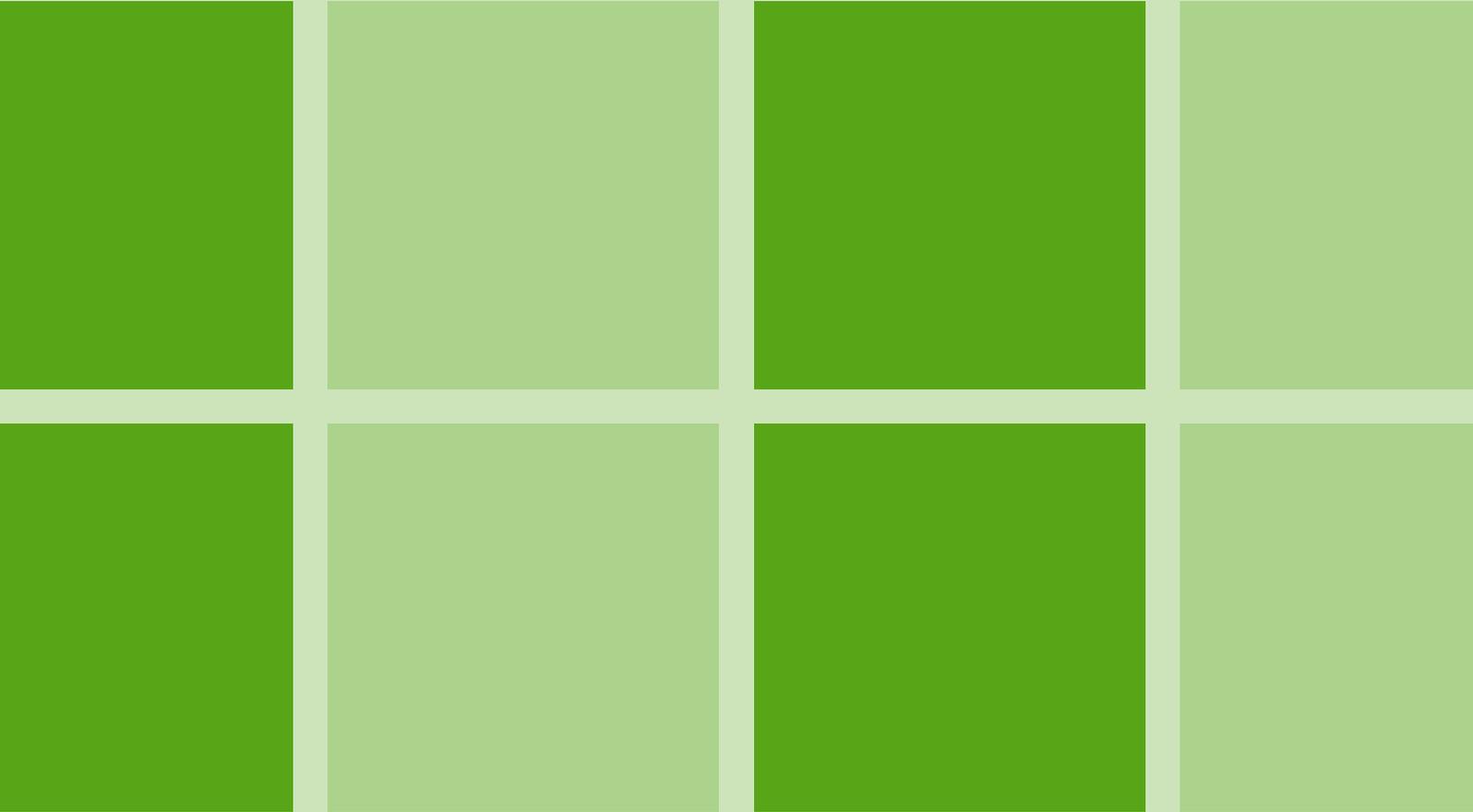


Technical Paper - Public Open Space



1. INTRODUCTION AND OBJECTIVES 4

2. CONTEXT OF TELFORD & WREKIN 4

3. REVIEW OF NATIONAL POLICIES 5

4. REVIEW OF LOCAL POLICY AND EVIDENCE 6

5. LOCAL PLAN PUBLIC OPEN SPACE POLICIES 7

6. REVIEW OF REGULATION 18 (CONSULTATION VERSION) AND REGULATION 19 (PUBLICATION) REPRESENTATIONS 8

7.	POLICY JUSTIFICATION	10
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8.	CONCLUSIONS	13
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1 Introduction and objectives

