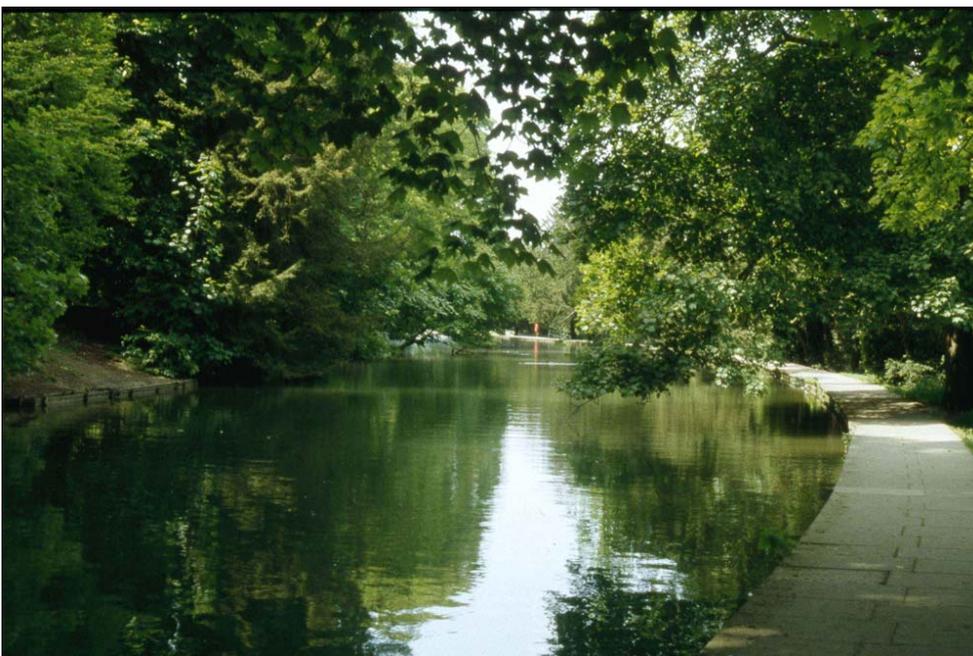


WYCOMBE OPEN SPACE FRAMEWORK

December 2010



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1. Executive Summary

Introduction

This Open Space Framework has been produced to provide an evidence base for the Council's Local Development Framework and Developer Contributions system. The Open Spaces Framework (OSF) describes what open space provision exists across the district and in the individual settlements. It does not supersede other open space related studies but collates, coordinates and prioritises recommendations from these, provides a common information base and sets out the Council's approach to the provision and planning of open space including local standards. It takes account of public consultation on what levels and what types of open space are required in different parts of the district and recommends open space standards that should be applied to new developments as part of the planning process. It includes general principles for open space planning and should act as the first point of reference for development control officers, developers and agents when considering the planning and provision of open space. In addition, it includes a high-level action plan, which outlines existing and potential open space projects that could address open space deficiencies in quantity, quality or accessibility.

The importance and benefits of open spaces for health and quality of life are widely recognised. The Council aims to maintain and enhance a network of accessible, multi-functional high-quality open spaces, which meet the needs of residents and visitors, are fit for purpose and economically and environmentally sustainable.

Open spaces are defined as spaces of public value for sport and recreation or as visual amenity. Open spaces can be public or private and include allotments, cemeteries, civic spaces, commons, woodlands, outdoor sports (excluding golf courses), parks, and playgrounds. It should be noted that this Open Space Framework does not cover indoor sports facilities, community facilities and details of outdoor sport provision as these are covered elsewhere. The Council's main roles in relation to open spaces are:

- The maintenance and management of open spaces by Community Services and Homes and Housing, and enabling such provision by others.
- Taking an overview of open space planning and provision as local planning authority, and working with other open space providers to secure necessary improvements

Background

The purposes of the OSF are outlined in chapter one. These comprise:

- To fulfil planning policy requirements;
- To provide an evidence base for the open space policies in the Wycombe Development Framework;
- To take stock of the existing open space situation to identify shortfalls in quantity, quality and accessibility;
- To ensure a common information base to inform and influence proposals and improvement plans from open space providers including parish councils, town councils and developers;

- To collate, coordinate and prioritise conclusions and recommendations from other open space related studies to develop and set out a coherent approach;
- To develop an action plan in liaison with open space providers to set high level priorities for open space improvements and underpin S106 open space requirements.

