANGST are:

- at least one accessible 20 hectare site within two kilometre of home;
- one accessible 100 hectare site within five kilometres of home; and
- one accessible 500 hectare site within ten kilometres of home; plus
- a minimum of one hectare of statutory Local Nature Reserves per thousand population at least 2 hectares in size, no more than 300 metres (5 minutes' walk) from home;

Figure 13 Access to 20 ha site within 2km

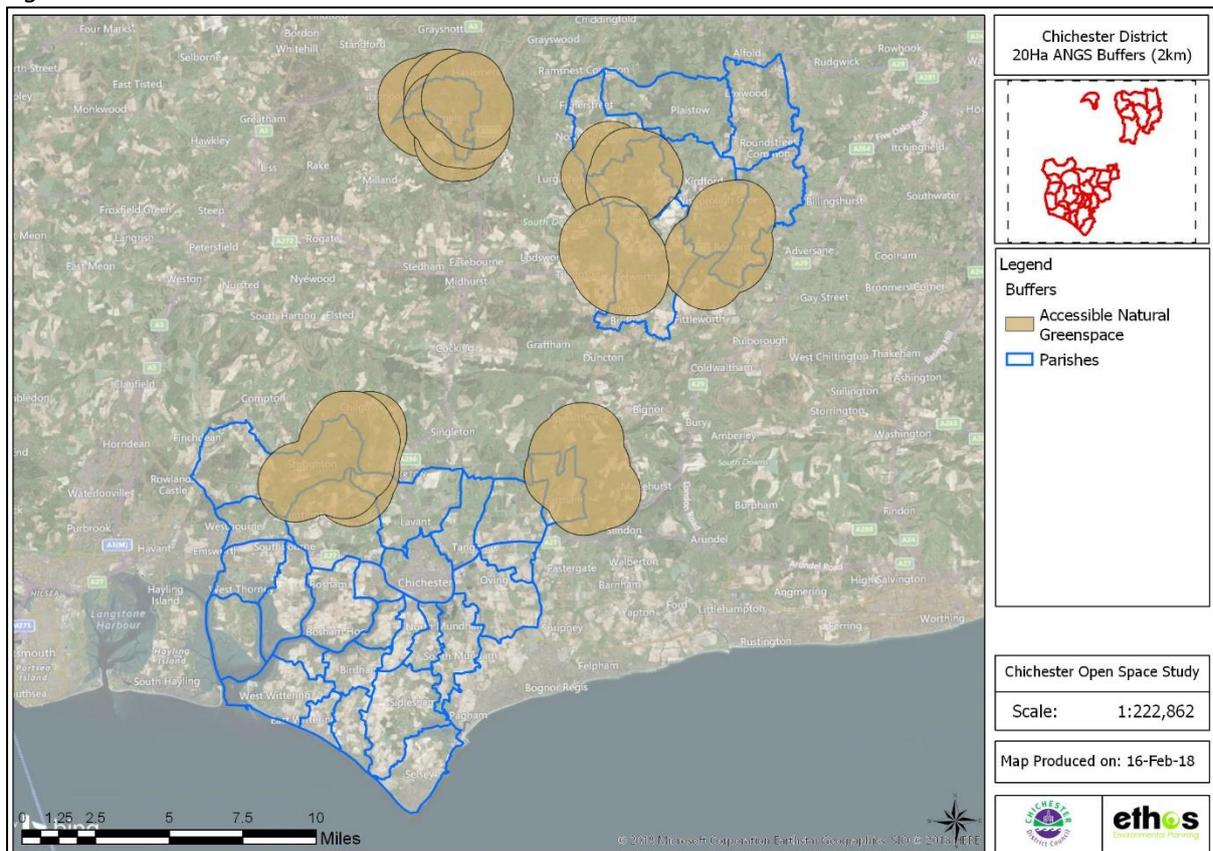


Figure 14 Access to 100 ha site within 5 km

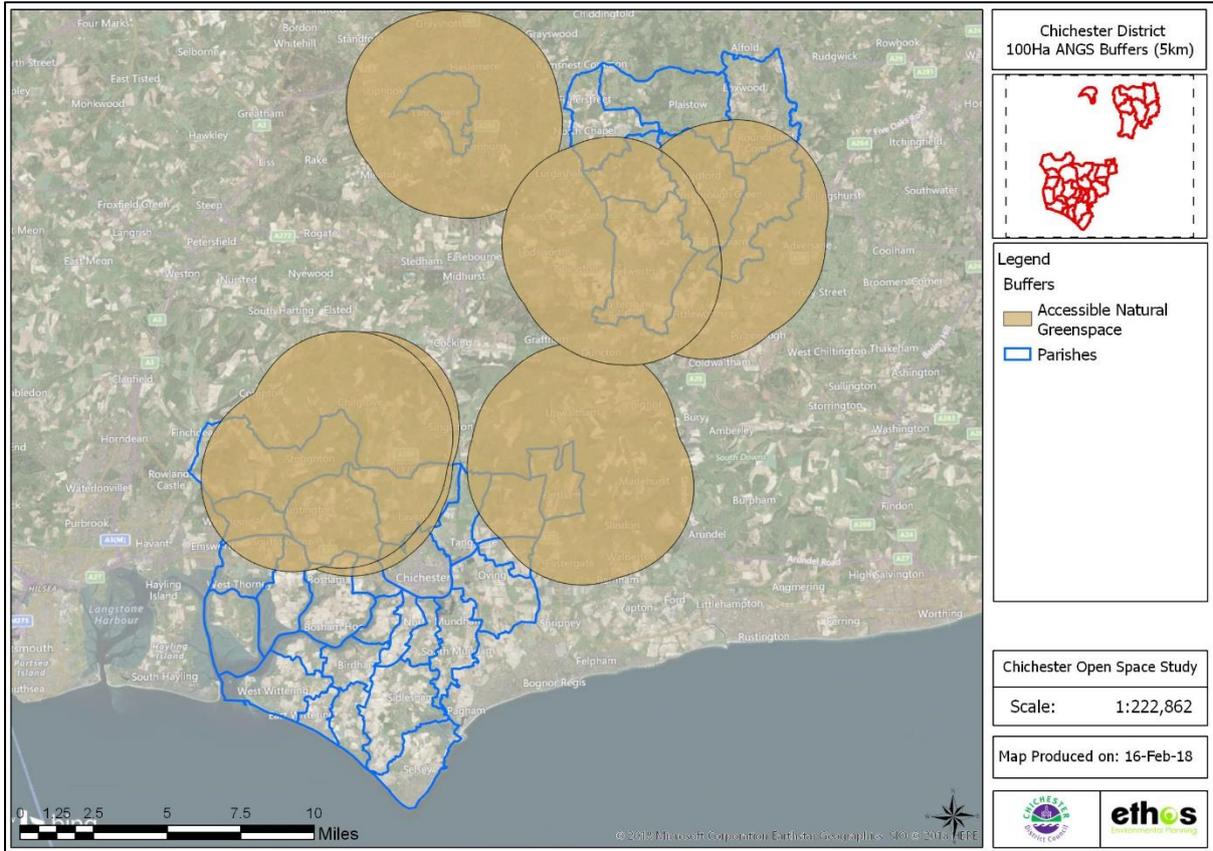


Figure 15 Local Nature Reserves

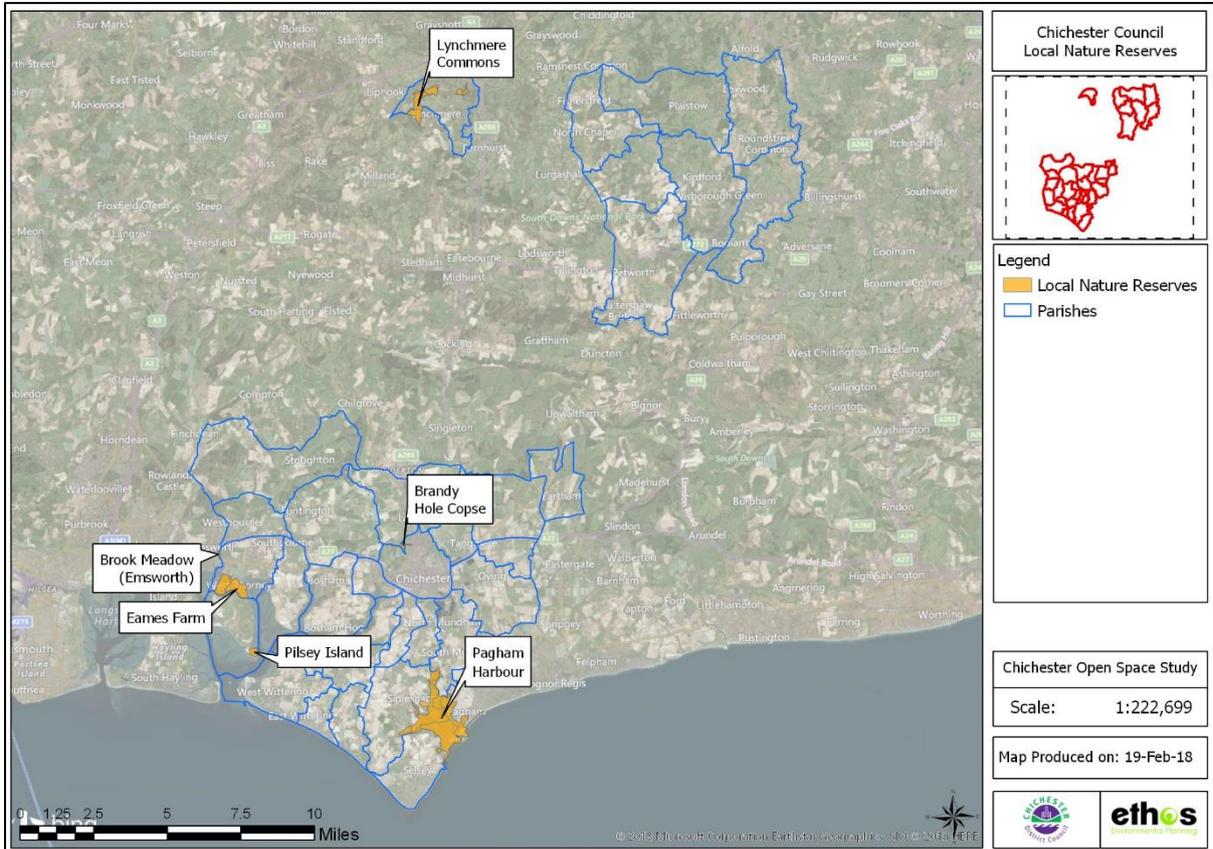


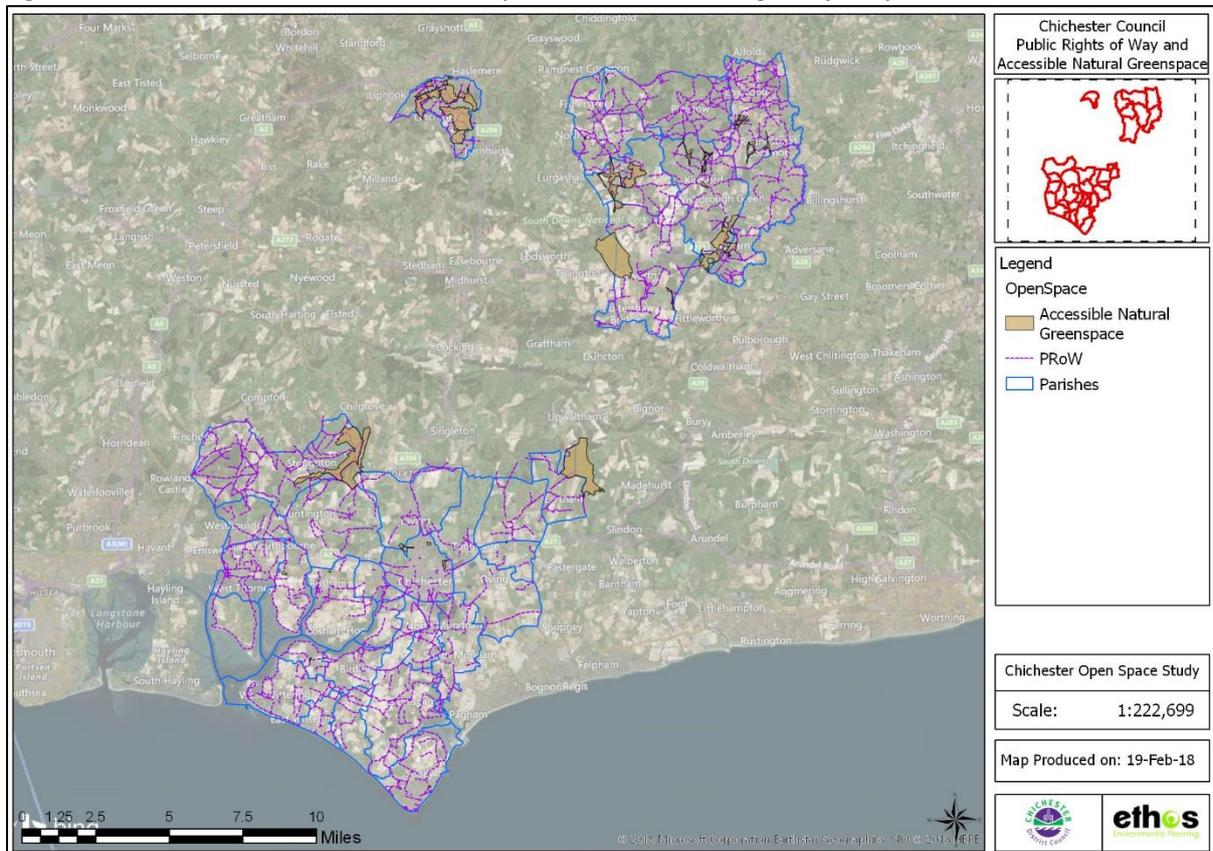
Table 18 Summary of access issues for natural green space

ANGST Standard	Key access Issues
at least one accessible 20 hectare site within two kilometres of home	Access is sporadic, focused mainly in the northern part of the Local Plan area. However, it is noted that the south of the Local Plan area also has access to beach and headland.
one accessible 100 hectare site within five kilometres of home	As above.
one accessible 500 hectare site within ten kilometres of home	There are no 500 ha sites within the Local Plan area.
a minimum of one hectare of statutory Local Nature Reserves per thousand population at least 2 hectares in size, no more than 300 metres (5 minutes' walk) from home	There are 6 Local Nature Reserves within the Local Plan area.

7.3.3 Access via the Public Rights of Way (PROW) Network

Figure 16 below shows the PROW network across the Chichester Local Plan area. The PROW network provides access between open spaces and provides an important element of access to/within the countryside. As can be seen, there is generally good provision of PROW, although there are areas where the network is fragmented.

