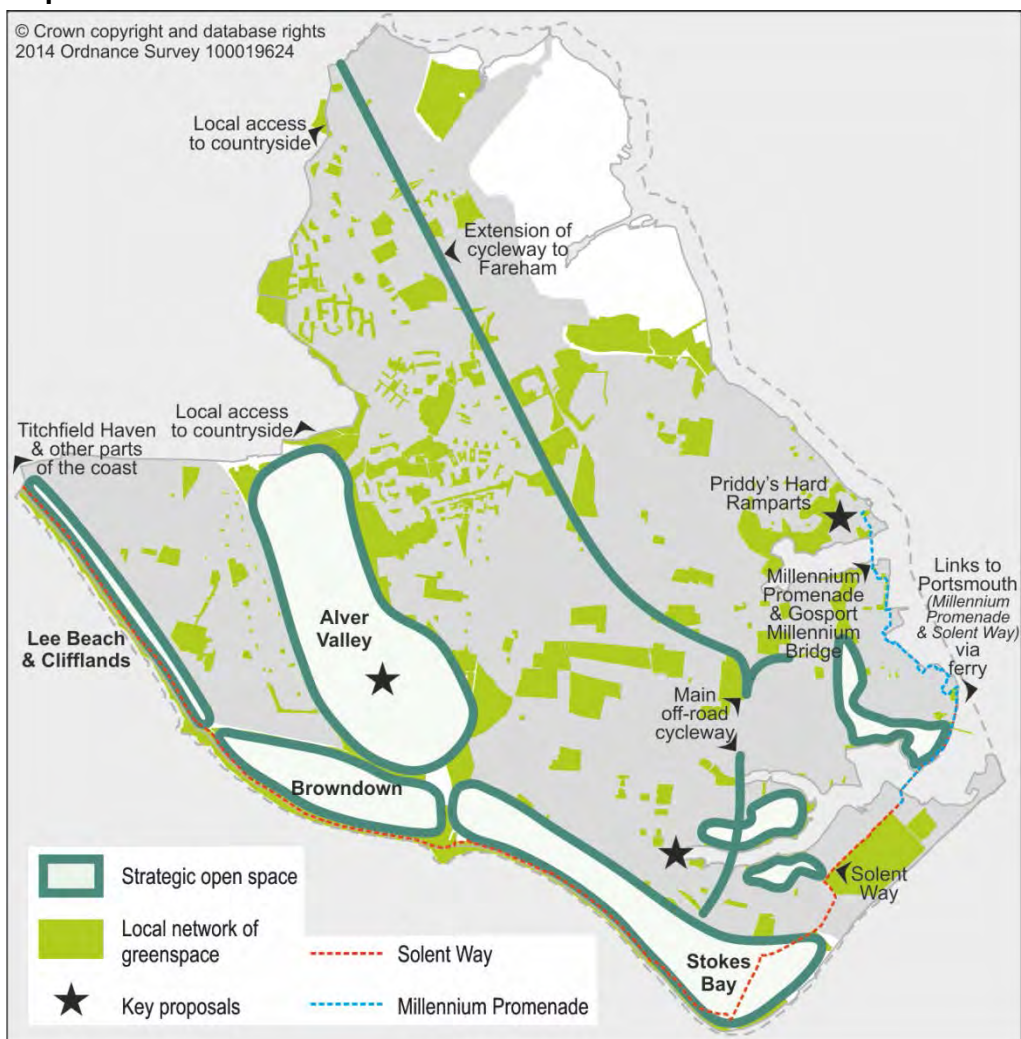


Plan 15: Existing open space network, proposals and potential improvements



POLICY LP34: PROVISION OF NEW OPEN SPACE AND IMPROVEMENTS TO EXISTING OPEN SPACE

1. Planning permission will be granted for new open space to meet the Council's good quality standard including (as shown on the Policies Map):
 - a) the Alver Valley Country Park (Policy LP8);
 - b) the Ramparts Park at Priddy's Hard (Policy LP9A); and
 - c) Stokesmead (Policy LP9E).
2. Planning permission will be granted for proposals to create or improve open space provided that:
 - a) they are designed to achieve the Council's 'good' quality standards;
 - b) they do not have a significant adverse impact on the amenities of local residents;
 - c) they have good access for pedestrians and cyclists from the wider neighbourhood and the open space is accessible to all;
 - d) they do not have an adverse effect on nature conservation features and incorporate measures to enhance biodiversity; and
 - e) if the open space serves a Borough-wide catchment it:

- i) is appropriately sited in proximity to public transport; and
- ii) has adequate vehicular access and parking arrangements including spaces for disabled people.

