

# Wyre Green Infrastructure Strategy

## Appendix 2: Background on recommended standards



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## Appendix 2: Background on recommended standards

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## 1. Introduction

### 1.1 Green infrastructure open space types covered

This Appendix provides background explanations on the recommended open space standards for Wyre Council.

The green infrastructure standards cover the following open space types:

- Parks and gardens
- Amenity green space
- Natural and semi-natural green spaces
- Designed play spaces for children and young people
- Allotments
- Green corridors

Standards for playing pitches have been set separately in the Playing Pitch Strategy.

### 1.2 National policy context

Paragraph 114 of the National Planning Policy Framework (NPPF) requires that Local Planning Authorities *“set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure.”*

Paragraph 73 of the NPPF planning policies to be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. *“Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.”*

### 1.3 Local context: Wyre's Open Space Needs Audit (updated 2010 and 2013)

In spring 2007, the Council visited and audited 250 open space sites within Wyre's rural and urban settlements. Further site visits were conducted in 2010 when the audit results were updated and brought in full compliance with Planning Policy Guidance 17: Sport and Recreation. A critical review and data refresh was conducted, (involving another set of site visits focusing on sites where investments and upgrades had taken place) in summer 2013. The resulting updated findings have provided the basis for understanding current levels of provision of open space and recreational facilities.

## 2. Wyre green infrastructure open space quantity and access standards

### 2.1 Approach and factors used

The evidence base for the green infrastructure open space quantity and access standards for Wyre draws from four major sources:

- **Benchmarking with national standards:** sources consulted to identify national standards are listed in the Notes on sources and methodology at the end of this appendix.
- **Benchmarking with similar authorities:** the methodology used to identify similar authorities and sources consulted on their green infrastructure standards are presented in the Notes on sources and methodology at the end of the appendix.
- **Reflecting existing provision:** background information for the figures used below can be found in the Wyre Open Space Audit 2013 update.
- **Reflecting consultation results:** a detailed presentation of the Wyre Great Outdoor Survey and other consultation activities undertaken to support and inform the Wyre Green Infrastructure Strategy, including the recommended standards, can be found in Appendix 2. The analysis below particularly draws from the Wyre Great Outdoors survey, which included questions about appropriateness of current amount of provision, preferred methods of travels to each type of provision, and expected travel time. With a total of 259 responses (including results from both the adult and the children and young people's questionnaires), the survey results are accurate +/- a 6.1% error margin at the 95% confidence interval.

Throughout, the following factors and assumptions were used:

- When having to translate national standards expressed on a per household basis (e.g. National Society of Allotments and Leisure Gardeners' standard for allotment) into a per person figure, the **national average of 2.2 persons per household** was used. This is also the average household size in Wyre.
- To convert expected walking travel time identified in the Wyre Great Outdoors survey into catchment distance plotted on the basis of an 'as crow flies' (i.e. straight line), the calculations assumed an **average walking speed of 3 mph**. When people go from A to B, it is very unlikely that they are able to follow a straight line. Instead, they need to follow the street and rights-of-ways pattern, which means the distance they travel on the ground is greater than the distance measured 'as crow flies'. In addition to this, they will quite likely have to wait at road crossings. To take this into account, a **reduction factor of 40 percent has been applied to convert actual distances into straight-line distances**. This reduction factor is recommended by the Fields in Trust, based on research they have conducted and is widely used amongst the local authorities considered as part

of the benchmarking exercise. The resulting conversion table between walking time and straight-line catchment distance is as follow:

Walking time	Distance on the ground	Distance 'as crow flies'
10 min	800 m	480 m
15 min	1200 m	720 m
20 min	1600 m	960 m
25 min	2000 m	1200 m
30 min	2400 m	1440 m

- Just because geographical areas may enjoy levels of provision exceeding minimum standards does not mean there is a surplus, as all such provision may be well used. As a result, the quantity standards recommended below are **for minimum guidance levels of provision**.

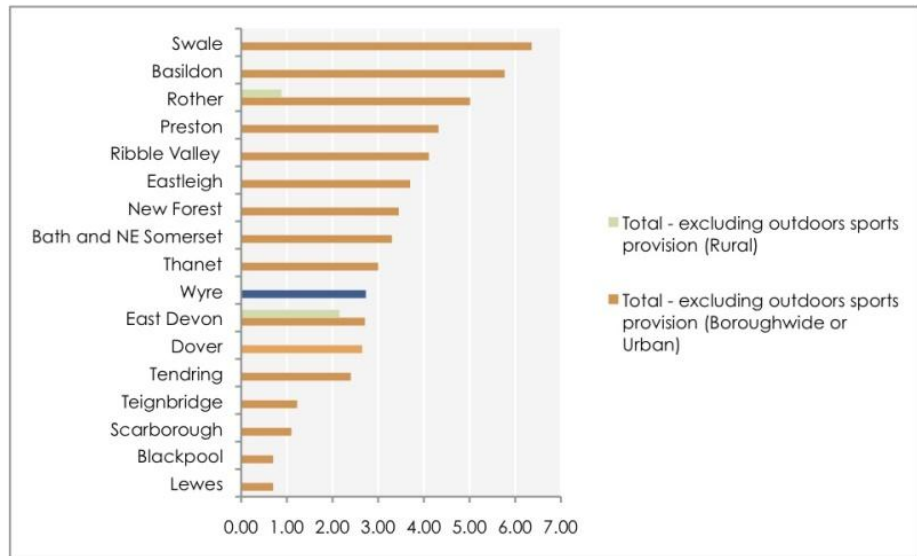
## 2.2 Overview of recommended quantity and access standards

The recommended quantity and access green infrastructure standards covering open space types for Wyre are summarised below:

OPEN SPACE TYPES	QUANTITY STANDARD (Hectares per 1,000 population unless indicated otherwise)	ACCESS STANDARD (measured in straight line)	
		URBAN	RURAL
*Parks and gardens	0.40	720m	1200m
*Amenity green space	0.40	720m	
*Natural and semi-natural green space	1.50	2000m	
*Designed play spaces for children and young people	0.18	480m	720m
*Allotments	0.25	960m	
Green corridors	NA	960m	
<b>TOTAL open space*</b> (sum from above)	<b>2.73</b>	N/A	N/A

Wyre's total figure for open space quantity per 1,000 population is consistent with the requirements adopted by comparator authorities, as shown on figure A1 below:

Fig. A1: Benchmarking against other local authority – total quantity requirement for open space (excluding outdoor sports provision)



### 2.3 Parks and gardens

**The recommended minimum quantity standard for parks and gardens in Wyre is 0.4 hectares per 1,000 people. The recommended associated access standard is 720 metres in urban areas and 1200 metres in rural areas.**

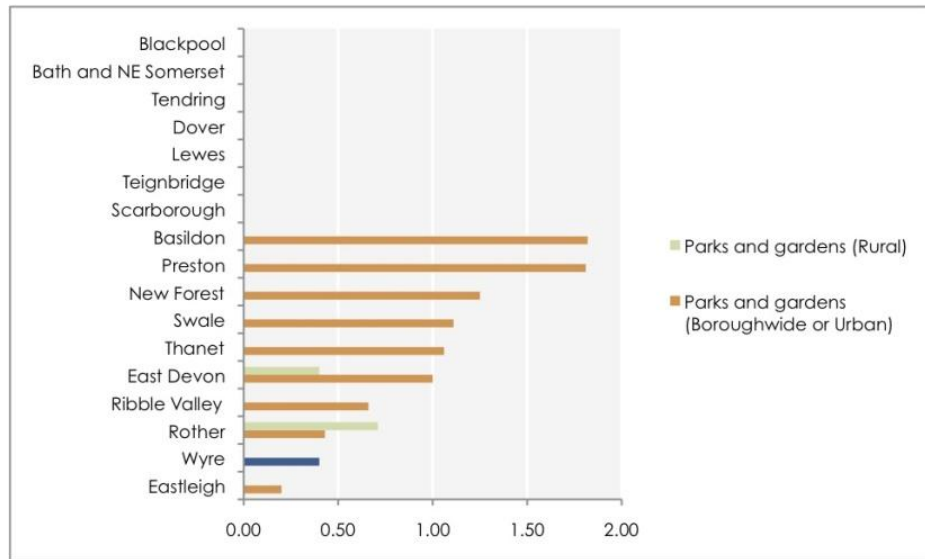
*National standards: none applicable*

There is no national standard for benchmarking regarding this green infrastructure type.

*Quantity standards used by similar local authorities range from 0.20 to 1.82 Ha*

Standards for parks and gardens in neighbouring local authorities and other authorities with a similar profile to Wyre range from 0.20 to 1.82 hectares per 1,000 people. Wyre's recommended standard of 0.35 hectares per 1,000 residents sits within this range.

Fig. A2: Benchmarking against other local authorities – Parks and gardens quantity standards



Note: The diagram above, as well other benchmarking charts below, only show standards figures when such figure exist for the typology considered and their format is conducive to comparisons. See the table on the last page of this appendix for further details on each comparator local authority' standards provision.

Existing provisions:  
0.35 hectare per  
1,000 person

Wyre's recommended standard for parks and garden reflects current provision (**0.35 hectare per 1,000 person**), which **67 percent** of the respondents to the Wyre Great Outdoors Survey felt was 'enough' or 'more than enough'.

Consultation results:  
67% satisfied with  
current amount;  
63% prefer to walk  
to get there; 75%  
expect to travel no  
more than 15  
minutes