Figure 16 Access to Natural Green Space via the Public Rights of Way Network

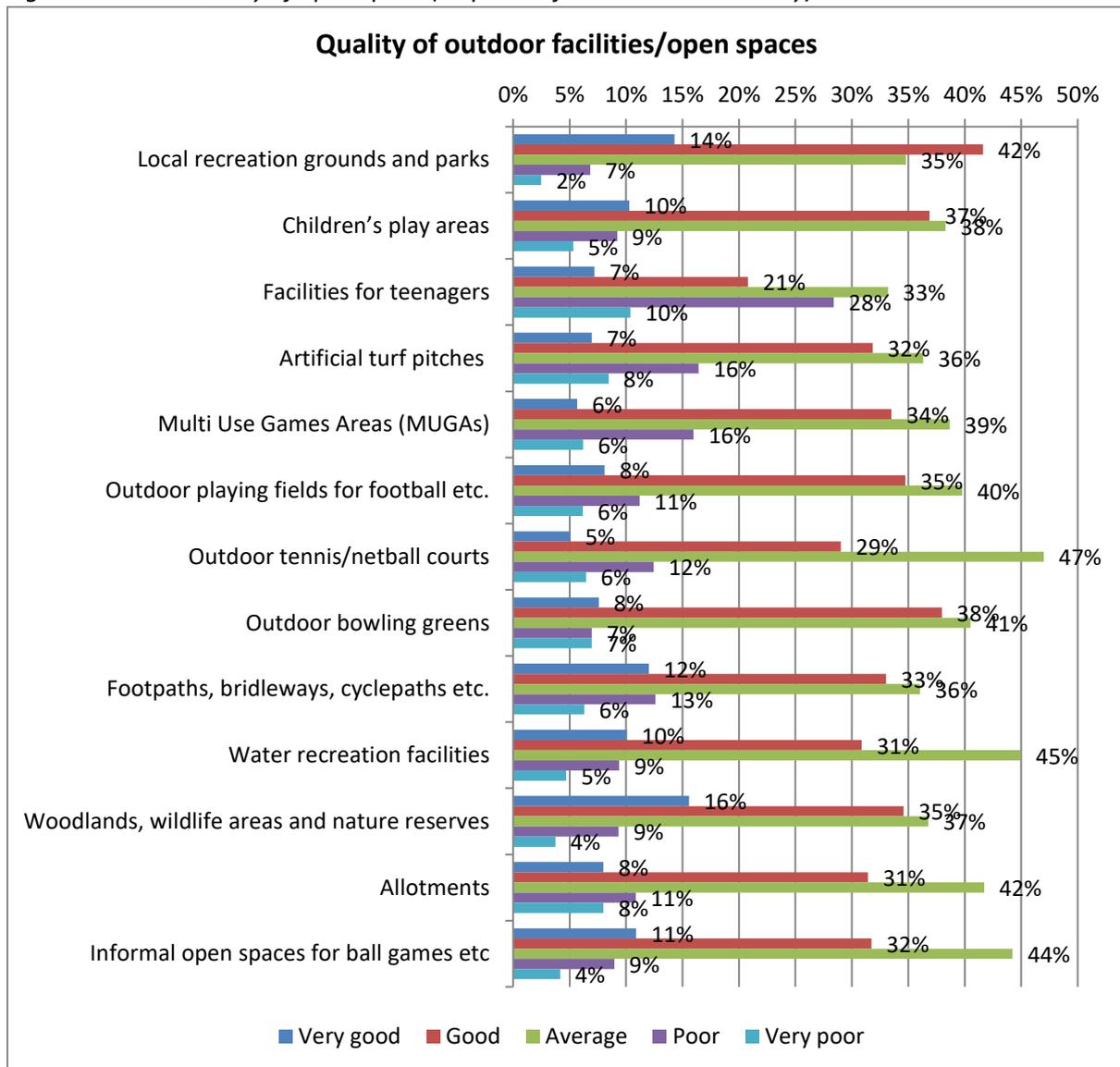


7.5 Application of quality standards

7.5.1 Quality of open space – consultation key findings

Respondents were asked how they rated various types of facilities in the district in terms of quality. The responses of those expressing an opinion on specific categories of facility are illustrated in Figure 17 below.

Figure 17 Quality of open space (responses from household survey)



For all kinds of outdoor facilities/open spaces a majority of households suggested that in general they were of average or better quality (though the most common rating tended to be only "average"). However, for some typologies there were notable levels of dissatisfaction with general levels of quality, as noted below.

38% of households highlighted the overall quality of outdoor facilities for teenagers as being either poor or very poor. The quality of MUGAs and artificial turf pitches was rated as poor or worse by at least 22% of respondents.

In contrast some kinds of facilities/open spaces were rated relatively highly in terms of quality. These include: parks and recreation grounds (56% rate quality in general as being good or very good); woodlands, wildlife areas and nature reserves (51% similarly); play areas (47%); and rights of way (45%).

7.5.2 Quality of open space – audit methodology

The audits were undertaken using a standardised methodology and consistent approach. However, audits of this nature can only ever be a snap-shot in time and their main purpose is to provide a consistent and objective assessment of a site's existing and potential quality rather than a full asset audit.

