

## Green Infrastructure, sport and recreation standards

### **POLICY CS24 - GREEN INFRASTRUCTURE, SPORT AND RECREATION STANDARDS**

Green Infrastructure assets are integral to sustainable communities. Where existing Green Infrastructure provision, including informal recreational open space, outdoor sports facilities, playspace, allotments, and natural/semi-natural spaces are inadequate in terms of providing for the quantity, quality and accessibility to meet the projected needs arising from the future occupiers of new development, those occupiers' needs must be met by the new development, together with provision for subsequent management and maintenance.

Provision for Green Infrastructure, outdoor space, sport and recreation facilities will be sought according to the following principles:

1. new developments must comply with all the appropriate local standards of provision in terms of quantity, quality and accessibility
2. provision must be delivered on-site, unless it is demonstrated that partial or full off-site provision or enhancement creates a more acceptable proposal; and
3. the functionality and usability of spaces and facilities must be suitable for their intended purposes.

New developments may also be required to contribute to Green Infrastructure schemes identified in the Green Infrastructure Strategy and the requirements contained within the Design Policy CS1. New Green Infrastructure should be an integral part of new employment areas, and should meet local objectives to be agreed as part of the planning application process. These spaces should adhere to the Green Infrastructure objectives (Policy CS2) and be managed to allow open access to both local workers and residents, unless it can be demonstrated that there is an overriding security issue such that access to local residents should be restricted.

Environments for play are required to be delivered as an integral part of site design within both public and semi-private communal open space areas.

- 10.88 Provision of Green Infrastructure is essential for sustainable communities. Green Infrastructure, sport and recreation facilities are all highly valued assets to South Gloucestershire's communities.
- 10.89 Where existing provision, in terms of quantity, quality and accessibility would be inadequate to meet the needs of future residents, then new provision and/or enhancement must be made in accordance with the appropriate local standards. Local open space standards, for informal recreational open space (including parks/public gardens, amenity green space and green corridors), outdoor sports facilities, playspace, allotments and natural/semi-natural green space, relating to quantity, quality and accessibility will be set out in the Green Infrastructure Strategy (to be adopted as Supplementary Planning Document). The local standards are set out in Appendix 5.
- 10.90 Open spaces can contribute to a range of social, environmental and economic benefits. These should be realised in accordance with the Design and Green Infrastructure Policies (CS1 and CS2).
- 10.91 Where development proposals on their own are too small to generate adequate provision of useable space, the Council will seek a financial contribution to enhancements or expansion of existing site(s) and/or to proposed sites in accordance with national guidance and local standards, in order to create a more acceptable proposal. Pooling of contributions may be necessary in order to provide enhancements and/or new provision.
- 10.92 In some areas, small pockets of open space exist within established urban areas that are not usable for recreational purposes due to scale, configuration and/or locations adjoining main roads. Whilst potentially of visual amenity and biological value, such spaces will be discounted when undertaking audits of existing open space for the purposes of calculating the need for additional provision to meet the requirements of this policy.
- 10.93 In appropriate circumstances the need for outdoor sports facilities (pitches and courts) can be met through the provision of all weather surface facilities. The Council accepts that such synthetic surface facilities allow for a greater intensity of use and therefore a smaller quantum of space will be required. The design and construction of each facility must be carefully planned according to the specific demands and priorities it is intended to address. Where required for competition use, facilities must be constructed to the standards adopted by the Governing Body of the sport. Where a need for more informal sports activities and training purposes for several sports is identified, design and construction must be to standards approved by the Council. Ancillary facilities that enable outdoor sport facilities to function, such as changing facilities, pavilions and parking (cycle and car), will be required to be provided where current provision is not adequate, in accordance with Policies CS6 and CS23.
- 10.94 Informal recreational open spaces should wherever possible link to existing open spaces, rights of way and cycle routes in accordance with the requirements and objectives in Policies CS1 and CS2. Where open spaces incorporate landscaping and planting, these should be provided in accordance with Policies CS1 and CS2 and, in particular, provide opportunities to make a net contribution to tree cover, biodiversity habitat creation and connectivity.

## Employment development

- 10.95 Employment development will not require a specified quantity of Green Infrastructure provision, therefore the needs will be dealt with on a case by case basis, taking account of local objectives. It is important that these spaces are accessible to both workers and local residents, unless there are overriding security issues such as those relating to the Ministry of Defence.

## Play

- 10.96 The Council's adopted Play Policy and Strategy recognises that there are various spaces that can contribute to local play opportunities, for example thoroughfares, residential estates, parks and open space, school grounds and designated play provision. These opportunities need to be delivered through the development management process and other delivery processes. The Play Strategy seeks to ensure that public spaces are places where individuals, groups and communities of all ages can share a common public realm, and recognises that children and young people have a right to be seen, heard and provided for. Opportunities for play should be provided for in public and semi-private areas, such as communal gardens shared by a group of flats, and should be within safe walking distances of residential areas.

## Private/Semi-private outdoor space

- 10.97 Private or semi-private outdoor space will be required in accordance with the Design Policy (CS1). Adequate provision must be provided to meet the needs of the future occupiers, commensurate with design considerations. This space will be used for informal recreation and/or clothes drying, and includes private gardens, communal gardens and balconies.

## Delivery

- 10.98 The Green Infrastructure Strategy (to be adopted as Supplementary Planning Document) will set out the methodology for calculating the requirements to meet the local provision standards for informal recreational open space (including parks/public gardens, amenity green space and green corridors), outdoor sports facilities, playspace, allotments and natural/semi-natural green space. The Strategy will also provide details of the subsequent management and maintenance costs of provision and will specify the quantity, quality and accessibility standards and detail minimum site sizes for the different types of Green Infrastructure.
- 10.99 This policy will be delivered through the development management process. Planning Obligations or Community Infrastructure Levy (CIL) may be used to ensure the open space provision standards are met.

- 10.100 Appropriate arrangements will be put in place to secure the satisfactory future maintenance of any open spaces and outdoor recreation facilities (for sport, recreation and play) that are to be provided in conjunction with new development. The Council may be willing to negotiate their adoption and future maintenance providing that the developer meets the costs associated with future maintenance and all fees associated with land transfers. The Council will also require the deposit of a refundable bond, as a surety for the cost of provision of open space facilities, should the development company for whatever reason not implement the proposed space to an acceptable standard. The Council will require developers to enter into a Section 106 Agreement to cover these matters.