1.1 This technical paper explains how the Council proposes to plan for public open space, sports and recreational facilities in the Telford & Wrekin Local Plan. It provides background information and justification for public open spaces policies NE3, NE4 and NE5 of the Local Plan and explains how these policies have evolved after two rounds of public consultation. ⁽¹⁾

1.2 From the outset, the Council recognises that open spaces are an important part of the quality and function of places and have always formed an integral part of the planning of the borough. Sports facilities have a part to play not just in encouraging people to be involved in sport but also in supporting lifelong access to both team and individual sports providing a wide range of social, health and community benefits. The Council is committed to providing excellent, accessible playing pitches for a range of sports across the borough and new development has a role to play in supporting the delivery of the Council's strategy. In addition to formal play and involvement in sports residents gain significantly from access to informal public green open space, where they can safely engage in free and creative play. Telford & Wrekin Council recognises the need for access to outside space within new developments and that new green space is located in the right place, is appropriately designed, safe and well maintained. Access to attractive, fit for purpose public open spaces is important for people's health and wellbeing, as well as bringing many other environmental benefits. The Telford & Wrekin Local Plan therefore seeks to planning for the protection and management of existing and new public open spaces.

1.3 This technical paper should be read alongside the Technical Paper: The Green Network and the Technical Paper: Biodiversity, Geodiversity, Trees & Woodlands which provide background on the other policies in the Natural Environment section of the Telford & Wrekin Local Plan.

2 Context of Telford & Wrekin

2.1 The natural environment and open space within and between Telford & Wrekin's communities form one of the most distinctive and defining characteristics of the borough. Open spaces are an important and integral part of the quality and function of places and have always formed an integral part of the planning of Telford & Wrekin. It can be said that Telford & Wrekin is different from many other local authority areas due to the development of Telford New Town. The town was planned to be a "Forest City" by lining roads and defining discrete parcels of land use, to segregate residential, industrial and commercial uses, with plantations of trees ⁽²⁾. As a result of this foresight on the part of the Telford Development Corporation, Telford possesses an extensive green infrastructure and open space which is integral to the character of the town.

2.2 It is therefore important that any new development respects the borough's character, the loss of open space worthy of protection is minimised and the size of existing open spaces are retained where possible.

1 For the avoidance of doubt, the policy numbers quoted in this paper come from the Regulation 19 (Publication Version) of the Local Plan. They were renumbered between the Regulation 18 and Regulation 19 drafts of the Local Plan.

2 A simple account of this can be found in De Soissons, Maurice "Telford: The Making of Shropshire's New Town", Swan Hill Press, pp102 to 104

3 Review of national policies

National Planning Policy Framework

3.1 As one of its core planning principles, paragraph 17 of the National Planning Policy Framework (NPPF) sets out that planning should deliver sufficient community facilities and services to meet local needs.

3.2 Paragraph 70 of the NPPF advises that planning policies should plan positively, including for the provision and use of shared spaces to enhance the sustainability of communities and residential environments.

3.3 Paragraph 73 of the NPPF recommends policies to be based on robust and up to date assessments of the needs for open space, sport and recreation facilities and opportunities for new provision. Such an assessment should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area.

3.4 In terms of protecting existing provision, paragraph 74 sets out that:

“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”.*

3.5 In line with paragraph 114 open spaces have an ecological value and contribute to the creation of networks of biodiversity and green infrastructure.

3.6 Paragraph 171 of the NPPF states that in preparing their local plans, local planning authorities should “understand and take account of the health status and needs of the local population (such as for sports, recreation and places of worship)”.

3.7 In summary, the NPPF seeks to support sustainable communities and in this context open spaces are valued for their social and environmental role in promoting the health and wellbeing of local communities, their social role in providing a local area for social interaction and their environmental role in supporting measures to alleviate the effects of climate change.