Fig. A3: consultation result on quantity of parks and gardens in Wyre

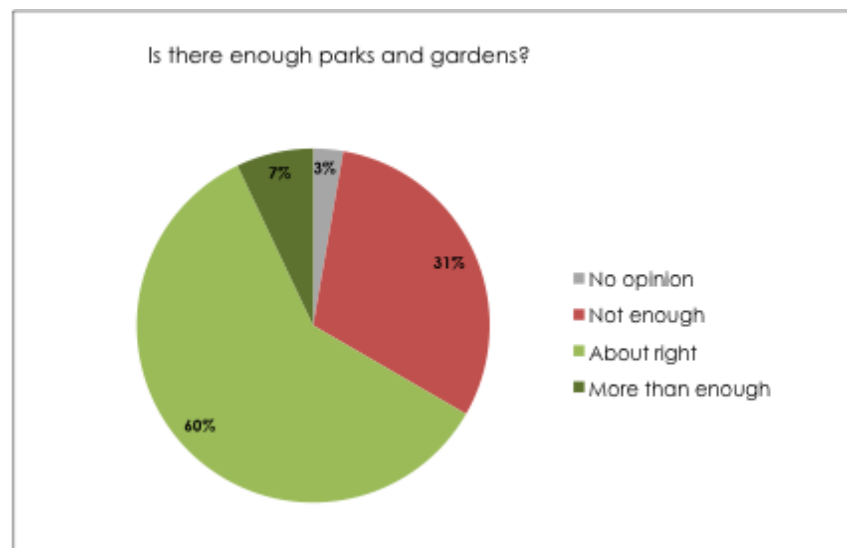




Fig. A4: consultation results on preferred travel mode

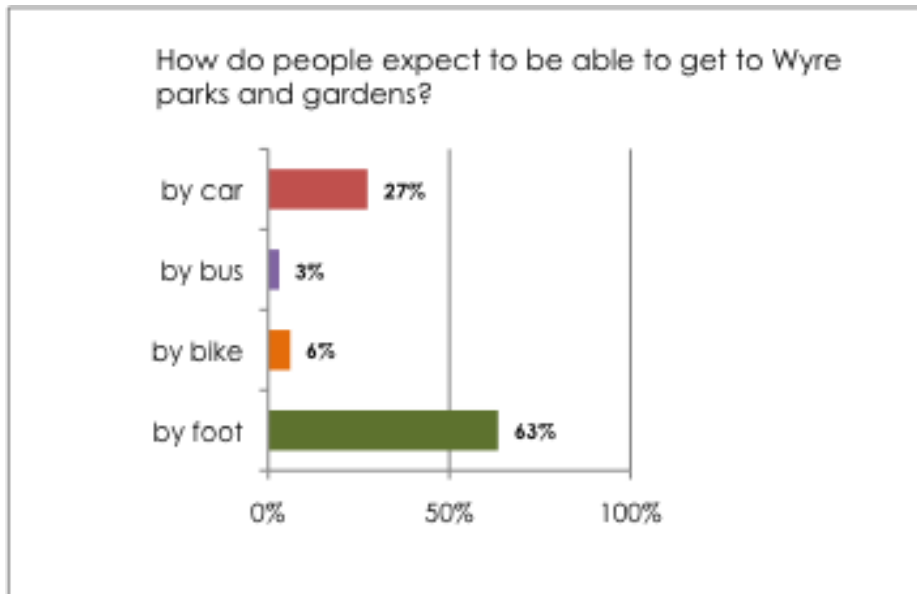
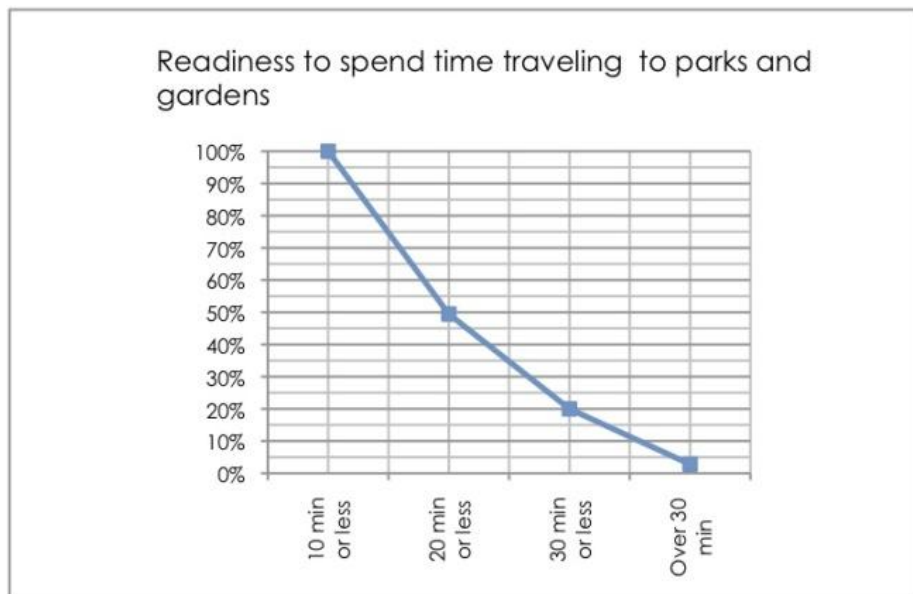


Fig. A5: consultation results on expected travel time to parks & gardens



0-10 min	11-20 min	21-30 min	Over 30 min
51%	29%	17%	3%

**63 percent** of respondents to the Wyre Great Outdoors survey indicated they expected to be able to get to parks and gardens by foot. As shown in figure A4, the drop-off effect associated with travel time is pronounced: **51 percent** of respondents expect to get there in 10 minutes or less, **80 percent** in 20 minutes or less.

*Conclusions on standard justification*

The recommended quantity standard for parks and gardens is in line with requirements adopted by comparator local authorities and marginally above existing levels of provision, which a majority of people who took part in the consultation conducted to develop this standard are satisfied with.

The recommended accessibility standard is directly derived from the consultation results and based on an “effective catchment” approach – i.e. the distance that 75 percent of people are willing to travel to something. This is generally regarded as a realistic compromise between the minimum and maximum range people are prepared to travel to different types of provision. 720 metres in a straight line translates to a 15-minute walk in an urban environment – where a majority of Wyre residents live. 1,200 metres in a straight line translates to 20 minute walk or shorter bicycle ride or car drive, which sets a more reasonable target for rural settings.

#### **2.4 Amenity green space**

**The recommended minimum quantity standard for amenity green space in Wyre is 0.4 hectare per 1,000 people. The recommended associated access standard is 720 metres.**

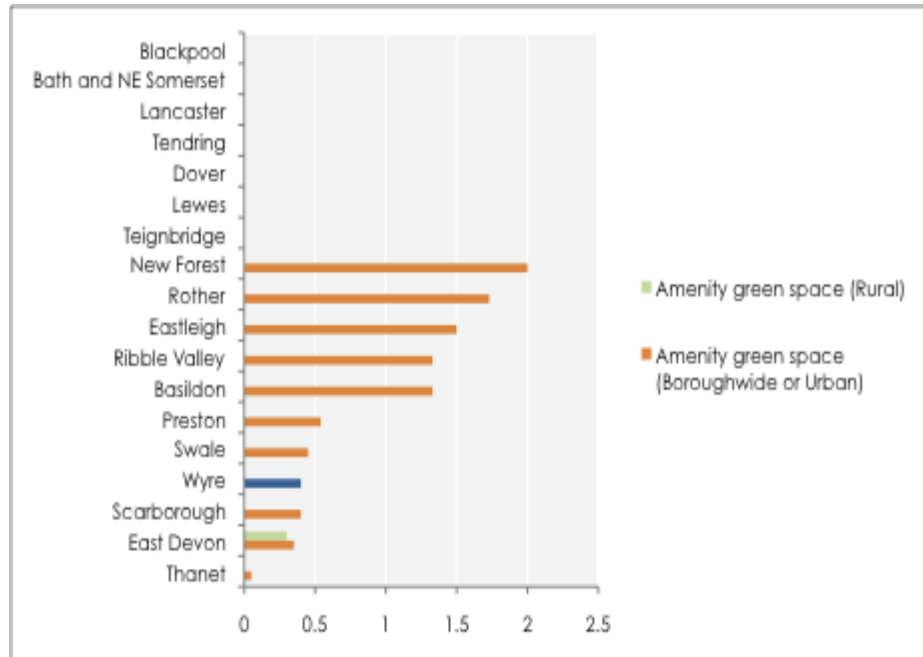
*National standard: FIT's Benchmark Standards for Outdoor Sport and Play*

The former NPFA's (Now called Fields in Trust, or 'FiT') long standing Six Acre Standard was the basis for Wyre's local plan policies. FiT has now replaced the Six Acre Standard with 'Benchmark Standards for Outdoor Sport and Play' which are intended to serve as a guide for local authorities, albeit that FiT recommends councils should research and adopt their own standards which best meet local needs. The new FiT standards suggest that **0.55 ha per 1000 persons** be provided as informal play space (which might also be used for other informal recreation activity).

*Standards used by similar local authorities range from 0.05 to 2.0 Ha*

Standards for amenity green space in neighbouring local authorities and other authorities with a similar profile to Wyre range from 0.05 to 2.0 hectares per 1,000 people. Wyre's recommended standard of 0.4 hectares per 1,000 residents sits within this range.

Fig. A6: Benchmarking against other local authorities – Amenity green space quantity standards



Existing provision: 0.398 hectares per person

The recommended standard for amenity green space reflects existing provision (**0.398 hectares per person**), which 60 percent of respondents to the Wyre Great Outdoors Survey felt was 'enough' or 'more than enough'.

Consultation results: 60% satisfied with existing provision, 76% prefer to get there by foot, 75% expecting to get there in no more than 15 min.