It was not possible to survey all sites due to access restrictions, namely private sports grounds/open space and education sites. Other sites were also excluded due to limitations of resources, these included small amenity green spaces (<0.15 ha in size, which have little or no recreational value), churchyards and cemeteries and a small number of allotments and natural green spaces.

Sites were visited, and a photographic record made of key features, along with a description of the site and recommendations for improvements. An assessment of the quality of the open space was undertaken using the following criteria:

1. Welcoming
2. Good and Safe Access
3. Community Involvement
4. Safe Equipment & Facilities
5. Appropriate Provision of Facilities
6. Quality/Management of Facilities and Infrastructure
7. Personal Security on Site
8. Dog Fouling
9. Litter and Waste Management
10. Grounds/Habitat Management

Children's play space and youth play space was also audited separately using the above criteria.

For each of the criteria a score of 1 -10 is given, where 1 is very poor and 10 is very good. The scores for each site are added together and the mean calculated based on how many criteria were scored (e.g. If 'Community involvement' is given N/A for a site, the total will be divided by 9). This mean is then multiplied by 7 to produce the final score from which sites are grouped into 3 categories – good (those sites with a score of between 7 and 27),

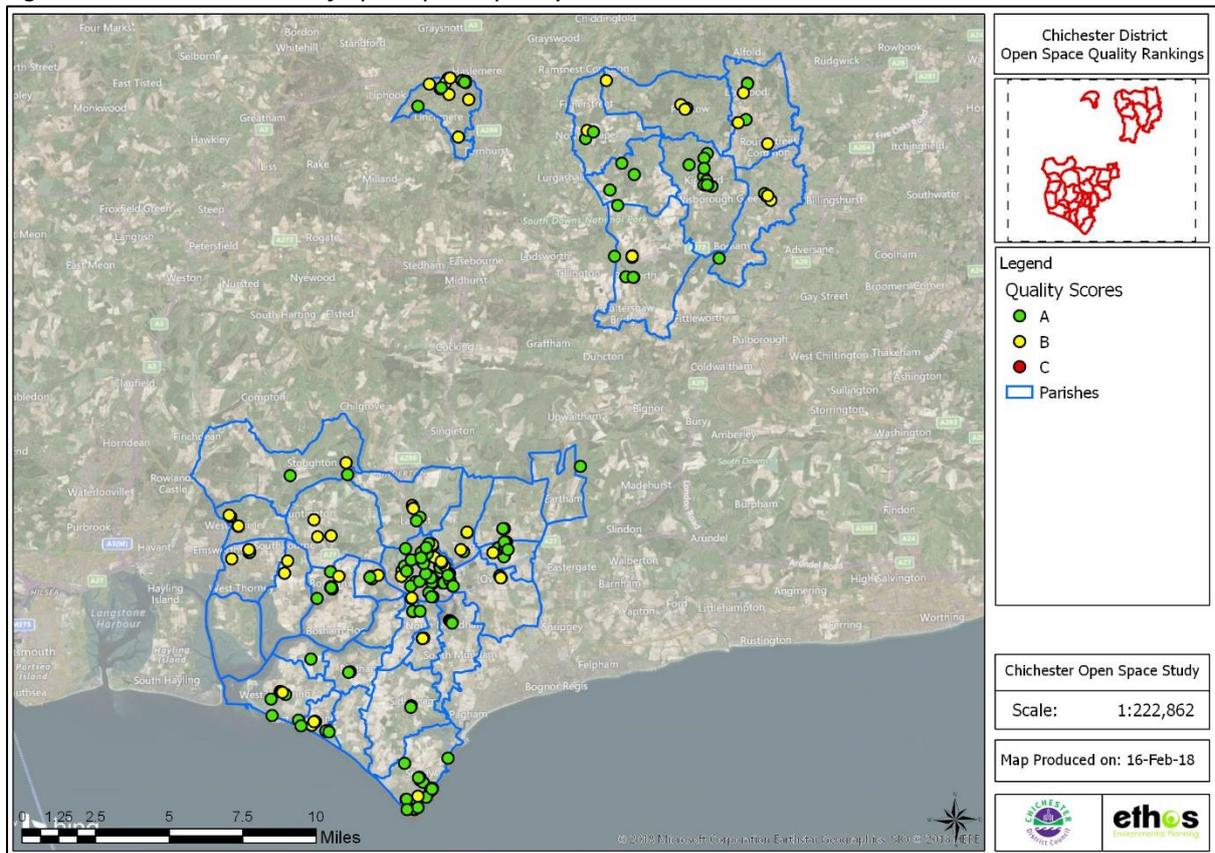
average (those sites with a score of between 28 and 49) or poor (those sites with a score of between 50 and 70).

