

HEARING STATEMENT

MATTER 11: Promoting Successful & Sustainable Communities

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1. ISSUE 1

Whether the approach of the Plan to promoting successful and sustainable communities is justified, effective and consistent with national policy.

Question 4: In terms of Policy HC17:

c. What evidence is there to support the policy requirement to provide 0.06ha of multi-functional publicly accessible open space per dwelling?

- 1.1 The policy requirement to provide 0.06ha of multi-functional accessible open space per dwelling is supported by evidence set out in the Open Space Study Standards Paper [EB73]. This requirement includes the following open space typologies:
 - Amenity Greenspace
 - Green Corridors
 - Allotments
 - Provision for Children & Young People
- 1.2 The overall requirement to provide 0.06ha is considered justified, however the policy should identify the including open space typologies included within the standard (as identified above) for clarity.
- 1.3 The policy lacks the necessary flexibility to consider existing or proposed provision in the vicinity of a development site.
- 1.4 For example, the policy establishes a requirement that all development that requires on-site open space should include equipped play provision as a default. This requirement is unreasonable where good quality, accessible equipped play is already located within the immediate vicinity of a site. In addition, the policy provides no flexibility where a local community may express a desire to see improvements to an existing equipped play area that is deficient, rather than providing separate provision.
- 1.5 In part, this could be remedied by the inclusion of open space accessibility standards which are also recommended within the Open Space Standards Paper.
- 1.6 Lastly, the policy appears to exclude other proposed green infrastructure to be delivered through the Local Plan. Site 136 (Land at Landywood Lane) is required to provide an off-site country park and allotments immediately adjacent to the

site, however the policy, as drafted, provides no flexibility to provide a reduction in on-site provision. The country park will provide significant recreational benefit to new residents and the wider settlement alike. To ignore the open space role the Country Park and allotments would serve to residents within the proposed allocation is unreasonable.

h. Are any modifications necessary in the interests of soundness?

- 1.7 Accessibility standards should be established through the Local Plan to provide certainty and not displaced to supplementary guidance which is not intended to establish policy.
- 1.8 Further flexibility should be provided within the policy to allow for a reduction in on-site provision where significant good quality open space already exists within the vicinity of the site or where significant off-site open space provision is being delivered as part of the proposal.

