OPEN SPACE ASSESSMENT

APPLICATION FOR FULL PLANNING PERMISSION FOR THE ERECTION OF 150 DWELLINGS AND ASSOCIATED OPEN SPACE AND INFRASTRUCTURE AT LAND TO THE NORTHWEST OF HIGH ROAD WESTON, SPALDING, LINCOLNSHIRE

PERSIMMON HOMES EAST MIDLANDS

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1 Introduction

1.1 This Open Space Statement supports a full planning submission for the erection of 150 dwellings and associated open space and infrastructure at Land to the northwest of High Road Weston, Spalding, Lincolnshire.

1.2 The site can be entered from High Road from the south. There are existing residential developments adjacent to the south, east and west of the site which are also accessible from High Road. Drainage ditches border the site to the north, south, east and west. Land to the north of the site forms open countryside and the A151 runs to the northwest of the site. The site is also an allocated site within the Adopted Local Plan (2019) – 'Wsn003'.

1.3 The purpose of this statement is to set out how the development will meet South Holland District Council's Open Space Standards, based upon the principles identified in the accompanying Masterplan.

2 South Holland District Council's Planning Policy Requirements

2.1 The current proposal will be assessed in this statement in the context of the Adopted Local Plan which contains the open space standards for new development South Holland.

2.2 Policy 32 (Community, Health and Well-being) of the Adopted South East Lincolnshire Local Plan (2011-36) sets out standards for various forms of infrastructure. These standards provide a list of approximately how many hectares of infrastructure are to be required relation to the estimated additional number of persons stemming from a given development. The policy seeks to protect and enhance existing public rights of way and the creation of new linkages. The outcomes aimed to be achieved through application of the policy are to reduce health inequalities, improve community health and well-being and create environments which:

i. discourage crime and disorder, and do not create the fear of crime;
ii. encourage healthy eating and local food growing;
iii. are accessible to all sections of the community;
iv. facilitate walking, cycling and public transport use; and
v. encourage community use.

2.3 The Council's Open Space Supplementary Planning Document (SPD) provides support to the adopted Local Plan. Many of the policies referred to in the SPD have now been replaced by updated policies, noting in particular that Policy 6 (Developer Contributions) has replaced the previously referenced Policy HS11. The SPD still however provides some guiding principles which in part are considered to have helped provide a steer to the Local Authority as to the appropriate quantity and form of Open Space to be provided as part of the development.

2.3 In relation to the application of adopted policies to the current site and a scheme for 150 dwellings at the site, the Local Planning Authority advised that it is generally preferred that open space is centrally located where possible, and made the following comments in respect of open space provision:

"For the purposes of Policy 32, an average household size of 2.3 persons for South Holland (2011 Census) is used.

… given the nature of the scheme, a common sense approach would be that the site would only be expected to provide on-site amenity open space and play space.

In terms of play space, in the absence of any specific guidance in the Local Plan or an SPD, I would advise that you refer to guidance set out in the Fields in Trust

Guidance for Outdoor Sport and Play. We would be supportive of provision that is in accordance with this guidance.

Based on the average household size, 0.25ha of amenity greenspace would be required but an overprovision would not be looked upon unfavourably provided it does not have an adverse impact on the wider layout in terms of creating a cramped form of development, for example."

2.4 The remainder of the document sets out how the proposal accords with policy requirements and the pre-application advice given.

3 Proposed Open Space Provision

3.1 The accompanying proposed layout identifies approximately 2.59 hectares of open space, including a centrally located area of open space which includes a Local Area of Play (LAP). Other areas of open space are located in various areas around the borders of the site.

3.2 The approach to the layout of open space across the site, which includes a LAP and areas of amenity grassland results in a scheme that benefits from safe, social and inclusive public spaces that are integrated within the development. The layout is well integrated with the wider area, responds to its local, rural surroundings and helps to form an attractive and coherent form of development that is in keeping within the settlement of Weston. This gives rise to an opportunity for landscaping to be agreed through conditions that will enhance the ecological and visual value of the site that will benefit from a softened appearance through such landscape treatments.

3.4 Thus the outcomes outlined within Policy 32 are realised across the development insomuch that open space areas are safe and overlooked, and encourage residents to make use healthy outdoor recreational opportunities.

3.5 The proposal accords with the pre-application advice received in that an overprovision of open space (of approximately 2.34 hectares) is given across the site within a layout which remains functional and easy to move around with footpath and cycle connections to the wider area also included in addition to the main access point off High Road.

3.6 Furthermore, the site is well connected to pedestrian, cycle and vehicular networks that allow access to substantial amounts of open space, particularly in the form of natural and semi natural open space within walking distance, as well as outdoor sports facilities. Therefore it is considered that the total open space provided within the site and the total open space that is accessible and in close proximity to the site provide open space to accord with adopted policy.

3.7 This level and form of provision demonstrates that the proposed layout is policy compliant in terms of the standards set out in the given application of the Adopted Local Plan.

3.8 The proposed measures to manage and maintain the proposed open space as well as the Sustainable Urban Drainage Systems is set out within the 'Management of Open Space and Sustainable Urban Drainage Systems' document which accompanies the current application.

4 Conclusion

4.1 It is clear from the proposed layout that the development will provide for an oversupply of public open space provision on the basis of Adopted Local Plan requirements as were discussed in the pre-application advice given.

4.2 Such open space will benefit both the existing local community and future residents of the development, enhancing and building on the open space provisions observed throughout Weston and the local area.