Fig. A7: consultation result on quantity of amenity green space in Wyre

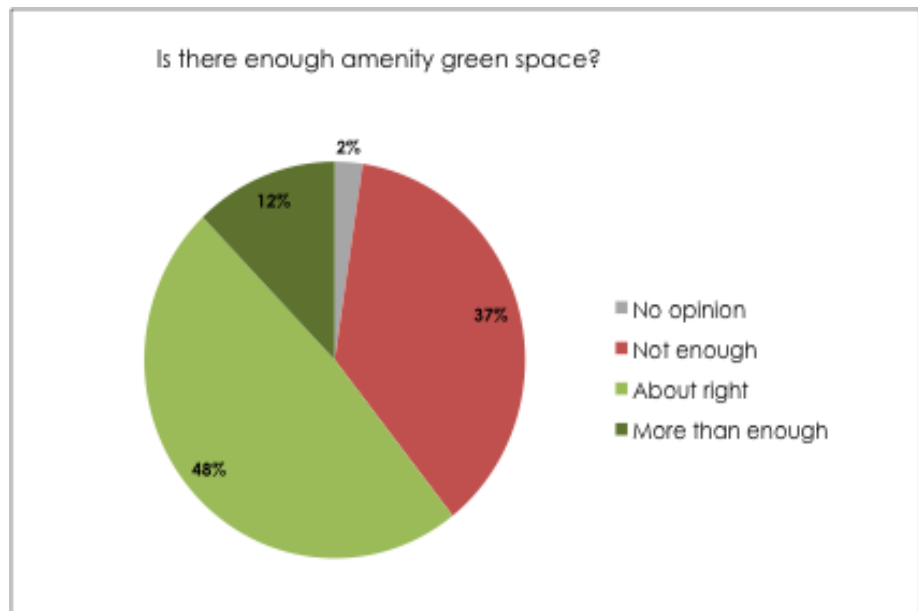


Fig A8: consultation results on preferred travel mode

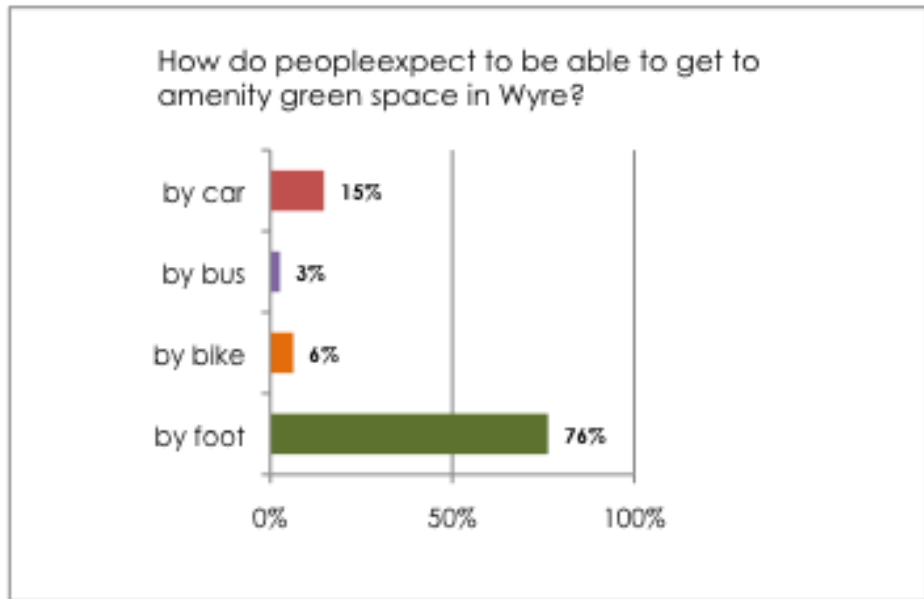
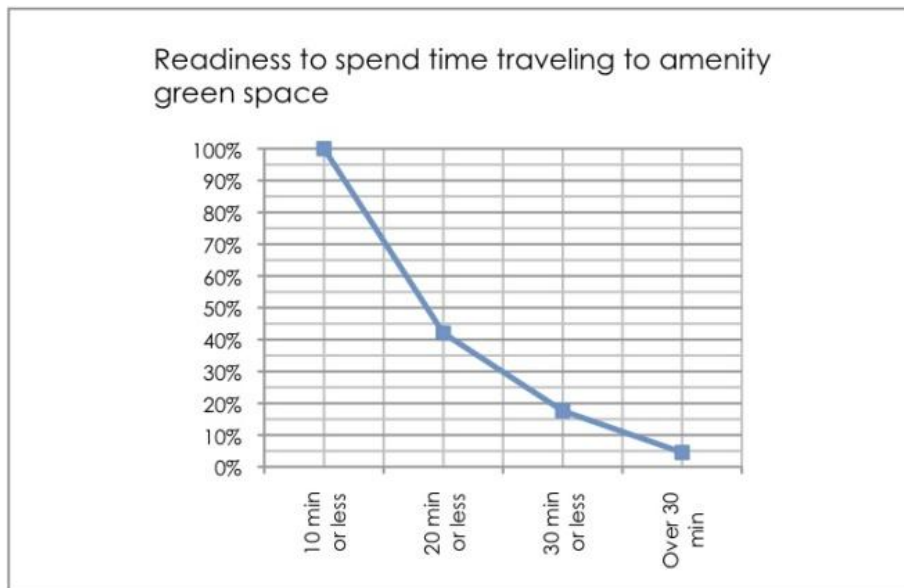


Fig. A9: consultation results on expected travel time



0 -10 min	11-20 min	21-30 min	Over 30 min
58%	24%	13%	5%

*Conclusions on standard justification*

Wyre's recommended quantity standard for amenity green space is comparable to that adopted by neighbouring or other similar local authorities. It is broadly aligned the FIT benchmark and reflects current levels of provision, which a clear majority of respondents to the consultation conducted in the preparation of this standard are satisfied with.

Wyre's access standard for amenity green space is also aligned with the consultation results (following a similar "effective catchment" approach as applied for Parks and gardens). It is designed to ensure all residents – both rural and urban – have access to a 'doorstep green' within a 15-minute walk.

**2.5 Natural and semi-natural green spaces**

**The recommended minimum standard for natural and semi-natural green spaces in Wyre is 1.5 hectare per 1,000 people. The recommended access standard is 2 kilometres.**

*National standards: ANGSt and WAST*

Two national standards are of relevance regarding natural and semi-natural green space: Natural England's Accessible Natural Greenspace Standard (ANGSt) and the Woodland Trust's Woodland Access Standard (WAST). Both standards are primarily driven by accessibility criteria.

ANGSt recommends that everyone, wherever they live, should have:

- An accessible natural green space of at least 2 hectares in size, no more than 300 metres (5 minutes walk) from home
- At least one accessible 20 hectare natural green space site within two kilometres of home
- One accessible 100 hectare natural green space site within five kilometres of home and
- One accessible 500 hectare natural green space site within ten kilometres of home, plus
- One hectare of statutory Local Nature Reserve per thousand population.

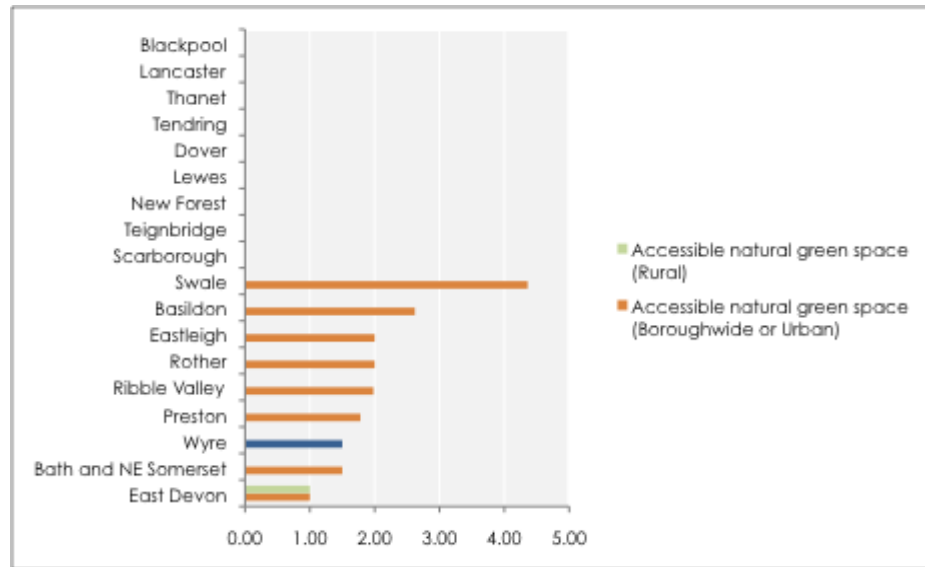
WAST is based on a similar principle of accessibility as ANGSt:

- No person should live more than 500 metres from at least one area of accessible woodland of no less than 2 hectares in size
- There should also be at least one area of accessible woodland of no less than 20 hectares within 4 kilometres (8 kilometre round-trip) of people's homes.

Standards used by similar local authorities

Standards for natural and semi-natural green space in neighbouring local authorities and other authorities with a similar profile to Wyre range from 1.00 to 4.36 hectares per 1,000 people. In most instances (i.e. 6 out of 8 authorities referenced with a relevant figure), the standard is between 1.00 and 2.00 hectares per 1,000 people. Wyre's recommended standard of 1.5 hectares per 1,000 residents falls in the middle of this range.

Fig. A10: Benchmarking against other local authorities – natural and semi-natural green space



Existing provision: 35.952 per 1,000 (including beaches); 1.241 hectares per 1,000 people (beaches excluded)

Wyre totals 3,873.7 hectares of natural and semi-natural green space, which translates to an average 35.952 hectares per 1,000 people. However, these very high figures are mostly due to very large coastal sites such as Knott End Beach (2,103 hectares), Pilling and Preesall Sands (634 hectares) Fleetwood Beach / Rossall Point / Rossall Beach (929 hectares) and Cleveleys Jubilee Beach (74 hectares). When excluding these strategic coastal destinations, the average amount of natural and semi-natural green space per 1,000 people falls to **1.241 hectares**.

Distribution amongst different habitat types is far from even. Wyre is very rich in accessible coastal environments, as well as in grasslands and moorlands. Woodlands are less represented.

Consultation results: 56% of respondents not satisfied with woodlands provision; Strong satisfaction with amount of other natural green space; 56% happy

Given the characteristics presented above, the Wyre Great Outdoor Survey invited respondents to express their view on existing provision by differentiating between four broad categories of natural and semi-natural green space:

- Woodland
- Accessible beach and coast
- Wetland
- Other natural green spaces

to get there by car; 75% expect to get there within about 20 minute travel time.

As shown in figures A11, A12, A13 and A14 below, a large majority of survey respondents are satisfied with current provision, except when it comes to woodlands. Wyre's extensive accessible coast is well acknowledged in the survey results: 85 percent of respondents felt there was 'enough' or 'more than enough' of this type of space. By contrast **56 percent responded there was 'not enough' woodlands.**

