

Appendix E

Draft Policy IF4 – Open ~~space~~Space, Sport and Recreation Facilities (Strategic Policy)

- (1) All new residential developments of 10 or more dwellings shall provide onsite open space in accordance with the standards at Table xx above. Where it is not possible to accommodate certain open space typologies onsite, off-site contributions will be sought. Provision of open space should be located onsite unless an off-site or partial off-site contribution would result in an equally beneficial enhancement to an existing open space.
- (2) Where appropriate, the Council will seek the onsite provision of, or off-site contributions towards, playing pitches, outdoor sports and indoor sports facilities.
- (1) In order to meet the needs of the community, provision of open space, sport and recreation facilities will be sought as part of new housing development of [number to be determined] or more dwellings having regard to:
 - (a) The scale of the proposed development and the mix and type of dwellings to be provided;
 - (b) The nature and scale of existing open space, sport and recreation provision within the locality of the proposed site;
 - (c) The likely population characteristics resulting from the proposed development as well as that of the existing population in the locality;
 - (d) Local evidence of need, including (but not limited to) a Playing Pitch Strategy, open space assessment of need or equivalent sources.
- (2)(3) Any open space, sport and recreation provision should be designed as an integral part of the proposed development in accordance with Policy AP1 ~~in respect of design~~.

~~Provision of open space, sports and recreation facilities should be located onsite unless an off site or partial off site contribution would result in an equally beneficial enhancement to an existing open space, sports and /or recreation facility which is of benefit to the local community.~~

Loss of Open Space

- (3)(4) When assessing a development proposal which would result in the loss of an open space, sports or recreation facility, ~~In assessing the appropriateness of development which would result in the loss of a site which at the time the development proposal is considered, is an open space, sports or recreation facility within the Limits to Development, the following principles will be taken into consideration:~~

- (a) The ~~developer~~ / applicant will need to provide clear evidence that the open space, sports or recreation facility is surplus to requirements, ~~including taking into account both the current and future population needs over the plan period;~~

(b) 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 benefits of which clearly outweigh the loss of the current or former use; The loss of the open space, sports or recreation facility results in an equally beneficial replacement or enhanced existing facility for the local community;

(c) The loss of the open space, sports and recreation facility is for the purpose of providing an ancillary development which improves the functioning, usability or viability of the open space, sport and recreation uses e.g. changing rooms, toilets, assembly and function uses;

(d) The loss of the open space, sports or recreation facility will not result in the fragmentation or isolation of a site which is part of a green infrastructure corridor.

(4) Proposals involving the potential loss of an open space, sports or recreation facility outside of the limits to development will be considered under the provisions of Policy S4 – Countryside.

Any proposals resulting in a loss of an open space, sports or recreation facility should be able to clearly demonstrate that the facility is not only currently surplus to requirements, but taking into account the population needs of the community over the plan period.