3. Planning permission will be granted for residential development (Use Class C3) provided that appropriate provision is made for public open space facilities in accordance with the standards set out below:
- a) for developments of 50 dwellings or more on-site provision of public open space including a 'local park' will be required to a standard of 1.5 ha per 1,000 people and that this open space should be provided to the Borough Council's 'Good' Quality Standard²⁰⁵. Developer contributions should also include provision for the long term management of the open space;
 - b) in particular circumstances off-site provision may be considered appropriate for sites of 50 dwellings or more provided a financial contribution is secured through a Section 106 agreement. Contributions will be directly related in scale and in-line to the proposed development to reflect the impact the development has on existing green infrastructure. Such funds will be used to improve an existing facility normally within 800 metres of the development site to achieve the Council's 'Good' quality standard;
 - c) for sites of less than 50 dwellings the developer contribution for improving public open space and associated facilities has been calculated as part of the Community Infrastructure Levy and consequently no further contribution is required. However proposals should include green infrastructure elements (see Policy LP41).

EXPLANATION OF POLICY LP34

Proposals for new open space (Point 1 of policy LP34)

- 11.103 The Policy identifies the Alver Valley as a major area of open space. The Alver Valley has been identified as a regeneration area for green infrastructure in the Local Plan (see Policy LP8 for further details) and forms a primary element of the Borough's green infrastructure. It will provide an excellent recreational resource for Gosport residents and provide a number of protected habitats. It will help reduce the number of trips to similar facilities elsewhere and reduce the recreational disturbance pressures on more sensitive sites in the sub region.
- 11.104 The Borough Council identifies a number of other open space allocations including the Ramparts at the Priddy's Hard Heritage Area and a proposed park at Stokesmead (see Policy LP9E).

²⁰⁵ The Good Standard is assessed against the criteria in the Council's 'Gosport Local Plan: Local Open Space Standards' which is contained in Appendix 4 of the 'Planning Obligations and Developer Contributions Strategy' www.gosport.gov.uk/localplan2029

Creating and improving open spaces (Point 2 of policy LP34)

- 11.105 To achieve the Council's objectives to create a network of high quality of open spaces it is acknowledged that strong partnership working is required between the Borough Council, major landowners, developers and other key stakeholders at both a local and sub-regional level. The PUSH Green Infrastructure Strategy aims to deliver a framework for providing green infrastructure on a sub-regional basis (see Policy LP41). Consequently cross-boundary working to achieve sub-regional networks of open space on a landscape scale and improving strategic linkages will be critical.
- 11.106 Opportunities to improve open spaces have been identified in the latest Borough Council strategies and evidence studies and it will be important to work with local communities to achieve this. It will also be necessary to work with existing open space providers such as the MoD and schools to increase community usage of their open spaces.
- 11.107 Proposals for new open spaces and improvements to existing open spaces will be required to meet the Council's 'Good' Quality Standards²⁰⁶. The Borough Council is aiming to achieve a 'good' rating on all open spaces within the Borough and could use the funds from the Community Infrastructure Levy on priority sites.
- 11.108 Proposals for open space which could include essential associated buildings, such as changing rooms, must be well designed and have regard to the character of the area. Outside of the urban area, outdoor recreational uses should reflect and enhance the character of the countryside and coast.
- 11.109 All proposals will be considered in the light of the impact that they will have on the location and on the amenity of adjoining areas and neighbouring residents. In determining proposals the Council will have particular attention to hours of use, noise levels and light emissions including floodlighting (See Policy LP46 Pollution Control).
- 11.110 Open spaces should be easily reached by pedestrians and cyclists. Sites should be designed to be accessible for all users including those with wheelchairs and those using pushchairs. The most intensively used public spaces should also be served by public transport and those serving a Borough-wide catchment area should have adequate vehicular access and parking arrangements.

Open space associated with new residential development (Point 3 of policy LP34)

- 11.111 New development places additional demands on the existing inadequate supply and quality of open spaces. It is important that new residential development (Use Class C3) meet or exceed the standards set out in the Policy LP34 in order to provide adequate open space provision for new residents. If these standards are not achieved the existing deficiencies in quantity, quality and accessibility will be exacerbated. Key elements of the standards are outlined below.

²⁰⁶ The Good Standard is assessed against the criteria in the Council's 'Gosport Local Plan: Local Open Space Standards' which is contained in Appendix 4 of the 'Planning Obligations and Developer Contributions Strategy' www.gosport.gov.uk/localplan2029

- 11.112 The Borough Council's standard includes three key elements: 'Public Open Space' including local parks; 'Outdoor Sports Provision'; and Allotments. These elements are set out in Table 11.3²⁰⁷.