Planning Practice Guidance (PPG)

3.8 The PPG advises councils to take account of Sport England guidance on the methodology to be used in making public open space assessments. Sport England has been consulted throughout the preparation of the Local Plan and its methodologies have informed the assessments carried out in some of the key evidence documents such as the *Telford & Wrekin Play Pitch Strategy (2016)*.

4 Review of Local Policy and Evidence

4.1 The Council has prepared a comprehensive evidence base to support the evolution of the Council's policies in the area of public open space. The principal document is the *Local Green Infrastructure Needs Study 2013 (updated June 2016)*. It should also be read in the context of other preceding and later documents.

Local Green Infrastructure Needs Study 2013 (Updated June 2016)

4.2 The document shows existing levels of provision of green infrastructure in the borough, including both private and public open space, sports and recreation facilities. It provides information about the quantity, quality and distribution of green infrastructure with regard to meeting local needs for health and wellbeing, biodiversity, spatial quality (including landscape setting and green travel route provision) and environmental resilience (including adapting to climate change).

4.3 On the matter of public recreational facilities, Telford & Wrekin has 123 hectares of parks, public gardens and recreation grounds, 498 hectares of outdoor sports facilities, 16 hectares of provision for teenagers and young people, and an additional 4.5 hectares of play areas for children. The document sets out the minimum standards of green infrastructure provision to meet the borough's future needs based on a housing requirement of 15,555 net new homes. Telford & Wrekin Local Plan Policy NE 4 - Provision of public open space - requires that new development address any existing deficiency of public open space in an area either with on site provision or by off site provision or contribution.

4.4 The *Local Green Infrastructure Needs Study 2013 (Updated June 2016)* also focuses on assessing the quantity and functionality of green Infrastructure within the borough. The importance of green infrastructure is seen to be the functions it provides and not the physical land which it occupies. The study provides a detailed parish scale analysis on the needs for green infrastructure which can be used to assess the state of green infrastructure, including open space, in the local area. It builds upon Telford & Wrekin Council's *Open Space, Sports and Recreation Assessment (2008)* and the *Green Infrastructure Framework Evidence & Analysis (2012)*

Green Infrastructure Framework Evidence & Analysis (2012)

4.5 The *Green Infrastructure Framework Evidence & Analysis* document identifies the type, amount, distribution and function of green infrastructure in the borough. Green infrastructure considers the wider multiple benefits that green space offers. The *GI Framework* is a strategy that co ordinates the planning, design and management of the green infrastructure in an area. It enables us to value, plan, design and manage every green space and natural feature, including water in an integrated and connected way; optimising its performance for multiple social, economic and environmental benefits. It also analyses the 28 green infrastructure functions in the borough. The data provides a comprehensive borough wide picture of where different types of green infrastructure are performing different functions and the number of green infrastructure functions being performed by a type of green infrastructure in different locations in the borough.

Telford and Wrekin Playing Pitch Strategy (2016)

4.6 Sport England advises, in its role as a statutory planning consultee in respect of sports facilities and playing fields, that all local authorities should have an up to date and robust Playing Pitch Strategy to ensure there is a sufficient supply of quality playing pitches and playing fields to meet the sporting needs of local communities. The *Playing Pitch Strategy (2016)* details the Council's policy for the provision and protection of playing fields and pitches. It analyses current, future supply and demand for grass and artificial pitches. The Strategy has been developed using Sport England Playing Pitch Strategy Guidance. It also identifies and recommends priorities relating to the provision, improvement, maintenance, development and if appropriate, rationalisation of the playing pitch stock. The strategy provides the detail to support the Telford & Wrekin Local Plan which aims to meet community needs generated from proposed development. This will support the delivery and secure provision / enhancements where the opportunity arises.

Telford & Wrekin Allotments Strategy (2009 - 2014)

4.7 Allotments have been an important and valuable part of our urban and rural communities for years. *The Allotments Strategy* reviewed Telford and Wrekin Council's allotment provision with the intention of providing a well-managed service offering high quality allotments throughout the borough, in the most cost effective manner. It remains a useful guide to inform future allotment provision and some developers have taken account of this in the proposed Sustainable Urban Extension at Priorslee (Site H2).