Fig. A11: consultation results on quantity of woodlands in Wyre

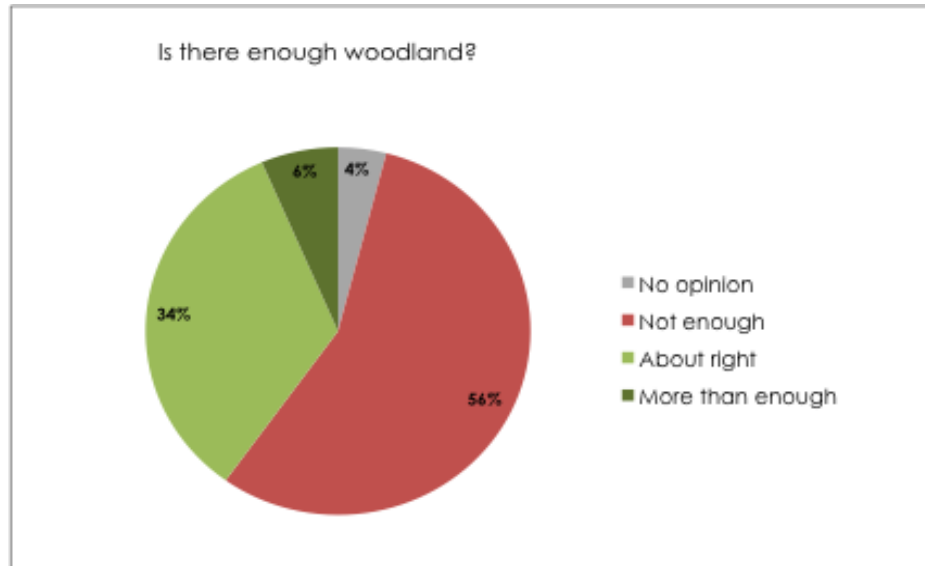


Fig. A12: consultation results on quantity of accessible beach and coast in Wyre

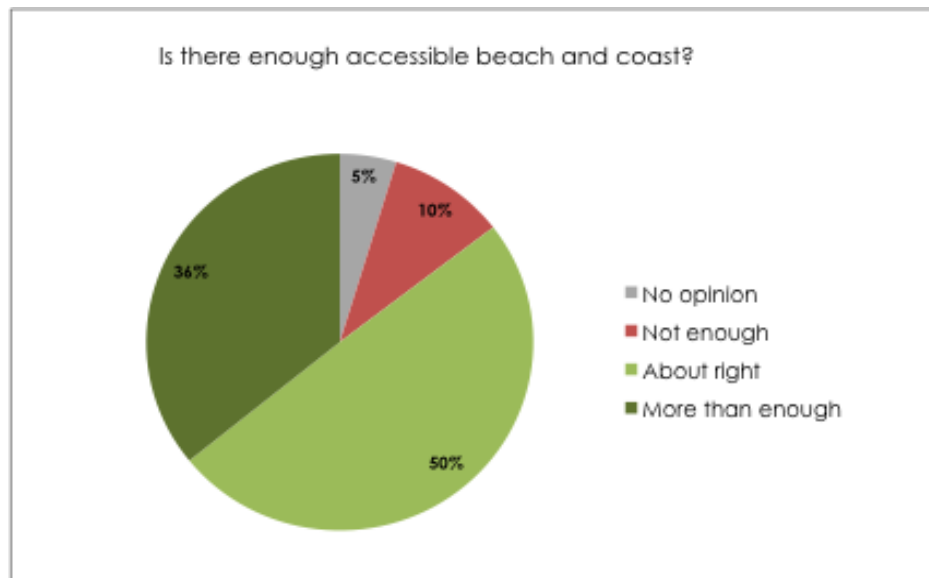


Fig. A13: consultation results on quantity of wetlands in Wyre

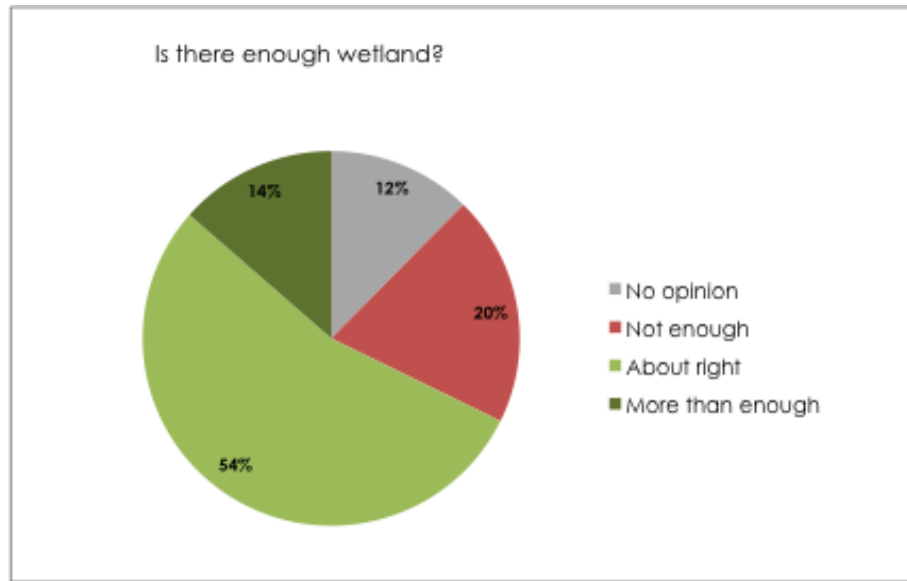
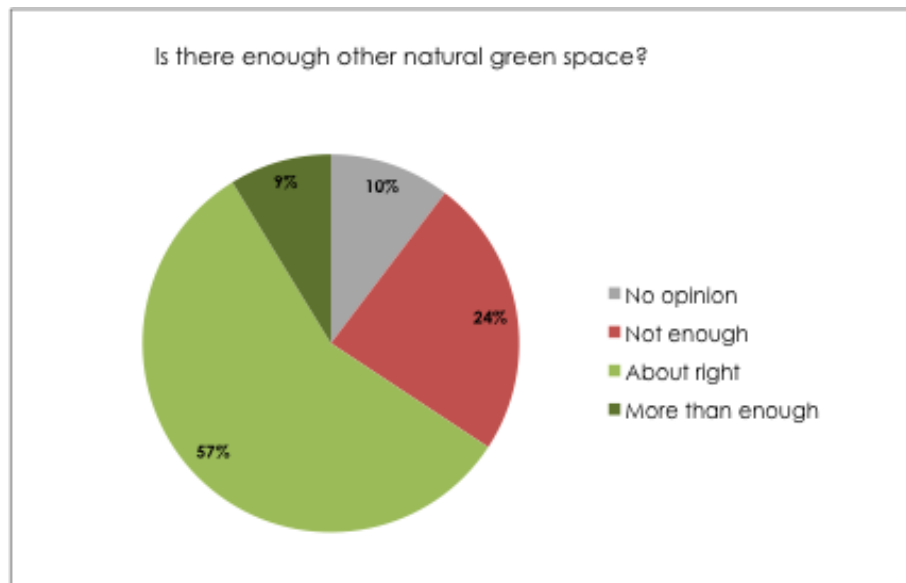


Fig. A14: consultation results on quantity of other natural and semi-natural green space in Wyre





When asked how they expected to be able to get to natural and semi-natural sites, a majority (**56 percent**) of the respondents to the Wyre Great Outdoor Survey indicated they were happy to travel by car. The next preferred travel mode was walking (27 percent). This distribution of responses is the reverse to that observed for parks and gardens and amenity green space – where a demand for close proximity to home and ability to walk to get there was dominant.

The 'drop-off' effect associated with travel time also shows a very different profile (convex rather than concave – compare fig. A16 below to fig. A9): **84 percent** of respondents to the Wyre Great Outdoors survey are happy to travel up to 20 minutes.

Fig A15: consultation results on preferred travel mode

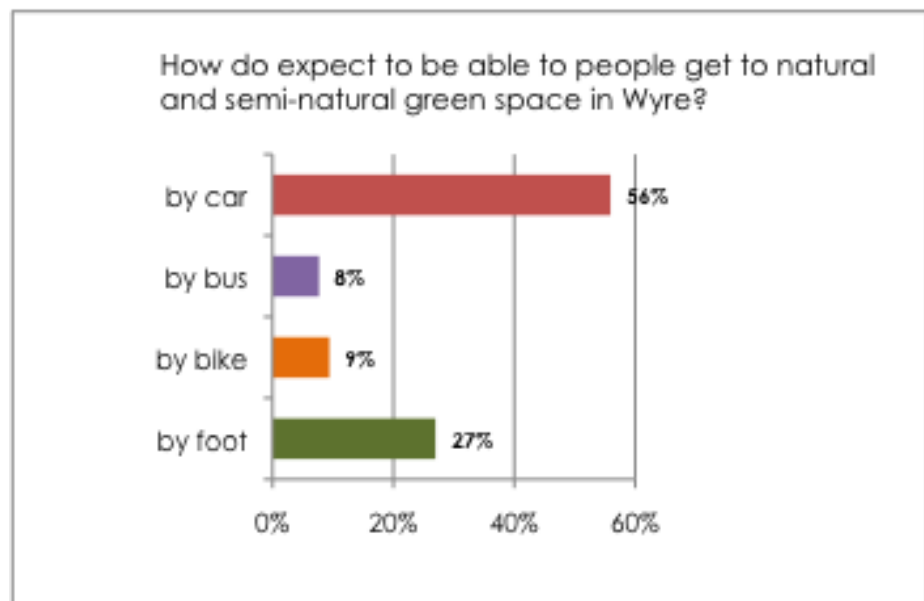
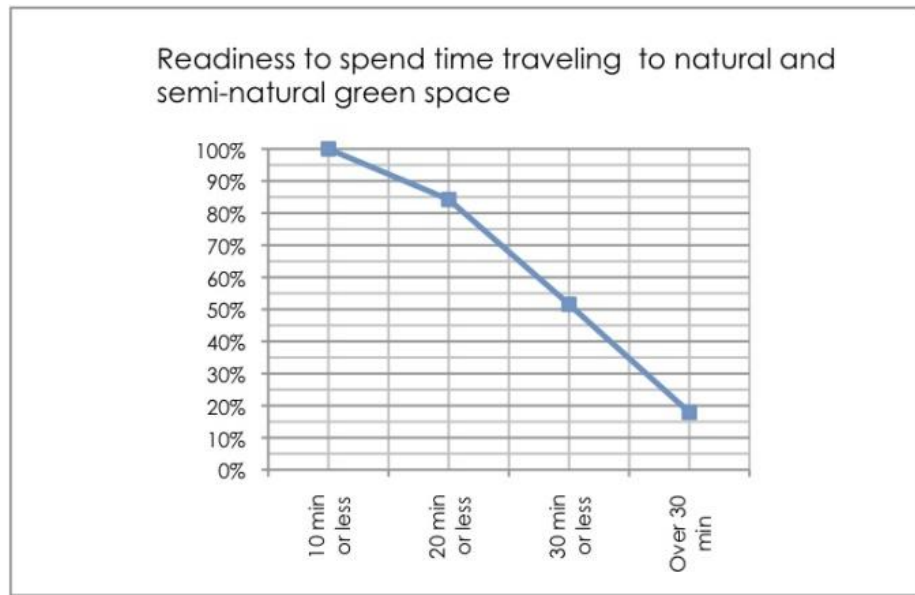


Fig. A16: consultation results on expected travel time



0-10 min	11-20 min	21-30 min	Over 30 min
16%	33%	34%	18%

*Conclusions on standard justification*

Wyre's recommended quantity standard for natural and semi-natural green space is comparable to that adopted by other local authorities. It is above current average levels of provision (when excluding strategic coastal sites) and will therefore help Wyre enhance access to nature near people's homes, as encouraged by Natural England's ANGSt and the Woodland Trust's WAST standards. The recommended standard for natural and semi-natural green space will also help Wyre develop its woodland provision, which a majority of people who took part in the consultation conducted to inform the present report are consider insufficient.

The recommended distance standard reflects consultation results, and is aligned to the second ANGSt threshold.

**2.6 Designated play space for children and young people**

**The recommended minimum standard for designated play space for children and young people is 0.18 hectares per 1,000 people. The associated access standard is 480 metres in urban areas and 720 metres in rural settings.**

*National standard: FIT's Benchmark Standards for Outdoor Sport and Play*

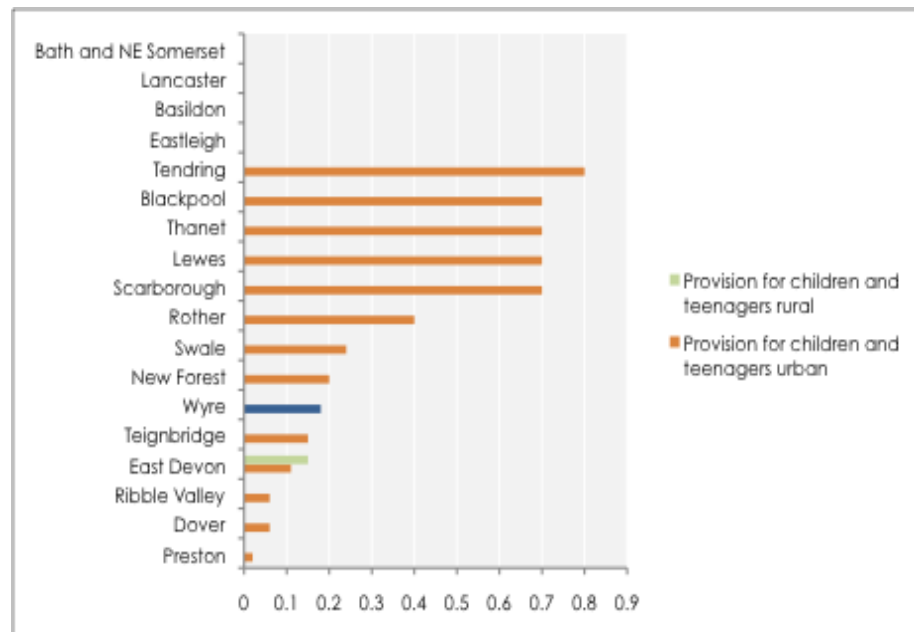
As mentioned above, the National Playing Fields Association (now Fields in Trust, FIT)'s six-acre standard (2.43ha) per 1,000 population has been superseded by FIT's Benchmark Standards for Outdoor Sport and Play. The Standard recommends dedicating 2 acres (i.e. 0.81 ha per 1,000 population) to children's play of which 0.25 hectares per 1,000 should be equipped space.