Table 11.3 Gosport Borough Open Space Quantity Standards

Type of open space	Standard
Public Open Space standard (includes the 'local park' element) To be provided on-site for developments of 50 dwellings or more. For smaller developments this element is covered by the Community Infrastructure Levy	1.5ha per 1,000 people
Outdoor sports provision Not normally provided within a development site and could be funded by the Community Infrastructure Levy	1.1ha per 1,000 people
Allotments Not normally provided within a development site and could be funded by the Community Infrastructure Levy	0.4ha per 1,000 people

- 11.113 The Borough Council will require for developments of 50 dwellings or more, a total of 1.5 hectares per 1,000 residents or 15m² per person of public open space and that this provision should be made on-site. This provision will provide at least one park to serve the development with more required on larger developments. All dwellings should generally be within 400 metres of the park provision. It is considered that the 50 dwellings threshold will enable a useful-sized local park to be provided on-site²⁰⁸. The Borough Council will require the on-site provision to achieve the Borough Council's Good Standard²⁰⁹. In order to meet the Council's Good Quality Standard it will be necessary to assess it against the criteria set out in the relevant open space scorecard²¹⁰.

- 11.114 The proposed park should include all or most of the elements that make up the park standard, such as play areas, informal recreational elements, formal garden and natural features. It is recognised that there may be the need to change the emphasis of each element to suit the type of dwellings proposed, the expected age profile, the size of the site, characteristics of the location, the presence of on-site natural features, as well as what other provision is already available in the locality. In some circumstances it may be appropriate to include outdoor sports facilities (such as a multi-use games areas) or allotment type facilities as part of the on-site public open space standard.

²⁰⁷ See the Council's 'Gosport Local Plan: Local Open Space Standards' which is contained in Appendix 4 of the 'Planning Obligations and Developer Contributions Strategy' www.gosport.gov.uk/localplan2029

²⁰⁸ It is estimated that 50 dwellings would accommodate approximately 110 residents (based on average of 2.29 persons per household). This multiplied by the 15m² standard is 1650sq.m –i.e. approximately 0.16 hectare.

²⁰⁹ See the Council's 'Gosport Local Plan: Local Open Space Standards' which is contained in Appendix 4 of the 'Planning Obligations and Developer Contributions Strategy'.
www.gosport.gov.uk/localplan2029

²¹⁰ See the Council's 'Gosport Local Plan: Local Open Space Standards' which is contained in Appendix 4 of the 'Planning Obligations and Developer Contributions Strategy'.
www.gosport.gov.uk/localplan2029

- 11.115 The developer will be required to contribute towards the maintenance (this includes the replacement of equipment) of the open space to cover a period of twenty five years in accordance with the Council's standards. In addition green infrastructure (LP41) that is required to be provided on-site, could be incorporated as part of the open space provision.
- 11.116 In certain instances it may be necessary for the developer of a proposal of 50 or more dwellings to provide a financial contribution towards a specified off-site open space proposal in lieu of all or part of the required on-site provision. This could include a new facility or an enhancement to an existing one. This would be secured by a Section 106 Agreement and normally be specific with regard to the site it is intended to be allocated to. In such cases the obligation will need to meet the tests of Government legislation and only contributions of a maximum of five sites can be pooled to secure this specific open space. Exceptional circumstances may relate to particular characteristics of the site or that there is an open space facility in close proximity to the development (normally within 800 metres of the development) which would significantly benefit from improvements and help it achieve the Council's 'Good' Standard. In certain cases the particular open space may be further than 800 metres from the development if it has the potential to be of sufficient quality and recreational value to attract residents of the new development.
- 11.117 The Borough Council recognises that on small residential developments it is neither desirable nor practical to make provision for open space other than certain elements of green infrastructure (see Policy LP41). Consequently the Borough Council in most instances will take a financial contribution in the form of the Community Infrastructure Levy where a proportion of money may be spent on new or enhanced open space provision.
- 11.118 In relation to outdoor sports provision and allotment provision (see also Policy LP36) where quality and quantity deficiencies have been identified it is accepted that this provision is not normally suitable to be provided on site given the characteristics of these uses. Instead this provision can be funded by the Community Infrastructure Levy and has been calculated by using the standards identified in Table 11.3 to inform the Borough's overall infrastructure requirements²¹¹.

POLICY LP35: PROTECTION OF EXISTING OPEN SPACE

Development proposals will not be granted planning permission on existing open space as identified on the Policies Map except where:

- a) the redevelopment of a part of the site for recreation and/or community facilities would retain and enhance the existing facilities; or**
- b) alternative provision is made available of equivalent or greater community benefit in terms of quality, quantity and accessibility and that the proposed site cannot be used for an alternative form of open space for which there is an identified need.**

²¹¹ Detailed in the Council's 'Gosport Local Plan: Local Open Space Standards'.