Telford and Wrekin Local Play Strategy 2007 – 2017

4.8 Play is an essential part of every child's life and vital to their development. Telford & Wrekin Council recognises the importance of providing stimulating play opportunities for children and young people (0-18 years) and is committed to enhancing the quality and quantity of current and future free play provision and equipped play and youth facilities across the borough. The *Play Strategy* supports children's wider health issues through play and seeks to actively encourage the right of children's informal play particularly in the landscape of open green spaces

Sports Facilities Framework (2007 - 2027)

4.9 This document develops a framework for the provision of sports and leisure facilities across the borough for the next 20 years. It aims to create a network of inclusive high quality community and specialist sport and leisure facilities within Telford & Wrekin that will encourage an increase in its communities sports and physical activity levels, and enhance the quality of life of existing and future communities. Whilst current number of sports facilities is good, there is unbalanced distribution across the borough. The aim of the framework document is to address this balance and further improve the community accessibility of sports facilities in the borough in the context of forecast population growth and the subsequent increase in the demand for sports facilities. For example, the Council has used the planning process to promote public and community access to the sporting facilities of some of the schools recently built under the Building Schools for the Future programme.

5 Local Plan Public Open Space Policies

5.1 The Council consulted on the *Shaping Places Strategy & Options* document between 10 June and 26 July 2013. It provided the community and other stakeholders with the opportunity to comment on and influence the proposed scale and location of development at an early stage

of the plan-making process. The *Strategy & Options* document set out options for the scale and location of development and different policy approaches to a range of topics including housing, employment, retail, green infrastructure and transport. For each subject area questions were asked about the content and options presented. Option 18 proposed to set up a policy to require green infrastructure on all developments. This will be informed by the key documents of *Local Green Infrastructure needs Study (Updated 2016)* standards (including sports, recreation and leisure provision) and the *Green Infrastructure Framework Evidence & Analysis 2012*. The document [Shaping Places Local Plan - Summary of comments received as part of the Strategy & Options Consultation](#) provides summary of responses and explains how these comments were used to inform the Local Plan. Whilst there was support of inclusion of green infrastructure policies in the Local Plan, some of the comments received called for placing more emphasis on green infrastructure including ecological considerations.

5.2 The Council as a New Town has acknowledged and carried forward this high level of support for a framework for public open space in the into the Local Plan. This is reflected in the Aims and policies of the Local Plan. Aim 3 of the Local Plan is to: **Harness the borough's natural environment** and is supported. Aim 4 of the Local Plan is to: **Promote socially cohesive, healthy and active communities** and Objective 16 seeks to enable healthier lifestyles and improve the health and wellbeing of the population. Recognising that the borough's public open space network provides potential cycling and walking links, Aim 7 of the Local Plan is to: **Reduce the environmental impact of new development** and Objective 28 seeks to promote solutions that reduce energy demands on non-renewable energy sources.

5.3 The Regulation 18 (Consultation Version) of the Local Plan originally had four policies that directly or indirectly covered public open space. These were: Policy NE1 Provision of green infrastructure; Policy NE2 Management and maintenance of green infrastructure; Policy NE7 Existing public open space; and Policy NE8 Provision of public open space. The following section summarises the feedback received in connection with these policies and explains why the Council resolved to merge them into three policies in the Regulation 19 (Publication Version) of the Local Plan as: Policy NE3 Existing open space; Policy NE4 Provision of public open space; and Policy NE5 Management and maintenance of public open space.

6 Review of Regulation 18 (Consultation Version) and Regulation 19 (Publication) representations

Telford & Wrekin Local Plan Regulation 18 (Consultation Version) draft of the Local Plan

6.1 The following representations were made on these policies.

- NE1 Provision of green infrastructure: There was general support from residents and residents associations on the Council's plans to protect and enhance green infrastructure but consultees felt that the current suite of policies was over complicated in its multi-layered approach. Suggestions to change the wording of the policy were made. There was an objection from a developer to the green infrastructure policies who suggested that insufficient evidence was provided by the Council to support the policies. Other consultees suggested inclusion of "blue" infrastructure like canals, lakes, pools and rivers in the definition of green infrastructure.