Regarding accessibility, Play England used to suggest that there should be a Local Area Play (LAP) within 60 metres of every home, Local Equipped Areas for Play (LEAP) within 240 metres, and a Neighbourhood Equipped Areas for Play (NEAP) within 600 metres.

*Standards used by similar local authorities*

Standards for designated play space for children and young people in neighbouring local authorities and other authorities with a similar profile to Wyre range from 0.02 to 0.8 hectares per 1,000 people. Wyre's recommended standard of 0.18 hectares per 1,000 residents sits within this range.

*Fig. A17: Benchmarking against other local authorities – designated play space for children and young people*



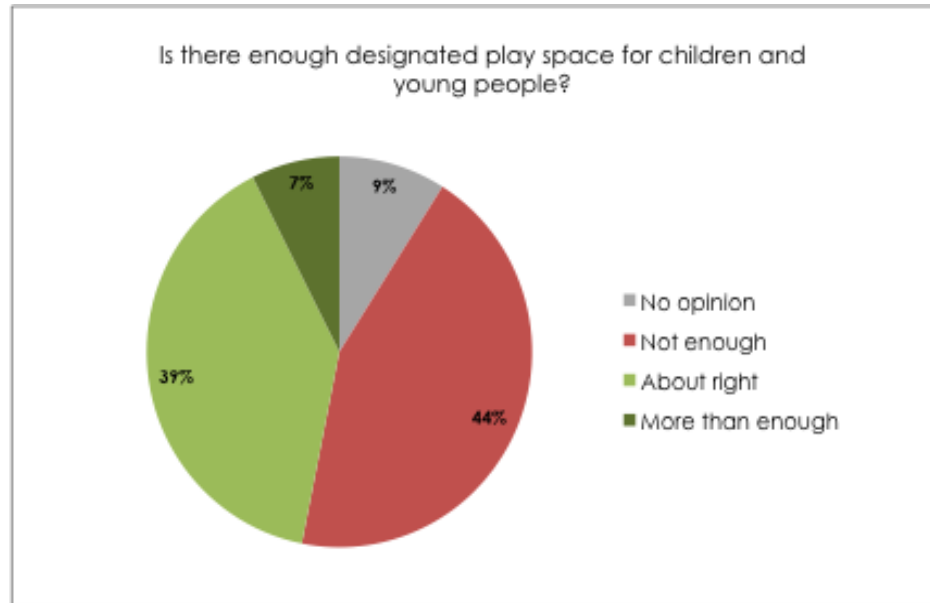
*Existing provision: 0.146 hectare per 1,000 people*

The 2013 updated figures from Wyre's Open Space Assessment show that the borough provides 15.74 hectares of designated play space, which translates to 0.146 hectares per 1,000 population.

*Consultation results: Evenly balanced views on quantity; 72% prefer to walk to get there; 75% expect travel time to be approx. 10 min.*

Views are evenly balanced on concerning the amount designated play area available. Less than half of respondents to the Wyre Great Outdoors Survey (**48 percent**) felt there was 'enough' or 'more than enough' play space in Wyre. A very similar percentage (**46 percent**) responded there was 'not enough'.

Fig. A18: consultation results on quantity of designated play space for children and young people



Regarding access, as with amenity green space, a very high proportion of respondents (**72 percent**) to the Wyre Great Outdoors Survey indicated they expected to be able to get to designated play area by foot. **58 percent** also indicated they expected to travel no more than 10 minutes to get there.

Fig A19: consultation results on preferred travel mode

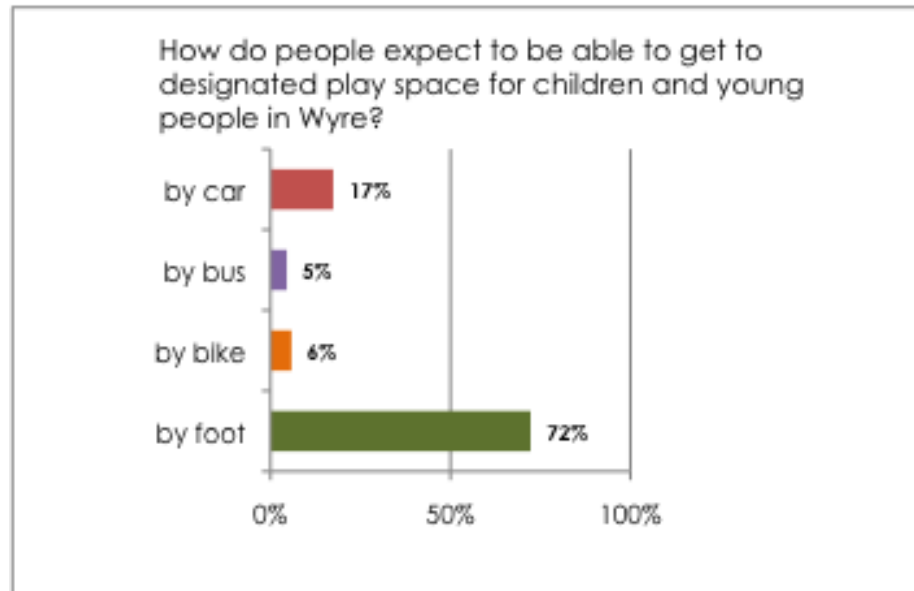
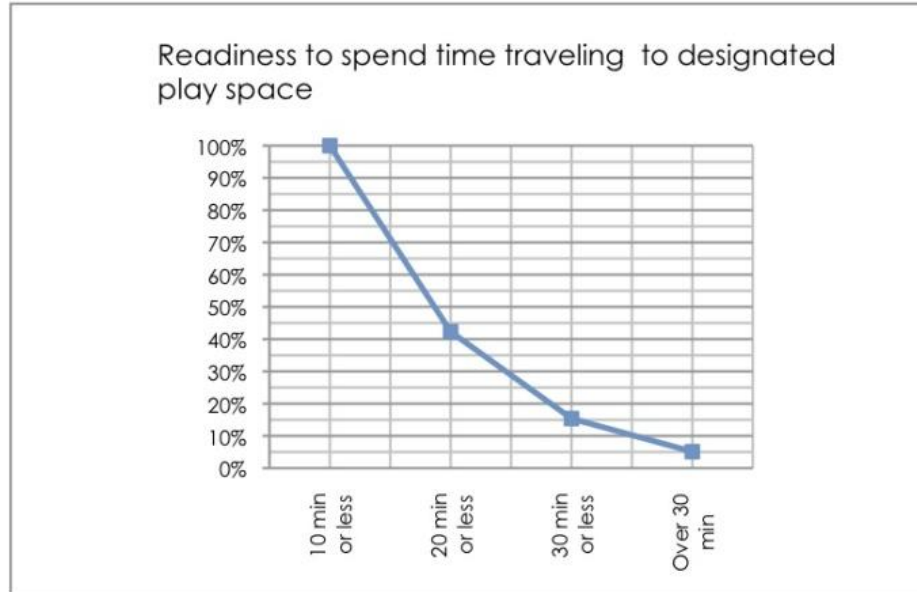


Fig. A20: consultation results on expected travel time



0-10 min	11-20 min	21-30 min	Over 30 min
58%	27%	10%	5%

*Conclusion on standard justification*

Wyre's recommended standard for designated play space for children and young people is marginally above current provision to ensure better play provision across all areas in Wyre.

This is below the national FIT benchmark but reflects consultation results, which showed evenly balanced views whether more play areas were required (provision are unevenly distributed) and concerns over quality and maintenance of existing facilities. Many local authorities no longer put emphasis on providing LAPs so that better facilities with more to offer can be created and therefore improve opportunities for meaningful play spaces. This helps councils save time and money as the expenses of travelling to and maintaining many small sites with very limited equipment often far exceeds their benefits.

The proposed distance standards of 480 in urban areas and 720 metres in rural areas reflect local expectations to be able to walk or cycle to play areas in approximately 10 minutes.

## 2.7 Allotments

**Wyre's recommended minimum standard for allotments is 0.25 hectares per 1,000 population. The associated access standard is 960 metres.**

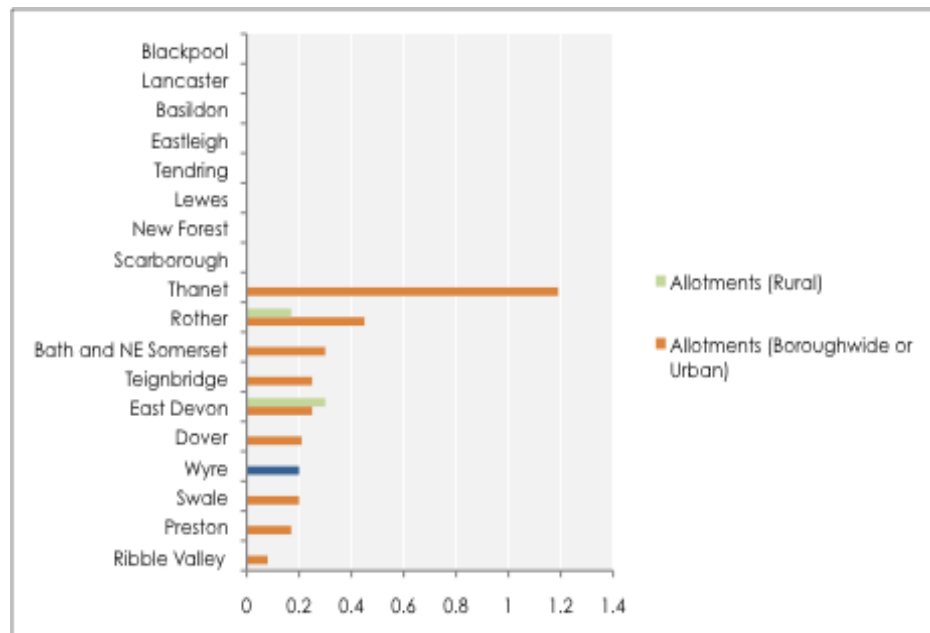
*National standard: National Society of Allotment and Leisure Gardeners' standard*

The National Society of Allotment and Leisure Gardeners (NSALG) produces national standards for a minimum provision of 20 standard plots of 250 square metres per 1,000 households. Based on an average household size of 2.2 people (both national average and Wyre average), this equates to 0.23 hectare per 1,000 population.

*Standards used by similar local authorities*

Standards for allotments in neighbouring local authorities and other authorities with a similar profile to Wyre range from 0.08 to 1.19 hectares per 1,000 people. Wyre's recommended standard of 0.25 hectares per 1,000 residents sits within this range.

