

Chapter 15

Glossary



To be added.

Appendix 1: Open Space Standards

16.1 The provision standards used to determine deficiencies and surpluses for open space are set in terms of quality, accessibility and quantity. The standards below have been derived from the evidence provided within the Open Space Report (April 2022)²⁰⁷.

Quantity

16.2 The setting and application of quantity standards is necessary to determine shortfalls in provision and to ensure new developments contribute to open space provision needs.

16.3 Shortfalls in quality and accessibility standards are identified across the District for different types of open space. Therefore, new developments will be required to contribute to the overall provision of open space in accordance with Policy INF 8 – Open Space, sports and recreation provision.

16.4 The table below sets out the quantity standards for the area of open space required for every 1,000 people.

Table 26 Quantity Standards for open and recreation space provision

Typology	Quantity Standards (hectares per 1000 additional population)
Park & Gardens	0.53 ha
Natural & Semi Natural Greenspace	1.91 ha
Amenity Greenspace	0.56 ha
Total Multi-functional greenspace	3.0 ha
Provision for Children and Young people	0.25 ha
Allotments & Community Gardens	0.25 ha

16.5 Multifunctional Greenspace (MFGS) comprises of the typologies of parks and gardens, amenity greenspace and natural/semi-natural greenspace combined. The Multifunctional Greenspace quantity standard should be used as the starting point to calculate future open space provision requirements. The type of multi-functional greenspace to be delivered will be discussed with applicants at the pre-application stage in accordance with Policy INF 8 – Open Space, Sports and Recreation Provision. Ultimately, the type of new open space provision will be dependent on the priorities set out in the Council’s Open Space, Sports and Recreation evidence base alongside any further relevant and up-to date information.

16.6 Occupancy levels to be used to determine the additional population from a development proposal is provided in the table below.

Table 27 Occupancy Levels per dwelling size

Dwelling Type	Occupancy Rate
1 Bedroom	1.3
2 Bedrooms	1.8
3 Bedrooms	2.5

207 Wealden District Council Open Space Report: <https://www.wealden.gov.uk/UploadedFiles/Wealden-Open-Space-Report-26.05.22.pdf>

Dwelling Type	Occupancy Rate
4 Bedrooms	2.8
5+ Bedrooms	3.1

16.7 Where the size of occupancy is unknown, the additional population can look to be calculated from the number of dwellings expected being multiplied by an average household occupancy rate of 2.4.

16.8 New developments of 10 dwellings or more will need to provide a combined 3.50 hectares per 1,000 population of open space. An equivalent to 35.0 square metres per person. In the first instance, all types of provision should look to be provided as part of new housing developments and accessibility considered accordingly.

Requirement for on-site provision

16.9 Whether provision should be made on-site or via an off-site contribution is dependent on the size of the development. In the case of larger-scale residential developments, it is expected that provision will be provided on-site. Larger residential developments will have a critical mass of population and should provide all types of open space on-site in order to serve the additional population as a result of the development.

16.10 Best practice guidance from organisations like Fields In Trust FIT, recommends that provision below certain sizes should not be provided as on-site provision and instead provided as off-site contributions. This is to avoid the creation of numerous small sites often of less recreational value (and quality over time). The following minimum area sizes are suggested to help inform when new provision should be provided on-site:

Table 28 Minimum site areas

Open Space Type	Minimum area (hectares)	Warrant on-site provision New population	Warrant on-site provision Average number of dwellings
Multi-Functional Greenspace Amenity/Natural	0.05ha	16	6
Multi-Functional Greenspace Small parks	0.3ha	100	41
Multi-Functional Greenspace Medium parks	1.5ha	500	208
Multi-Functional Greenspace Large parks	3.0	1,000	416
Equipped play provision	0.01ha	40	16
Allotments / community gardens	0.05	200	83

16.11 For MFGS, where generated demand is sufficient, one centrally located large park (c.3 hectares or above) may be preferable in place of several smaller parks. Up to developments of this size (i.e. 416 dwellings as per the table above), MFGS should generally consist of amenity and natural greenspace. This is to avoid potentially providing lots of small parks and garden

sites. However, for some developments there may still be instances where on-site provision of a small (0.30 ha) or medium (1.50 ha) size park and garden is warranted. This will need to be considered on a case-by-case basis.

16.12 Play provision requirements for any development which does not trigger the on-site contribution will generally be sought as off-site contributions. However, if the development is not within reach of an existing play site than on-site provision may be warranted regardless of the small size of the development.

16.13 Consideration for the provision and requirement of allotments or community gardens will need to be on a case-by-case basis.

Accessibility

16.14 Accessibility catchments are a tool to identify communities currently not served by existing facilities. To determine accessibility the concept of 'effective catchments' are used, defined as the distance that would be travelled by most users. The accessibility catchments do not consider if a distance is on an incline or decline. They are intended to act as an initial form of analysis to help identify potential gaps.

16.15 The Open Space Report recommends the catchments set out in table XX.

Table 29 Accessibility Catchment Guidelines

Open Space Type	Mode of Travel	Distance Guideline
Park & Gardens	Walk	15 minutes (1,500m)
Park & Gardens	Drive	15 minutes for sites over 5 hectares
Natural & Semi-Natural Greenspace	Walk	20 minutes (2,000m)
Natural & Semi-Natural Greenspace	Drive	20 minutes for sites over 20 hectares
Amenity Greenspace	Walk	10 minutes (1,000m)
Provision for Children & young people (LAP)	Walk	1 minute (100m)
Provision for Children & young people (LEAP)	Walk	5 minutes (400m)
Provision for Children & young people (NEAP)	Walk	12 ½ minutes (1,000m)
Provision for children and young people	Walk	9 minutes (720m)
Other provision (e.g., MUGA, Skate park)		15 minutes (1,500m)
Provision for children and young people	Drive	12 minutes
Skate parks		
Allotment / Community Gardens	Walk	15 minutes (1,500m)

Published by
Wealden District Council
Council Offices
Vicarage Lane
Hailsham
East Sussex BN27 2AX
Tel: 01323 443322
Fax: 01323 443333
e-mail: planningpolicy@wealden.gov.uk
Website: www.wealden.gov.uk