7.5.3 Quality of open space – audit findings

The quality audit was undertaken at 149 open spaces and 98 children and youth play spaces across the study area. For each of the sub areas within the study area, a map showing the quality audit results has been produced (see part 2 of this report). Each map is based on the quality audit GIS database provided to the council and show the sites categorized into three groups – good quality (with a score of A), average quality (with a score of B) and poor quality (with a score of C).

Figure 18 provides an overview of the quality audit results across the Local Plan area.

Figure 18 Overview of open space quality audit results



8.0 STRATEGIC OPTIONS, POLICY & MANAGEMENT RECOMMENDATIONS

This section sets out strategic options and policy recommendations for open space within the Chichester Local Plan area. It draws on all the previous steps of the study to bring together informed recommendations and addresses a number of specific requirements of the study brief.

8.1 Strategic Options

8.1.1 Introduction

The strategic options address five key areas:

- 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; and
- 5) Facilities that may be surplus to requirement.

8.1.2 Delivering Strategic Options

Since the adoption of the National Planning Policy Framework in 2012, the planning environment is still 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 Local Authority 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 residents’ groups, voluntary organisations, 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 this study will form a good basis to inform any decisions related to the provision of open space.

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 Act and consider how they can fit into local decision making. The following sections serve to highlight issues, but do not necessarily resolve how they may be delivered.

The information provided within this study will also form the basis for potential future strategies. In addition, the recommended policies within this study will form the basis of any open space policies adopted by the Council.

8.2 Existing provision to 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:

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

The sub area analysis (part 2 of this report) and analysis of supply by Parish (table 14, section 7.2) provide more detailed results as to the above considerations. The following draws on this and makes some more general observations and recommendations.

Open Space Policy Direction (protecting open space):

- | | |
|------------|--|
| OS1 | The distribution of open space varies across the Chichester Local Plan area, however, there are identified shortages of at least 1 typology of open space in all Parishes and sub areas. It is therefore recommended that priority is placed on protecting those open spaces where there is an existing shortfall of supply. |
| OS2 | Sites which are critical to avoiding deficiencies, or making existing deficiencies worse, in quality, quantity or access should be protected unless suitable alternative provision can be provided which would compensate for any deficiencies caused. |
| OS3 | Sites which have significant 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. |

The importance of privately managed spaces (e.g. sports grounds) as a community facility has been highlighted in this study, although these spaces are not afforded protection through policy recommended as part of this study, as they are not covered by standards. The Playing Pitch Strategy however, covers these spaces.

8.3 Existing provision to be enhanced

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, qualitative 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 that was undertaken as part of this Study. Some of the key observations related to site enhancement include:

1. The importance of providing high quality provision and maintenance of formal facilities such as Parks and Recreation Grounds and Play Space.
2. The need for additional and improved facilities for young people.
3. The role of private sports spaces to some local communities and the need to provide opportunity for investment.
4. The need to ensure high quality open spaces are designed and provided through new development where feasible.
5. The importance of rights of way and natural green space within the Study area, and the need to maintain and enhance provision for biodiversity.
6. The role of open space in contributing to wider initiatives and strategies, such as health and wellbeing.
7. Extending and enhancing the network of green infrastructure including the connectivity between sites and improved accessibility to existing sites.

The sub area analysis (part 2 of this report) provides maps showing sites grouped into three categories – good, average and poor (as identified within the quality audit GIS database provided to the council). An overview of the open space quality audit rank scores is provided in section 7.5.3. The following recommendations are made in relation the quality of open space:

Open Space Policy Direction (enhancing open space):

- | | |
|------------|---|
| OS4 | Where new housing development is proposed, consideration should be given to improving existing open spaces first within the Parish and then within the sub area where the development is located. Priority should be given to those sites identified as being of poor or average quality, as detailed in the quality audit. |
| OS5 | The study makes recommendations for improving the quality of open space across the district. However, a long term strategy for achieving improvements would assist which could be delivered through a green space/GI strategy, play strategy, neighbourhood plans or additional design guidance. |

- OS6** The priorities for improvement (identified within the household survey) are footpaths, bridleway and cyclepath provision and woodlands, wildlife areas and nature reserves, followed by improved provision for teenagers.
- OS7** Management plans should be developed for the main parks and recreation grounds. These priorities could be considered in neighbourhood plans and by the local community.

8.4 Opportunities for re-location/re-designation of open space

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 neighbourhood level and in some cases across the district.