*Fig. A21: Benchmarking against other local authorities – allotments*

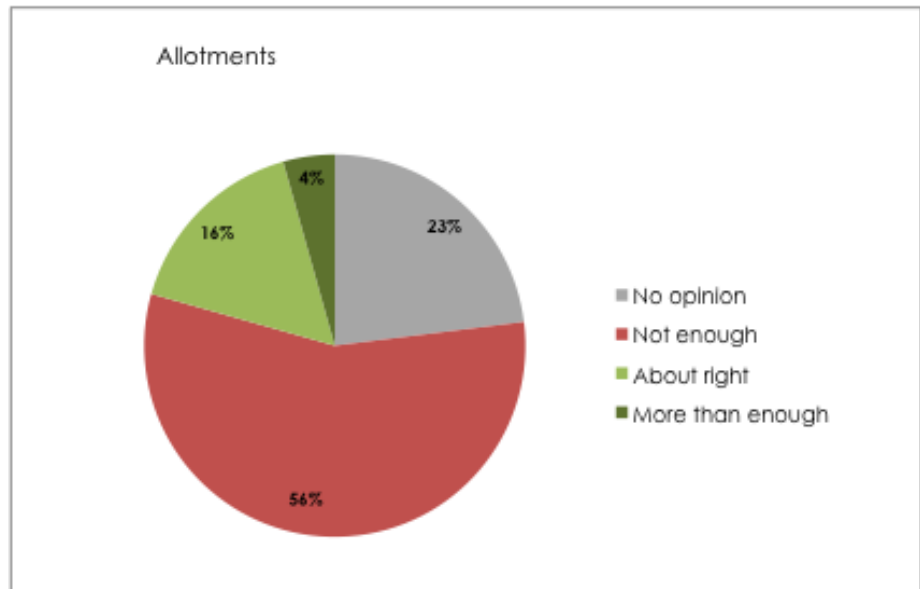


Existing provision:  
0.018 hectare per  
1,000 population

Wyre provides **0.018 hectare** of allotments per 1,000 population, which a majority of respondents to the Wyre Great Outdoors Survey felt is 'not enough'. Amongst the responses, all comments related to allotments stressed this point.

Consultation results:  
56% of respondents  
not satisfied; travel  
by foot or by car;  
75% expect travel  
time to be about  
15 minutes

Fig A22. Consultation results on the quantity of allotments



Concerning preferred mode of travel to get there, walking came first amongst responses (43 percent), closely followed by driving (39 percent). Given the need to transport equipment to and from sites it is accepted that users may often need to drive to the site. A travel time of up to 20 minutes is acceptable to 69 percent of respondents.

Fig. A23: Consultation results on preferred travel mode

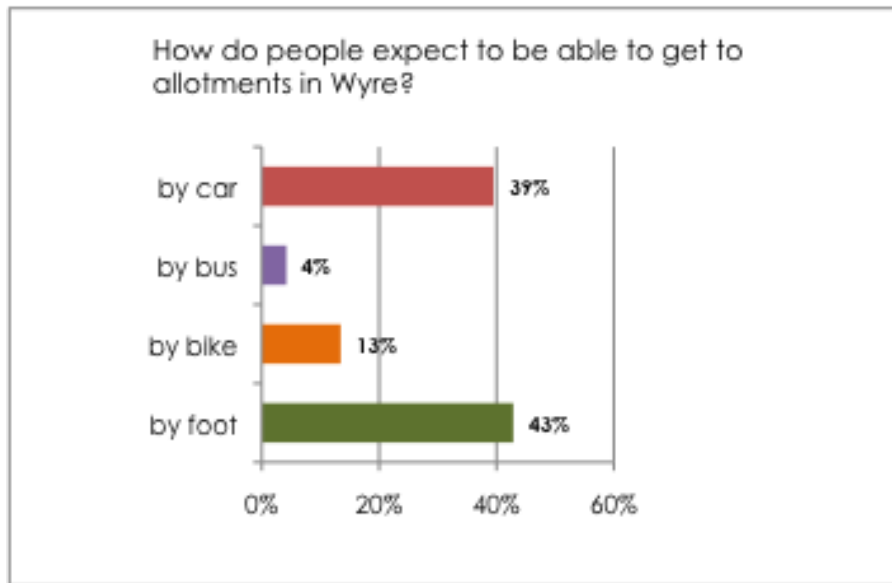
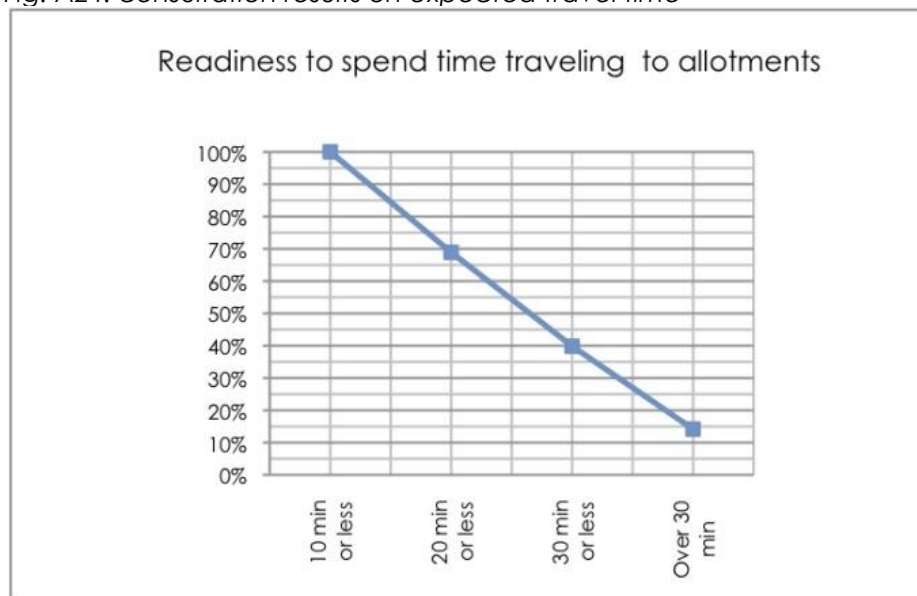


Fig. A24: consultation results on expected travel time



0-10 min	11-20 min	21-30 min	Over 30 min
31%	29%	26%	14%



Conclusion on standard justification

The recommended quantity standard for allotments is in line with requirements adopted by comparator authorities, as well as with the NSLAG benchmark. Achieving this standard will help meet demand from the local population.

The recommended access standard for allotments reflect local expectations to be able to access this type of green infrastructure in about 15-20 minutes either by foot or by car when transport of harvest or equipment is needed.

## 2.8 Green corridors

**There is no recommended quantity standard for green corridors. The recommended access standard is 960 metres.**

National standard

There is no applicable national standard.

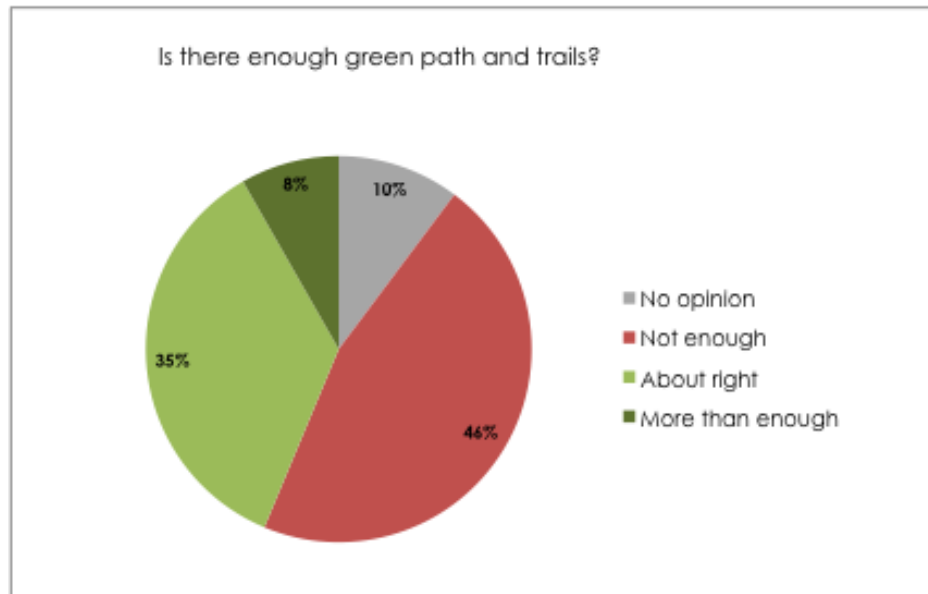
Standards used by other local authorities

Other comparator local authorities did not set quantity standards for green corridors due to their linear nature.

Existing provision

There are **28.72 kilometres** of accessible green corridors in Wyre.

Fig. A25 Consultation results on quantity of green corridors



Consultation results: 46% feel there's 'not enough'; 52% prefer to get there by foot; 75% expect travel time to be about 20 min.

46 percent of respondents to the Wyre Great Outdoors Survey feel there is not enough, while 43 percent feel current provision are satisfactory: views are evenly balanced on this issue. A review of the comments associated with these responses show that important gaps exist in the existing network (e.g. around Poulton-le-Fylde), leading to dissatisfaction with provision in the areas affected.

Fig. A26: Consultation results on preferred travel mode

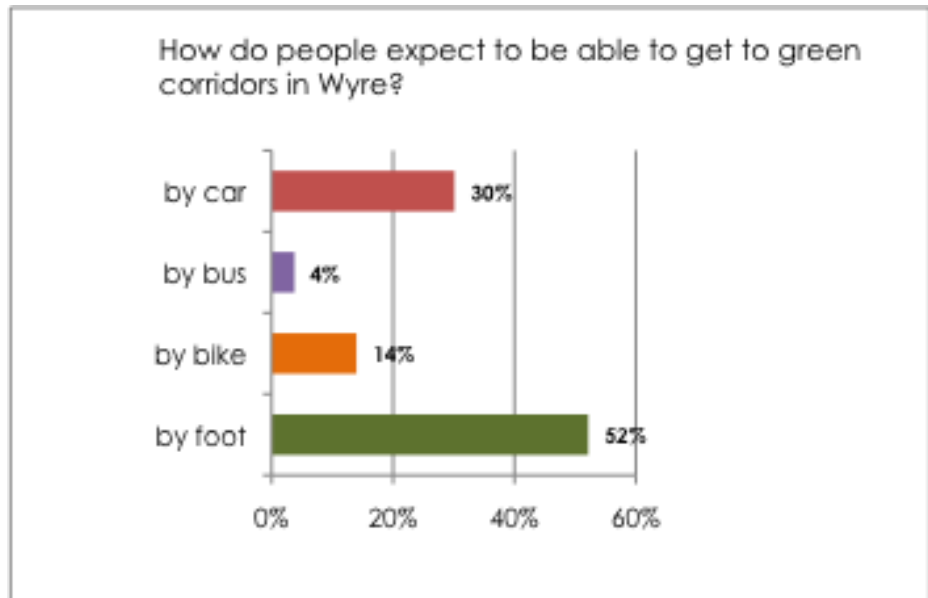
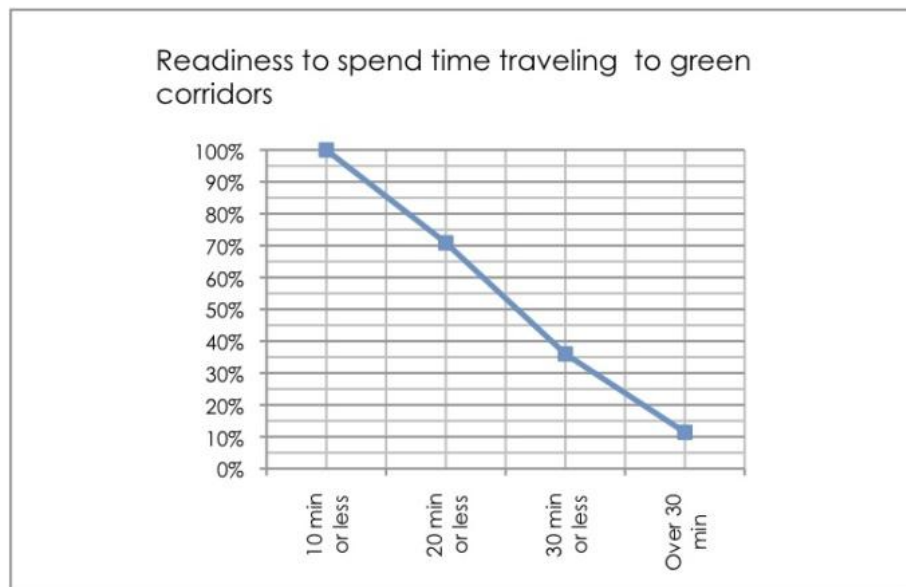