- NE2 Management and maintenance of green infrastructure: Comments were in general support although very few comments were received. Newport Town Council commented that the Local Plan appears to make no reference to the provision of burial space in the borough whilst Shropshire Wildlife Trust supported the policy and hope that the policy would also include management appropriate to ecological interests. One resident commented that there was no reference to the maintenance of important existing strategic areas like Ercall Wood and Granville Country Park.
- NE7 Existing public open space: There was general support for the policy. Some residents commenting on the policy did not object to the Council's approach of maintaining, enhancing and protecting formal and informal sports and recreational facilities but they raised objections where proposed development will result in loss of facilities like at proposed allocation site H10. Madeley Parish Council felt that the Plan does not recognise the designation of local green space as identified in the Madeley Neighbourhood Plan. The Telford Green Spaces Partnership and other Parish Councils expressed interest to be involved in the process of selecting the Green Guarantee sites. The Green Guarantee sites is not being delivered through this Local Plan process.
- NE8 Provision of public open space: Very few comments were received on the policy with the majority of representations supporting the council's approach on green spaces. In relation to the 150 protected spaces under the Green Guarantee, many sites were suggested by residents and residents associations for the Council's consideration. Stirchley & Brookside Parish Council commented that installation of play equipment needs to involve agreement of funding for future maintenance.

6.2 The comments received during this round of consultation informed the revisions to the policies for the next stage of the Local Plan. The Council renumbered and restructured this chapter of the Local Plan to improve its readability and to help developers understand more clearly what they will need to do to comply with the policies in the Local Plan. Policy NE3 looks at protection, maintaining and enhancing of existing open spaces whilst Policy NE4 focuses on provision of new public open spaces through development. Policy NE5 ensures that ongoing management and maintenance plans are put in place for public open space.

Telford & Wrekin Local Plan Regulation 19 (Publication Version) of the Local Plan

6.3 The following is a summary of the comments received:

- Public Open Space (Policies NE3, NE 4 and NE 5) – There was general support to these policies. Sport England supported the policies and reiterated that the provision of new sporting facilities should be informed by the most up-to-date evidence base. One developer objected to Policy NE4 as they considered it inappropriate to apply the policy to all major development. Shropshire Wildlife Trust (SWT) supported Policy NE 5 and welcomed the requirement for maintenance mechanisms to be in place prior to full occupation of new developments.

6.4 The Council is not proposing any further modifications to these policies as a result of these representations.

7 Policy justification

Existing public open space

7.1 The approach to the protection of existing green and open spaces dates back to the *Wrekin Local Plan (2000)* which includes the following two saved policies:

- Saved Policy OL6 - Open land: This policy protects all locally important open land in the borough that is within or adjacent to built up areas – where that land contributes to the character and amenity of the area, has value as a recreational space or importance as a natural habitat.
- Saved Policy LR4 - Outdoor Recreational Open Space: The policy states that the loss of existing recreational space will be refused if it is not replaced to a equal or improved specification.

7.2 Policy CS11 (Open Space) of the TWC Core Strategy also seeks to protect and enhance all areas of open space in the borough. It states that development on open space will only be permitted where the development will deliver significant community and environmental benefits and the land does not contribute to the open space standards set out in an Supplementary Planning Document (SPD). The SPD was never produced to back up this policy.

7.3 The Council has carried forward this approach of protecting existing public open space with Telford & Wrekin Local Plan Policy NE 3 (Existing public open space) seeking to maintain, enhance and protect the provision of formal and informal sports and recreation facilities and public open spaces throughout the borough. This includes incidental open spaces.

7.4 The loss of open space continue to be resisted given the multi-functional role these areas currently perform and/or could perform in the future and because of the positive effect these areas have on the character of the borough. If development will lead to the loss of open space then developers will have to demonstrate that suitable equivalent provision can be made off site or wider benefits can be secured which outweigh the disadvantages of the loss.

7.5 The replacement should be suitable provision. For example, in terms of accessibility, the distance of the replacement open space needs to be within walking distance of the original site, unless it can be proved that a more accessible site is proposed. Accessibility will not just be measured in terms of distance, but also in terms of the availability of the site to the general public. The Council's *Local Green Infrastructure Needs Study 2013 (Updated 2016)* and *Green Infrastructure Framework Evidence & Analysis (2012)* documents and relevant subsequent documents will continue to guide the planning of open spaces and green infrastructure in general.