Although it is up to local communities to define their own priorities within neighbourhood plans, the information provided within this study will form a good basis to inform any decisions related to the provision or replacement of open space, sport and recreation facilities. Some settlements may seek a consolidation of facilities on a single site, such as a new sports hub.

These decisions could include the spatial and investment plans for open space, and set the foundations for open 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 open space is no longer needed and its disposal or re use can be used to fund improvements to other spaces.

The new Local Plan, and any neighbourhood plans should apply the standards and policies set out in this study and ensure that the significant investment anticipated for open 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 open space provision and the maximum distance people should have to travel to access different types of open space.

This study provides information on the existing supply of different types of open space, an analysis of access and identifies local issues related to quality. The sub area analysis (part 2 of this report) sets out broad opportunities for re-location/re-designation of open space where there is sufficient supply, in order to reduce shortfalls in supply and access to other open space typologies. This will act as a good starting point for feeding into the Local Plan review and any neighbourhood plans/strategies for future decision making in consultation with the local community.

8.5 Identification of areas for new provision

New provision will 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. Section 7 outlines 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

Within the study report, for each typology, there is an identified 'sufficient supply' or 'under supply' for each of the Parishes and sub areas. 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 to extend the site 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 management to determine if a new development should provide facilities on-site or enhance existing provision through developer contributions.

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

Access

This study considers how access to different types of open space varies across Parishes/sub areas against the proposed standards. The maps in section 7 (and in part 2 of this report - the sub area analysis) 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 or improved accessibility 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.

Therefore, 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 – developer contributions and to a lesser extent through capital and grant funding.

New development, CIL and developer contributions

The council implemented its Community Infrastructure Levy (CIL) on 1 February 2016 to contribute to the costs of key strategic infrastructure. The Council has a list of Infrastructure Projects (Regulation 123 List) which may be funded from the CIL. Planning obligations (despite

being scaled back) continue to play a key role in relation to affordable housing and certain site specific requirements.

New development will be required to provide on-site open space in line with the standards outlined in this study. Whilst not all developments will be of a size that will generate the requirement for on-site open space (see table 22), when considering future housing numbers for Chichester, 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.

Figure 19 shows an example flow chart/decision making process to help developers/council officers determine the need for on-site provision of open space, or where CIL contributions would be required to improve existing open space provision. This is only a guide and requirements will be determined on a case by case basis using the standards and assessment within this study. This should be determined through pre-application discussions with the council.

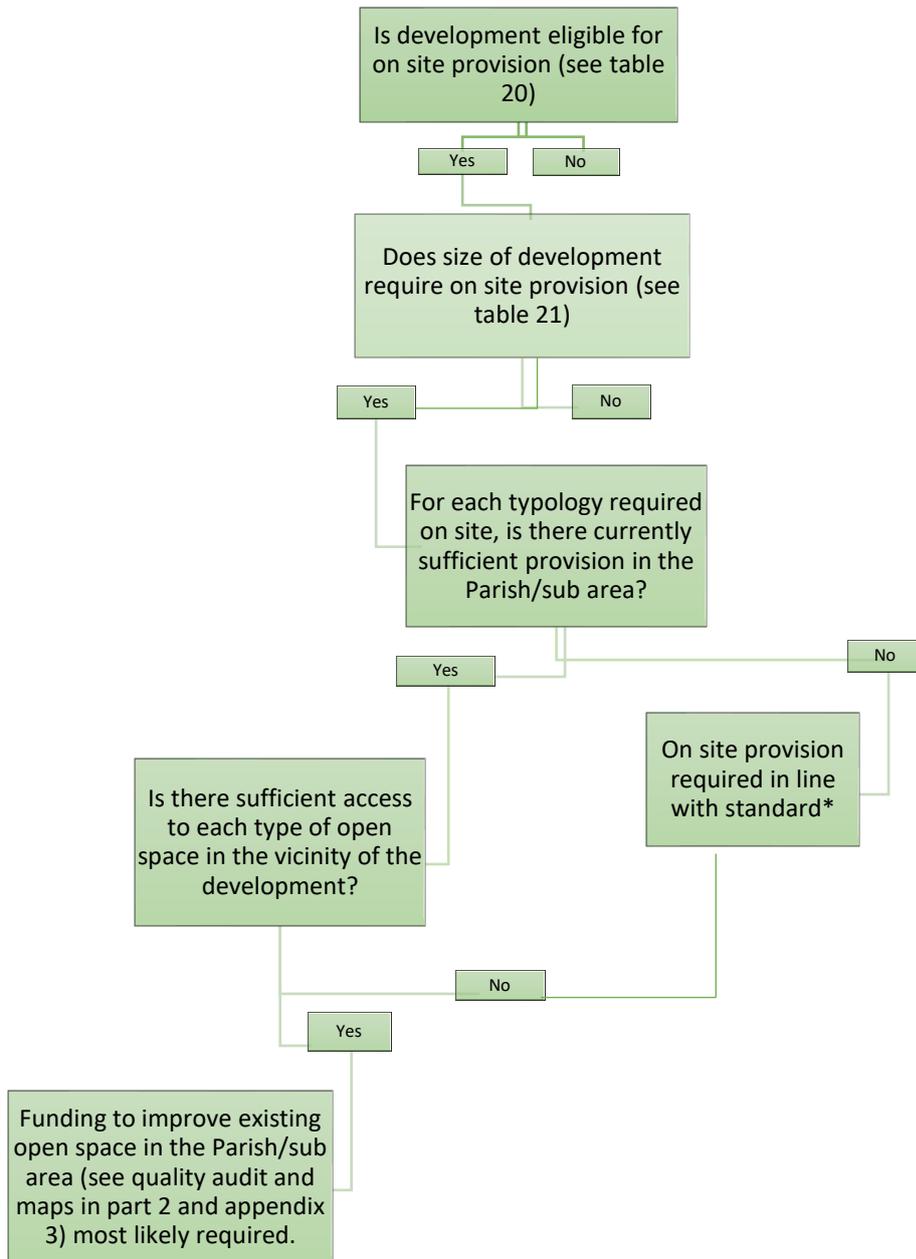
Capital and grant funding

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.