Fig A 27: Consultation results on expected travel time



0-10 min	11-20 min	21-30 min	Over 30 min
29%	35%	25%	11%

A majority of people (**52 percent**) expect to be able to get to green corridors by foot. A non-negligible proportion of respondents to the Wyre Great Outdoors Survey (14 percent) also mentioned cycling as a preferred travel mode to get to and enjoy green paths and corridors. A travel time of about 20 minute meets **71 percent** of respondents' expectations on how long it should take them to get there.

*Conclusions on standard justification*

The recommended access standard for green corridors reflects local expectations.

### 3. Wyre green infrastructure quality standards

An assessment of quality of Wyre's open space is available in the Borough's Open Space Audit and Needs Assessment Evidence Base Report 2013 update. It is recommended that sites scoring less than **80 percent of the potential total quality score** are considered as needing qualitative improvements.

For on-site provision of green infrastructure, it is recommended that design guide principles are issued by Wyre Council.

### 4. Applying the standards: key factors to take into consideration

#### 4.1 Identifying surpluses and deficiencies

The green infrastructure standards are central to the future planning and provision of facilities. The standards have been used to identify:

- areas of quantitative deficiency or surplus
- deficiencies in accessibility;
- quality deficiencies.

Results from this analysis of surpluses and deficiencies are available in Appendix 1 of the Wyre Green Infrastructure Strategy, on the second page of each area profile.

#### 4.2 Determining how developer contributions towards green infrastructure will be collected (CIL vs Planning Obligations)

The quantity, quality and distance standards described above, should also be used to **guide investment and to calculate the level of developer contributions to ensure that adequate provision is made for green infrastructure as a consequence of development.**

Because the opportunities to provide additional green spaces in the urban areas in Wyre are known to be limited, it will be necessary in some cases to substitute the provision of new green infrastructure with a financial contribution. These financial contributions should be used to invest in existing green spaces to make them more useable, to increase the range of offerings within each space, and to improve

their capacity to support wildlife.

To secure financial contributions, the Council may use both the Community Infrastructure Levy (CIL) and planning obligations (as authorised under the Section 106 of the Town and Country Planning Act 1990).

The CIL Regulations 2010 (amended 2011) restrict the use of planning obligations. After April 2015 or when a CIL is introduced (whichever is earliest), pooled contributions may only be sought from up to five (5) separate planning applications for one item of infrastructure that is not intended to be covered by CIL.

Contributions secured by planning obligations will need to meet the statutory test set out in Regulation 122 of the CIL Regulations:

- Necessary to make the development acceptable in planning terms,
- Directly related to the development, and
- Fairly and reasonably related in scale to the development.

The Council's approach in deciding whether all or some of the contribution are secured via planning obligations or via CIL will therefore need to factor **what can actually be secured in terms of new GI development which is manageable and significant without pooling finance from more than one development**. This might be resolved by defining a range of 'strategic projects' drawing from the Green Infrastructure Strategy proposal map. Alternatively, this might be considered on a type-by-type basis. The Council may well find that Green Corridors, Parks and Gardens, Allotments, and Natural and Semi-natural Green Space might benefit from a strategic approach, based on pooling of contributions (i.e. CIL), while Children's Play Provision, Amenity Greenspace, and trees can be handled through Planning Obligations.

Depending on the Council's timeframe for CIL introduction, interim requirements and procedures related to commuted sums might be required. This can be achieved through an SPD with pre and post CIL introduction provisions. All guidance relevant to on-site provision will remain applicable post CIL introduction.

CIL offers greater flexibility than Section 106 Agreements: it can make it easier to mitigate the impact of development by using CIL funds to provide new as well as enhance existing open space.

The CIL regulations do not cover change of use: CIL cannot be charged on development that involves a change of use from non-residential to residential. If the Council wishes to ensure a contribution can be secured under a change of use from non-residential to residential scenario, this should be explicitly captured in the Council's SPD.

#### **4.3 Determining the developments that qualify**

Applying the standard will also require determining the type of development to which the standards apply.

The selection of types of development the standards should apply to will need to be informed by the scale, location and range of new developments anticipated for the new Local Plan period.

If the Council anticipates significant large commercial/business developments, it would be desirable to ensure such developments contribute to the Borough's green infrastructure by featuring an adequate canopy cover in their parking area, while contributing to other green infrastructure provision which might be used by their customers or employees (e.g. amenity green space).

If, however the Council only anticipates small scale commercial/business developments, an argument can be made in favour of concentrating on residential developments for the application of the standards through planning permission and build commercial and other development into CIL where the cumulative benefit could be directed to a significant new GI development defined by Wyre. If Wyre Council is aware of major non-residential sites or redevelopments, the open space requirement could also be secured through site specific allocation policies or development briefs.

In 1999 the Wyre Local Plan Policy H13 said that for new housing developments of 20 dwellings or more that the council would impose conditions or seek a planning obligation from developers for the provision, and adequate future maintenance of amenity open space on the following basis:

- A. 0.004 hectares (0.01 acres) per dwelling of amenity open space shall be provided for the total number of dwellings, irrespective of type or tenure;
- B. Where possible such open space will be provided in areas of not less than 0.1 hectares (0.25 acres);
- C. Roadside landscaping will not be counted as open space towards this requirement;
- D. In locating open spaces within new developments due consideration should be given to the incorporation of features of ecological interest, linkages with existing footpaths and open space networks and the need to avoid nuisance to neighbouring residential properties.

And that where appropriate, a satisfactory scheme for the provision of open space in an alternative location will be acceptable.

Examples of criteria applied by the comparator authorities are listed below (unless otherwise mentioned, the provisions listed are part of an adopted SPD or Local Plan policy):

Central Lancashire (except South Ribble): all new developments are required to contribute towards open space and playing pitches provision, with the exception of nursing/rest homes, sheltered accommodation, replacement homes. There is no minimum size threshold for residential developments.

South Ribble: open space and playing pitch provisions are only

required for residential developments resulting in 5 new dwellings or more.

New Forest: open space requirements only apply to proposals resulting in a net increase in dwelling units. Replacement dwellings or extensions to existing dwellings are not within the scope of application of the Council's open space standards.

Tendring: As in South Ribble and New Forest, the Council's open space standards are applied where new residential development leads to a net gain in residential units. Extensions to existing dwellings do not require contributions; neither do homes for the elderly (except for informal open space), replacement dwellings, individual bedsits or nursing homes.

Rother: All residential developments are expected to make a contribution.

Blackpool: open space requirements apply only apply to residential developments of 3 dwellings or more, including conversions from non-residential use and replacement dwellings

Dover: Dover's recommended Open Space Standards Proposal published alongside the Dover Green Infrastructure Strategy, the approach proposed is as follow:

Table 6.1: Open Space Typology Requirements

	Open Space (parks, gardens, amenity space and green corridors)	Outdoor Sports	Children's Play Space	Community Gardens
Open Market Housing	✓	✓	✓	✓
Affordable Housing	✓	✓	✓	✓
Flats	✓	✓	✓	✓
Commercial Development	✓	✗	✗	✗
Active Elderly	✓	✓	✗	✓
Less Active Elderly	✓	✗	✗	✗

#### 4.4 Off-site versus on-site provision

Applying the standards will also require determining under which circumstances (in respect to assessed deficiencies) and for which types of green infrastructure on-site green infrastructure will be sought. To a large degree, the choices made regarding green infrastructure to be covered through CIL will limit the range of choices to be made.

Examples of criteria applied by some of the comparator authorities are listed below:

Central Lancashire: the only typologies for which a developer may be required to provide on-site provision are amenity green space and children's play provisions. Regarding amenity green space: onsite provision is expected for developments of 10 or more dwellings. In respect to children's Play, onsite provisions are expected for development of 100 or more dwellings.

New forest: decided on a case by case basis, based on scale/viability of development

Tendring: decided on a case-by-case basis, based on the scale of the development and the assessed deficiency in green infrastructure in the surrounding area – except for residential development sites greater than 1.5 hectares.

Rother: decided on a case-by-case basis, based on scale of development and existing surrounding provisions

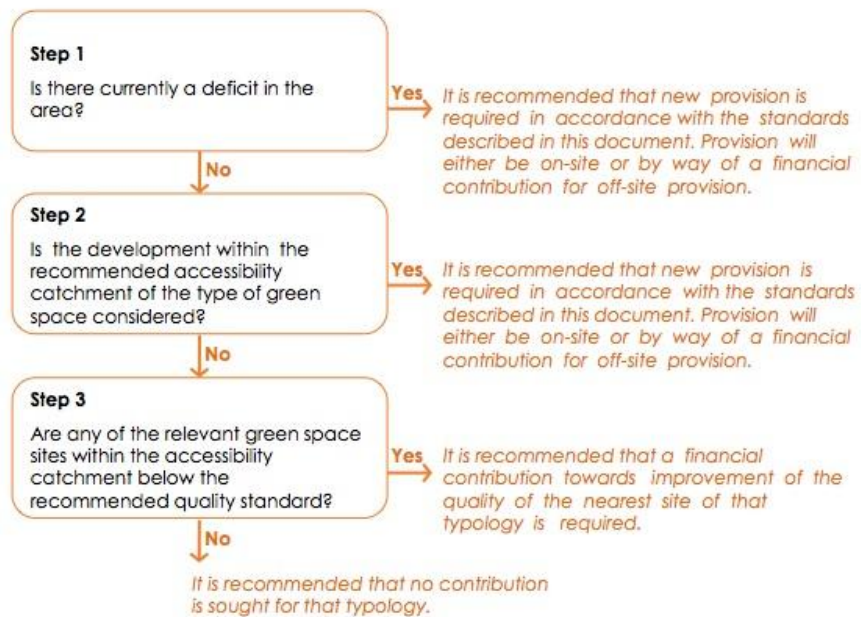
Blackpool: A grading scale is provided, started with developments below 1 hectares (7 sq.m. of onsite children play/casual space for developments of more than 57 person, typically about 20 dwellings. In central Blackpool, where feasible the threshold for this is lowered to smaller sites of about 10 dwelling). The onsite requirement increases as the development size increases, with distinct provision for onsite play and onsite amenity green space.