7.6 The onus is on the developer to demonstrate that the open space, sport and recreational facilities are surplus to requirements. They may need to show evidence that the lost open space and facilities will be replaced by equivalent or better facilities in terms of quality and quantity in a location which is suitable. This approach is in line with paragraph 74 of the NPPF which outlines the criteria that should be satisfied before existing open space, sports and recreational buildings and land, including playing fields is lost through development.

7.7 Where deficiencies of open space have already been identified as a local issue, the loss of any open space will be resisted unless it can be replaced in a suitably accessible location.

Provision of public open space

7.8 New developments will introduce a demand for new provision of public open spaces, sports and recreation facilities. Open space should be taken into account in planning. This has been the case dating back from the Wrekin Local Plan. The following policies are relevant to the provision of new public open space:

- Saved Policy OL12 - Open Land and Landscape – Contributions from New Development: the last bullet point seeks contributions for replacement of lost recreational or sports facility or other feature to an equal or enhanced quality and accessibility.
- Saved policy LR4 - Outdoor Recreational Open Space: The policy states that the Council will seek to achieve the National Playing Field Association (now Fields in Trust) minimum target of 2.43 hectares of outdoor recreational open space per 1,000 population.
- Saved Policy LR5 - Golf Courses: This is a policy for the creation of new golf courses. These must be located close to large population centres to reduce the need to travel, not be within the AONB or adversely affect its visual quality, not adversely affect designated sites (SSSIs, Wildlife Sites, ASLCs, Ancient Woodland, LNRs) or sites archaeological/historic importance, relate to local topography, character and features and not lead to the loss of grade 1, 2 or 3 agricultural land.
- Saved Policy LR6 - Developers Contributions to Outdoor Recreational Open Space Provision within New Residential Developments: This policy breaks down the NPFA standard from LR4 into requirements for a new LEAP within developments providing between 75 and 200 new child bed spaces and a new NEAP within developments providing more than 200 new child bed spaces. This will sought through legal agreements with developers.
- Saved Policy LR7 - Recreational Open Space on Employment Development: The Council may require 1.5 hectares of open space per 1,000 employees, an equivalent contribution through legal agreement.

7.9 Telford & Wrekin Local Plan Policy NE 4 (Provision of public open space) follows the existing approach of the Wrekin Local Plan in requiring delivery of open space with residential development, however with a different approach on standards as discussed below.

7.10 As a general principle, there will be a presumption that open space, sport and recreation facilities will be provided on the development site to meet local needs. This will mitigate the impact of additional residential development in the Borough, particularly in those areas with existing deficiencies in provision. In areas where a deficiency in open space has previously been identified, on - site provision of open space should be the norm within new residential developments and compliant with the council's strategies.

7.11 Only in exceptional circumstances will an off-site contribution provided by the developer be accepted to develop on another site, where it is proven that on site provision is not feasible or is unviable. Where the developer provides evidence, which demonstrates that neither on-site nor off-site provision of open space, sport & recreation facilities is appropriate a financial

Technical Paper - Public Open Space

contribution will be considered. Applicants will need to demonstrate that the site cannot accommodate the types of open space required. Off-site contributions will either be pooled to enable the implementation of larger projects including the creation of additional open space, or will be used to improve the accessibility to, or quality of, open spaces, sport and recreation facilities, whatever is most appropriate in the locality.

7.12 Just like under Telford & Wrekin Local Plan Policy NE 3, accessibility will not just be measured in terms of distance, but also in terms of the availability of the site to the general public. The Council will seek development to provide agreements to secure community use of school and private sports facilities. A significant proportion of sporting provision is located on education sites. Making these available and accessible to sports clubs can offer significant benefits to both the school/college and the local clubs. This approach has been informed by the Council's *Playing Pitch Strategy (2016)*. In addition to that the new Government strategy, *Sporting Future: A New Strategy for an Active Nation* advocates maximising use of existing assets which includes making use of school facilities.

7.13 *Wrekin Local Plan* Policies LR4, LR6 and LR7 set provision standards, in particular Policy LR4 which used the long established Field In Trust (FIT) standard. FIT set recommended open space standards for local planning authorities across the UK. FIT promote an indicative minimum open space standard of 2.4 hectares (6 acres) per 1000 people (The Six Acre Standard, National Playing Field Association/ Fields in Trust, 2001). The figure is a general target which is set for local authorities and others who wish to check that existing provision is adequate and reasonable for the population it is intended to serve, and to arrive at an appropriate scale of provision for new developments.