Requirements for open space from new housing

Section 7.2.1 outlines the variation in supply of different typologies of open space across Parishes. Part 2 of this report also shows the supply of open space by sub area. As identified, every Parish and sub area has a shortfall in at least one typology of open space, therefore, the starting point for new housing is to assume that some form of on-site open space provision would be required.

Figure 19 Decision making process for on-site provision of open space, or off-site contributions to enhance existing open space



*if it is not feasible to deliver open space on site due to exceptional circumstances e.g. viability or land availability, then potential to provide off site contributions will be considered on a case by case basis.

Open Space Policy Direction (new provision of open space):**OS8**

New provision of open space will be required as part of new development in Parishes where there are existing deficiencies in quantity or access to open space and/or where the new development will result in deficiencies.

The priorities for additional facilities (identified within the household survey) are for facilities for teenagers and children's play areas.

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 e.g. for small sites, consideration will be given to opportunities for off-site provision and/or improvements, including through pooling (to no more than five obligations in accordance with the CIL Regulations) of S106 contributions.

Improvements to existing open space will be considered first in the Parish within which the development is located, then in open spaces in neighbouring Parishes. Priority sites requiring improvements will be identified from the quality audit (those sites assessed as being of poor or average quality being the highest priority for improvement) and also from site management plans and the Council's own knowledge of their sites.

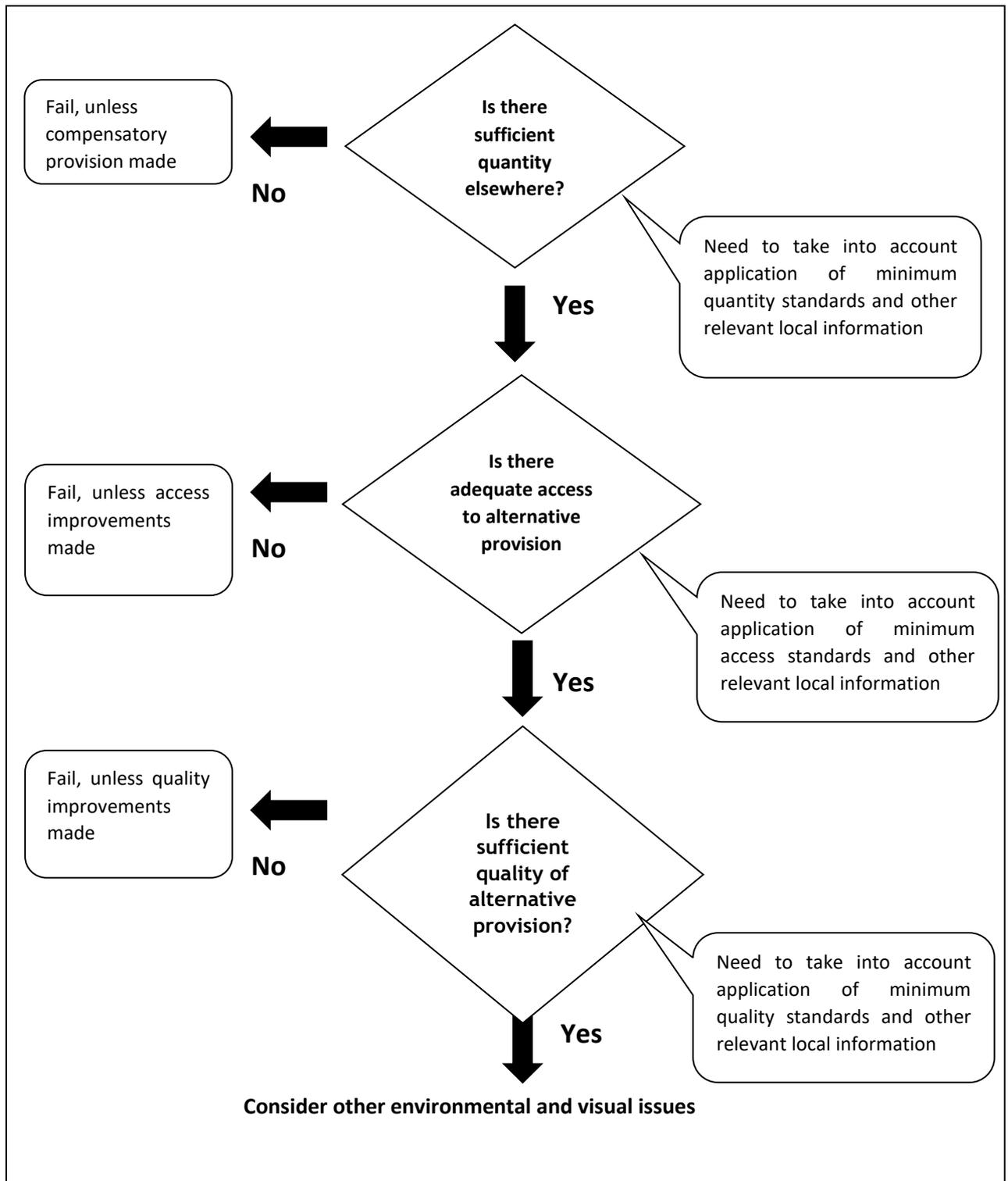
8.6 Facilities that are surplus to requirement

In addition to the strategic options outlined above, consideration should also be given to facilities that are surplus to requirement. There are important issues to resolve in terms of getting the correct balance of open space across the district before any disposal can be contemplated. Whilst there is under provision relative to the minimum standards in several areas, 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 20 and the associated paragraphs overleaf provide an example and suggests an outline of the decision process that should be followed before the development/alternative use of an open space can be seriously contemplated.

Figure 20 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 green space is exceeded in a defined geographical area, the relative provision of other forms of open space must then be considered. (Amenity green 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 adequate access to alternative provision?