Dover: Not specified.

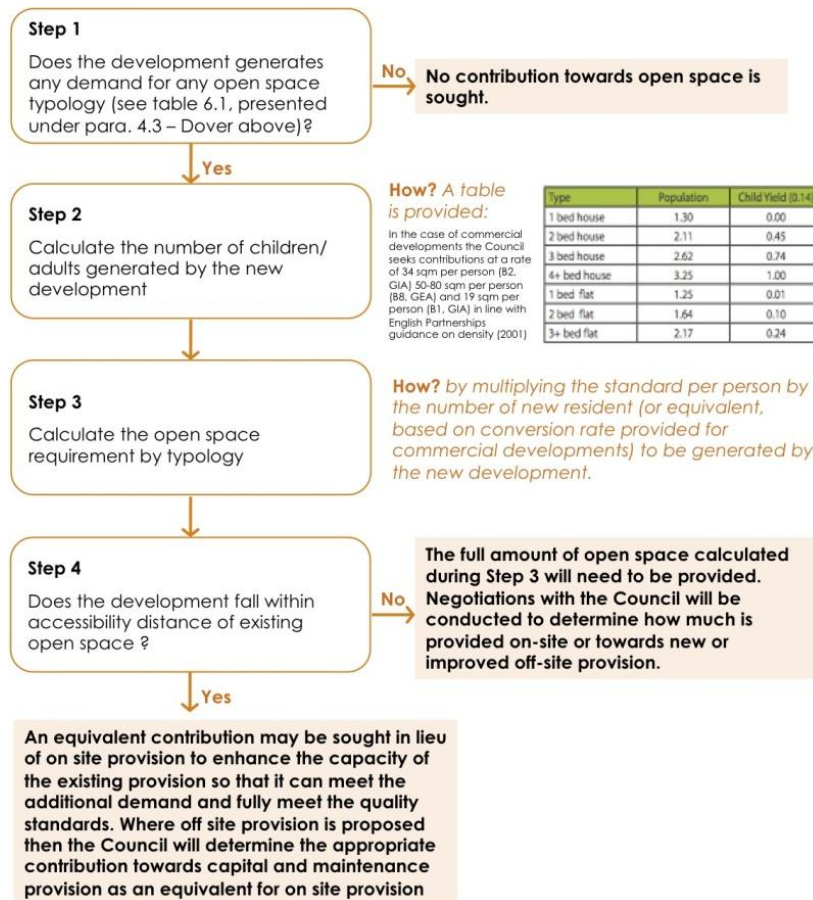
Examples of processes Wyre Council might choose to adopt to define planning obligations in respect to the proposed green space standards are outlined below.

**4.5 Defining the policy implementation process**

Central Lancashire



Dover



**4.6 Setting commuted sum payments**

A cost model for off-site contributions will need to be defined. The resulting cost schedule should be indexed to inflation and account for both capital and maintenance costs over a defined period.

For on-site provision, cash contribution towards maintenance should also be sought, unless private maintenance arrangements are proposed.

Amongst the comparator authorities, the sums required to cover maintenance costs range from 10 to 20 years:

Central Lancashire: 10 years

New Forest: 10 years

Sefton: 10 years

Dover: 15 years

Teignbridge: 20 years

Tendring: 20 years



## 5. Notes on sources and methodology

### National standards

Details on the sources consulted for benchmarking with national standards and other local authorities can be found below.

The sources consulted on national standards and benchmarks for green infrastructure are as follow:

Fields in Trust's "[Six Acre Standard](#)"

Reference document: *Planning and Design for Outdoor Sport and Play*, FIT, 2008

Natural England's "[Accessible Natural Greenspace Standard](#)"

Reference document: *Nature Nearby, Accessible Natural Greenspace Guidance (NE265)*, Natural England, 2010

The Woodland Trust's "[Woodland Access Standard](#)"

Reference document: *Space for People*, The Woodland Trust, 2004

[National Society of Allotment and Leisure Gardeners](#)' standard

Reference document: *Departmental Committee of Inquiry into Allotments*, H. Thorpe, 1969. Cmnd., 4166: Parliamentary Papers, London.

The [Trees and Design Action Group](#) best practice guides

Reference document: *Trees in the Townscape, A Guide for Decision Maker*, TDAG, 2012

### Benchmarking with other local authorities

To allow for benchmarking comparisons, a cross-section of 25 local authorities was selected on the basis of:

- Geographic proximity: local authorities neighbouring Wyre (such as Central Lancashire – which includes both Preston and Ribble Valley, Blackpool, etc.) and/or
- Similarities in physical and/or demographic profile: coastal location and population density or combination of urban and rural areas (i.e. OU, SR, or R50 in the Office of National Statistics' classification\* - such as East Devon, Dover, Teignbridge, Scarborough, etc.); and/or
- Similarities in aspirations and issues associated with green infrastructure, such as the desire to enhance tree provision (such as Sefton, Waltham Forest, etc.)

For each local authority selected, a review of the adopted green infrastructure standards was carried out based on the supporting evidence, adopted strategies and/or planning policies.

The table overleaf provide full detail of the sources consulted for the figures supplied above.

\* The office of National Statistics classifies Urban/Rural local authority in one of the following categories

- MU: Major Urban, the "most" urban authorities
- LU: Largely Urban
- OU: Other Urban
- SR: Significant Rural, indicates that a district has between 26 and 50 percent of its population in rural settlements and large market towns
- R50: Rural-50 authorities have between 50 and 80 percent of their population living in rural settlements or large market towns.

	ONS Classification (2009, based on 2001 census)	Total population (2011 estimates)	Area (sq km)	Population density (based on 2011 estimates)	LA Type	Green Space Standards (Ha per 1,000 res)														Source		
						Parks		Amenity green space		Accessible natural green space		Children's play		Youth provisions		Outdoor sports facilities		Allotments			Total	
						Urban	Rural	Urban	Rural	Urban	Rural	Urban	Rural	Urban	Rural	Urban	Rural	Urban	Rural		Urban	Rural
Scarborough	SR	108,800	817	133	Other comparable coastal authority	No standards		0.40		No standard		0.70		1.60		No standard		<b>2.70</b>		Negotiation of Play, Green Space and Sports Facilities in relation to new developments SPD (Sept. 2007, Updated Feb. 2012)		
East Devon	R50	132,500	814	163	Other comparable coastal authority	1.00	0.40	0.35	0.30	1.00	1.00	0.05	0.05	0.06	0.10	0.65	1.50	0.25	0.30	<b>3.36</b>	<b>3.65</b>	East Devon Open Space Study 2012
Rother	R50	90,600	512	177	Other comparable coastal authority	0.43	0.71	1.73		2.00		0.20		0.200		2.97	4.84	0.45	0.17	<b>7.98</b>	<b>5.72</b>	Appendix G (2009 update) of the adopted Open Space Stury (Policy CO3 in Local Plan)
Teignbridge	R50	124,200	674	184	Other comparable coastal authority	0.825				0.15		No standard		1.20		0.25		<b>2.43</b>		Teignbridge Opens Space Standards and their Implementation (2007)		
New Forest	SR	176,500	753	234	Other comparable coastal authority	1.25		2		No standard		0.2		No standard		No standard		<b>3.45</b>		New Forest Development Standards Supplementary Planning Document (SPD) - Adopted Sept. 2012		
Shepway	SR	108,000	357	303	Other comparable coastal authority	Lumped (NPFA total figure)						No standard		Lumped (NPFA total figure)		No standard		<b>2.43</b>		Policy LR9 of the Local Plan (Applies NPFA standards)		
West Lancashire	R50	110,700	347	319	Other comparable coastal authority	n/a														Open Space and Recreation Provision in New Residential Developments Supplementary Planning Document (SPD) - 2011 update. Standards vary per area. To complex to allow for comparisons.		
Lewes	R50	97,500	292	334	Other comparable coastal authority	Lumped with outdoor sport			No standard		0.7		No standard		1.7		No standard		<b>2.4</b>		Policy RE1 of the Local Development Framework	
Dover	R50	111,700	315	355	Other comparable coastal authority	2.38				0.06		No standard		1.19		0.21		<b>3.84</b>		Dover Green Infrastructure Strategy (2011) paragraph 6.12		
Swale	SR	135,800	373	364	Other comparable coastal authority	1.11		0.45		4.36		0.24		1.09		0.2		<b>7.45</b>		Swale Open Space Strategy 2009-2014		
Wyre	SR	107,700	283	381	Other comparable coastal authority	0.4		0.4		1.5		0.18		Refer to Playing Pitch Strategy		0.25		<b>2.73</b>				
Tendring	R50	138,000	338	409	Other comparable coastal authority	1.6				0.8		No standard		Lumped (NPFA total figure)		No standard		<b>2.4</b>		Tendring Open Space SPD (2008)		
North Sommerset	R50	202,600	373	543	Other comparable coastal authority															North Somerset Green Infrastructure Strategy		
Redcar and Cleveland	SR	135,200	245	552	Other comparable coastal authority																	
Great Yarmouth	SR	97,300	174	560	Other comparable coastal authority																	
Thanet	OU	134,200	103	1299	Other comparable coastal authority	1.06		0.05		ANGsT		0.7		No standard		0.87		1.19		<b>3.87</b>		Thanet Assessment of Open Space, Sports and Recreation (2005)
Eastleigh	SR	125,200	80	1570	Other comparable coastal authority	0.20		1.50		2.00		Access std only		No standard		No standard		<b>3.70</b>				
Basildon	OU	174,500	110	1586	Other comparable coastal authority	1.82		1.33		2.62										<b>5.77</b>	Basildon Open Space Assessment Part I and II (2010)	
Lancaster	SR	138,400	576	240	Neighbouring authority	Under revision (as of July 2013)																
Bath and NE Somerset	SR	176,000	346	509	Other comparable authority	1.50				1.50		In No of units		1.70		0.30		<b>5.00</b>				
Blackpool	LU	142,100	35	4077	Neighbouring authority	Lumped with outdoor sport			No standard		0.7		No standard		1.7		No standard		<b>2.4</b>		Supplementary Guidance 11: Open Space – Provision for new developments and the funding system	
Fylde	SR	75,800	166	457	Neighbouring authority	n.a														Local Plan Policy TREC 17 - per number of units - do not allow for comparisons. Under revision		
Preston	LU	140,200	142	985	Neighbouring authority	1.81		0.54		1.78		0.02		1.01		0.17		<b>5.33</b>		Central Lancashire Open Space and Playing Pitch Supplementary Planning Document		
Ribble Valley	LU	57,100	583	98	Neighbouring authority	0.66		1.33		1.98		0.06		1.14		0.08		<b>5.25</b>		Central Lancashire Open Space and Playing Pitch Supplementary Planning Document		