

CP6 Open Space



Supporting Documents:

PPG17 Planning for open space, sport and recreation -2002
 PPS 9 Biodiversity and Geological Conservation - 2005
 Draft South East Plan - 2006
 Sustainable Community Strategy - 2006
 City Sports Strategy & Action Plan - 2006
 The Neighbourhood Survey – Brighton & Hove
 Open Space - 2006
 Active Living Action Plan - 2006
 Parks and Green Spaces Strategy - 2006
 Urban Characterisation Study - 2007
 Neighbourhood Action Plans - 2007
 Public Life Public Spaces Study - 2007
 Open Space, Sport and Recreation Study -2008

Introduction

3.41 Brighton & Hove's green and open spaces play an essential role in maintaining and improving quality of life and contribute to developing locally distinctive and sustainable communities. They are also important in aiding movement around the city. Green open spaces contribute to physical, mental, and emotional well-being and can offer lasting economic, social, cultural and environmental benefits. They act as heat sinks and help to cool urban environments. Parks, recreation grounds, play areas, cemeteries and allotments are all part of this rich matrix.

3.42 An Open Space, Sport and Recreation Study has recently been undertaken. It recommends local open space standards which have been applied across the city to help demonstrate where there are deficiencies or over-supply. Whilst no surpluses were identified in Brighton & Hove there are potential areas where some types of open space could be used for another recreational use not currently found in that area. The study demonstrates that in order to meet the needs of future residents, the city will need to retain and effectively use all existing (both public and private) open space and create more areas of open space. Whilst the standards are set for different recreational uses (such as children's play areas or parks) regard will be had to the often multi-use of open spaces, such as the sites existing and potential recreational, historical, visual, biodiversity, cultural, sporting and community value.

Preferred Option – CP6 Open Space

The council will safeguard, enhance, promote access and active living, and where possible add to Brighton & Hove's green/open spaces and beaches through the following:

1. The Council will establish a city wide open space framework to complement the Green Network. The open space framework will include urban open

spaces and link the seafront, urban fringe and the countryside to retain and enhance a diverse range of spaces and experiences. All development will be expected to link to the open space framework and Green Network and contribute to their establishment and retention. (See also CP5 Biodiversity).

2. Retain all existing open spaces and seek better and more effective use, especially by the general public, in accordance with the Open Space, Sports and Recreation Study and subsequent revisions, audits and strategies.
3. Help secure investment in poor quality, under-used open spaces, particularly in residential renewal areas (see SN2) to bring about enhancements in quality and public use.
4. The loss of small areas of poor quality, under-used, low potential open space may be supported where it :
 - forms part of an approved strategy and will be replaced by the creation of good quality public open space with increased use and an agreed maintenance plan; or
 - can be demonstrated to meet local priorities and needs for open space and will be replaced by significant sustainable improvements to and enhanced maintenance of the remaining public open spaces in the area.
5. New development will be required to contribute to the provision of and improve quality, quantity, variety and accessibility of public open space to meet the needs it generates in accordance with the local standards set out below, or subsequent revisions, and help improve public safety within and around the space. See also CP9 Developer Contributions.
6. New open spaces including extensions should maximise their accessibility to all users, including the local community and visitors, and seek to improve the variety and quality of provision in the city. The opening up for community use of private and school open spaces will be sought when considering proposals affecting these sites.
7. Proposals seeking to improve regional or tourist open space provision will be encouraged where they also address the local needs, are of high quality, have an agreed funded maintenance plan and add to Brighton & Hove's vibrancy.
8. Where it is not practicable or appropriate for a new development to provide all or part of the open space requirements on-site, contributions to their provision on a suitable alternative site may be acceptable. Where appropriate a sinking fund should be set up for ongoing maintenance and replacement, contributions should be calculated accordingly. (See also CP7 Indoor and Outdoor Sports Facilities, and, CP9 Developer Contributions).

Open Space Standards					
	Current Provision (hectares)	Current Provision (hectare / 1,000 pop)	Quantity Standard* (hectare / 1,000 pop)	Additional space required by 2026 (hectares)	Accessibility Standards
Parks and Gardens	246.8	0.98	0.98	43 ha	15 minute walk time (720m)
Natural Semi-Natural	721	2.8	2.8	123 ha	15 minute walk time (720m)
Amenity Greenspace	148.8	0.59	0.58	25.4 ha	10 minute walk time (480m)
Allotments	59 (+ 15 ha community garden)	0.23	0.23	10 ha	15 minute walk time (720m)
Children & Young People (equipped play)	11.8	0.047	0.055	2.5 ha	15 minute walk time (720m)
Outdoor Sport	See CP7				

* The 2008 Open Space, Sport and Recreation Study contains detailed information on Quality Standards expected.

Supporting Text

3.43 The Council intends to take a proactive approach to open spaces within the city. National and regional policy seeks to protect existing open space and to create new ones. It also requires local planning authorities to plan positively for the provision and enhancement of well-designed green spaces that meet identified local needs. Consultation responses highlight the importance of open spaces to people within Brighton & Hove including visitors.

3.44 With the need to accommodate the city's housing within the physical constraints of the city and the proposed National Park; the subsequent commercial development and the move towards increased densities it is important that all new development takes into account and provides appropriate amounts of open space. The maintenance and consequent funding of all open space is key to providing good quality provision and will be sought as part of the provision of open space in new development. The Council commissioned an 'Open Space, Sport and Recreation Study' in accordance with PPG17. This study assessed the quantity of open space, quality and accessibility and its perceived value to local people. The study includes parks and gardens, woodlands and scrubland, green corridors, outdoor sports facilities, teenagers' and children's recreation play areas, amenity greenspace within housing developments, allotments, cemeteries, churchyards and civic spaces. It also took into account the countryside and the seafront. The study investigated current and future demand, shortfalls, quality of provision and recommended appropriate local standards for different types of open space, sport and recreation facilities. It provides a sound evidence base for future work and strategies. It should be

noted that whilst outdoor sport facilities are included within the term 'open space' they are also covered in more detail by preferred option CP7.

3.45 Within residential renewal areas there appears to be a higher incidence of poor quality, under-used, low potential open spaces. There may also be opportunities to redistribute public open space within the city to make the spread more even e.g. by releasing poor quality sites and making private sites public. Due to the current and future needs, all existing open space should be retained and improved. Only in exceptional circumstances will the loss in open space be accepted, for example where development on a small part of low value and low quality space will bring about an overall increase in open space or the development of a small part of a site will bring about significant public open space improvements that would otherwise not have occurred. Any development proposals on open space should be of public benefit and will need to demonstrate the following sequential approach and, where relevant, submit details to demonstrate why the preceding preferences are not appropriate. First preference is development ancillary to the use of the land e.g. a sporting use or interpretation centre etc, second preference is a community use, third preference is an employment or café use, fourth preference would be other types of commercial use. Only where all other types of development have been considered and demonstrated to be inappropriate should residential be considered.

Implementation

3.46 This preferred option will be implemented through the normal planning process and in the following ways:

- Through detailed policies and the identification of sites in the Development Policies and Site Allocation DPD,
- Through the Developer Contributions SPD new developments will be required to provide and/or contribute to green open space.
- Other partners will also implement this preferred option through existing and future Parks and Green Spaces/Open Space Strategies and management plans.