A. Within the defined geographical area there may be good overall provision of amenity green 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.

The quality audit provided as part of this study provides a useful framework for identifying and prioritising open spaces that require improvements. Those open spaces which have been assessed as being of poor or average quality have the highest potential for improvement. If existing open spaces in the vicinity of new development are of poor/average quality, then funding for their improvement (e.g. access improvements, signage, improvements to facilities and/or habitats – as recommended in the quality audit GIS database provided to the council) would need to be secured before any 'surplus' in a particular open space typology could be considered.

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.

8.7 Developer Contributions

This section draws on the policy recommendations in the previous section and outlines a process for calculating developer contributions for on and off-site provision and recommendations for management and maintenance procedures and costs.

8.7.1 Developer contributions and Community Infrastructure Levy

This section sets out higher level strategic recommendations and recommends an approach to developer contributions which can be used to inform policy for on-site contributions and to inform the feasibility for any off-site investment proposed (through local planning obligations pooling¹⁸).

1) Capital cost of providing open space (on and off site).

In order to calculate developer contributions for facilities, a methodology has been adopted which calculates how much it would cost the Local Authority to provide them. These costs have been calculated by Ethos Environmental Planning using Spon's¹⁹. A summary of the costs are outlined in table 19 below.

Contributions towards the provision or improvement of open space are calculated using the capital cost of provision. The same charges apply to both provision of new facilities and the upgrading/improvement of existing facilities, which more often than not, includes new provision. Contribution per person is therefore taken to be a reasonable measure of that impact, irrespective of whether new provision or improvement of existing facilities is required. The calculated costs have drawn on the standards of provision summarised in table 13.

Table 19 Costs for providing open space

Typology	Standard (m ²) per person	Cost of provision	
		Cost / m ²	Contribution per person
Allotments	3	£22.34	£67.02
Parks and Recreation grounds	12	£92.94	£1115.28
Play Space (Children)	0.5	£168.76	£84.38
Play Space (Youth)	0.5	£168.76	£84.38
Amenity/Natural green space	10	£20.24	£202.40
Total	25.1		£1553.46

¹⁸ The CIL Regulations in general restrict the pooling of Section 106 contributions to no more than five obligations towards the provision of new infrastructure.

¹⁹ Spon's Architects' and Builders' Price Book 2017

This shows that it costs £1553.46 per person to provide new open space to meet the Chichester standards for open space. These calculations are to be used to calculate developer contributions for on-site provision and where feasible any off site projects. An inflation rate based on the Bank of England inflation rate should be applied.

2) **Maintenance Contributions for on-site provision**

If a development is required to provide open space on-site, the developer would be expected to maintain the open space for a minimum period of 1 year. Developers will then be asked to maintain the new provision through a management company. It is expected that a management plan for the open space would be submitted and approved by the council as a planning condition.

In the event that the open space would be adopted by the council, they may be willing to accept a commuted sum and make arrangements for management of the open space through the council or a third party. The amount payable for the commuted sum will be determined through negotiation and taking account of the type of facility provided.

3) **Eligible types of development for on-site provision**

Table 20 outlines the type of housing that will be considered eligible for making contributions towards open space to meet the needs of future occupants.

Table 20 *Eligible types of residential development*

Category	Open Market Dwellings	Housing for the active elderly
Play Space	✓	×
Outdoor Sports Space	✓	✓
Parks and Gardens	✓	✓
Amenity Green Space	✓	✓
Natural Green Space	✓	✓
Allotments	✓	✓

4) **Thresholds for provision**

The required open space, sport and recreation facilities can be provided by on-site or off-site provision (off-site would almost certainly be via CLI), or through CIL (if included in approved CIL Infrastructure List). Where facilities are to be provided on-site, the Council will expect the developer to provide the land for the facility and either:

- Design and build the provision to the satisfaction of the Council; or
- Make a financial contribution to the Council so that it may arrange for the construction and development of the required facility.

The decision on whether facility provision is to be on-site, off-site or both depends on the following considerations:

- The scale of the proposed development and site area;
- The suitability of a site reflecting, for example, its topography or flood risk;
- The existing provision of facilities within the neighbourhood and/or the sub area;
- Other sites in the neighbourhood where additional provision is proposed;
- Existing access to facilities within the neighbourhood and/or sub area.

Table 21 provides a guide to assess which scales of housing generate a need for facilities in the categories listed to be provided on-site. The minimum size of amenity/natural green space considered acceptable as part of new development is 0.15ha, i.e. for developments that require on-site provision, but which would result in less than 0.15ha of amenity/natural green space against the standard, the minimum size of amenity/natural green space is 0.15ha.

Table 21 Requirement for open space, sport and recreation facilities

Type of Provision	1-19 dwellings	20-49 dwellings	50-99 dwellings	100+ dwellings
Allotments	X	X	X	✓
Amenity/Natural Green Space	X	✓	✓	✓
Parks and Recreation Grounds	X	X	X	✓
Play Space (children)	X	X	✓	✓
Play Space (Youth)	X	X	X	✓

KEY: ✓ on-site provision normally sought
 X improvements to existing (off-site) provision normally required via CIL

9.0 CONCLUSION

This study provides a solid snapshot of the status of open space within the Chichester Local Plan area in 2017. It includes a suite of policies and methodology for interpreting and informing the needs for these assets over the coming years, up to 2036. It should be read in conjunction with the local needs assessment - Community and Stakeholder Consultation Report (2017).

The role and value of open space in helping to deliver national, regional and local priorities and targets is clear from this assessment. It is important that the policies and recommendations included within this assessment are enshrined in the Local Plan Review, and acknowledged in relevant strategies, as and when they are reviewed. Council Officers and members play a pivotal role in adopting and promoting the recommendations within the assessment, and ensuring that key stakeholders such as Parish councils, developers and community groups are engaged in open space provision in the future.