7.14 The Council is not pursuing an approach of having one overall standard which applies to the whole borough, like the FIT standard. Instead it relies on the *Local Green Infrastructure Needs Study* which contains local standards. It carries forward the quantity, quality and accessibility standards recommended in the *Open Space, Sports and Recreation Assessment (2008)* as well as 2011 Census population figures and future housing requirements presented in the Local Plan. The study contains parish profiles which provides a basis for identifying surpluses and deficiencies in an area. Development will be required to address these deficiencies in the provision of play and recreation open spaces and apply the standards for the local area.

7.15 In addition to the *Local Green Infrastructure Needs Study*, applicants can make use of other strategies like the *Green Infrastructure Framework (2013)*, the *Playing Pitch Strategy (2016)*, *Play Strategy (2007-2017)* and other relevant strategies and their subsequent updates.

7.16 Informed by these strategies, development proposals must then provide an assessment which demonstrates how they have responded to and addressed the issues and requirements of the Council's strategies as identified. Proposals will be expected to address the type and quality of public open space as well as the amount through new provision and/or by improving existing provision.

7.17 Policy NE 4(iii) follows the approach in the *Wrekin Local Plan* saved Policy OL12 (last bullet point) in seeking developer contributions towards the enhancement and creation of new areas of open space and/ or sports facilities in localities where a deficit has been identified or where development will lead to a deficit.

7.18 Sport England is a statutory consultee on planning applications. The Council will require developers to apply Sport England technical standards where new sport and recreational facilities are being provided as part of a development.

7.19 All new or improved playing pitches on school sites should be subject to community use agreements. On large developments where schools are also being provided consideration should be made to ensure that there is provision and open access for the community to the outdoor sports provision. For further guidance please refer to the Sport England website.

Management and maintenance of public open space

7.20 Policy NE5 (Management & maintenance of public open space) proposed by the Council in the Telford & Wrekin Local Plan (Publication Version) continues the existing approach of the current *Wrekin Local Plan 2000* (Saved Policy OL13 Maintenance of Open Space). Policy OL13 seeks legal agreements for the long term maintenance of open space that is provided as part of developments.

7.21 Policy NE5 "will require development proposals to provide sufficient management and/or financial provision for the future management and maintenance of new and existing public open space". The approach is in line with paragraph 114 of the NPPF which states that Local Planning Authorities should plan "positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure."

7.22 Development will be expected to make provision for the ongoing maintenance of public open space including informal and formal recreation spaces, play and sports provision and biodiversity mitigation and compensation areas which are provided as part of the development.

7.23 The Council will require developers to establish a mechanism by which public open space will be maintained to an agreed standard. There are different options for the future management of public open space in new housing developments. One option is to hand over the management and maintenance to the council with a commuted sum to help with long term maintenance of the public open space, sport and recreation facilities. Alternatively the developer can set up a "management company" where the residents within the development become members of the management company and pay an annual sum to fund future management of the public open space. Whichever the option adopted, this must be secured and in place prior to commencement, and, in the case of residential schemes, it must be operational prior to occupation of no more than 80% of the development.

7.24 There is an opportunity, in some cases, for developers to transfer ownership of public open space, sport and recreational facilities to the Council, if they wish. This has to be in conformity with the Council's standards and accompanied by a financial and legal agreement.

8 Conclusions

8.1 Open spaces are an important part of the quality and function of places and have always formed an integral part of the planning of Telford & Wrekin. The Council have demonstrated that planning for public open space, sport and recreation is a priority for the borough. There are so many benefits which come from public open spaces including the improvement of the health

and well being of the residents and visitors. The Council has therefore formulated policies that seek to protect the existing public open spaces and require development to provide new facilities with new development.

8.2 As shown in this technical paper, the policies in the Local Plan covering public open space are based on robust local evidence and assessments. This is in line with the Paragraph 73 of the NPPF which recommends policies to be based on robust and up to date assessments of the needs for open space, sport and recreation facilities and opportunities for new provision.

8.3 Whether it is enhancing of existing open spaces or provision of new facilities with development, the Council will require developers to establish a legal mechanism by which public open space will be managed and maintained to an agreed standard in the long term.