Government guidance (set out in PPG 17) highlights the importance of open space and requires local authorities to undertake robust assessments of the existing and future needs of their communities for open space, sport and recreation. In recent years the Council has undertaken considerable work to fulfil these requirements and there has already been significant input to the drafting of the Open Spaces Framework (OSF) both from the public and from other services. The framework is intended to be the final step in fulfilling policy requirements by endorsing suggested local standards and outlining the Council's approach to open space planning. Much of the technical evidence has been shared previously in consultant's reports and the Open space background paper (WDC, 2009).

The framework has been developed based on legal and policy requirements, regional and county studies, conclusions and recommendations from other related studies, information received from the major open space providers (chapter 4) and public consultation responses.

So far, there is little detail available on the new coalition government's approach to open space. Although a radical change of the planning system has been announced, the setting of open space standards locally is expected to be in line with the coalition government's principle of local policy making.

Local standards

PPG17 requires local councils to set open space standards locally to reflect local situations and needs. The proposed local open space standards have been based on consultants' recommendations and feedback received from the main open space providers. Consultant's recommendations were based on existing provision analysis and public consultation responses. Feedback from open space providers has improved the information base and has resulted in minor adjustments to existing and proposed provision. Reflecting public views that people would like to see a slight increase in open space, Local Standards aim for a small increase of 0.32 ha per 1000 population from 9.7 ha/1000 existing public and private open space provision to 10.02 ha/1000 proposed provision.

Local Standards in New Developments

Whilst the proposed local open space standards help to identify open space deficiencies and help to inform planning for open space, it should be noted that the Council considers it necessary to make adjustments when applying local standards to new developments to ensure that development remains viable. Please see section "Open Space in new Developments" below for more detail on how local standards are proposed to be tailored and applied to new developments.

Please note that any new Local Standards will have to be incorporated into Local Development Framework DPDs and the Developer Contributions System for them to come into effect.

District and Settlement Analysis

Open space supply and demand has been analysed on both district and settlement level and this information is provided in appendix 1 and 2 of the OSF. The Local Community Areas (LCA) as defined by Bucks County Council have been used to analyse the existing provision of and demand for open space. These were further broken down to a settlement level and open space supply assessed on a more local level to identify areas of localised deficiencies. The settlement analysis shows existing provision, shortfalls when local standards are applied, and options for improvements. It also states whether strategic and/or local open space deficiencies exist in an area and thus offering a point of reference and guidance for planning officers, developers and the general public.

Key findings when the Local Standards are applied:

- Outdoor sport: shows greatest overall shortfall (30+ ha). This is mainly caused by large deficiencies in the Local Community Areas (LCA's) of High Wycombe and Chepping Wye Valley, but there is also some smaller shortfall in the LCA's of South West Chilterns and Marlow, and the North West Chilterns. In addition, localised deficiencies for some sport specific facilities such as football and rugby pitches exist;
- Amenity spaces: show the second largest shortfall, which is caused by the shortfalls in the LCA's of South West Chilterns and Marlow, and the North West Chilterns and to a lesser extent High Wycombe; relatively good provision in the Chepping Wye Valley LCA.
- Natural/semi-natural green space: show a shortfall of 16+ ha by 2026. The shortfall is mainly found in LCA's of South West Chilterns and Marlow, and the North West Chilterns. But the South West Chilterns and Marlow LCA also has a high proportion of common land, which is similar in character. These LCA's are also rural in character and offer access to high quality countryside (AONB).
- Commons/greens: show an overall shortfall of 6+ ha by 2026; shortfall mainly in LCA's High Wycombe and Chepping Wye Valley. Being a historic designation and often similar in character to semi-natural spaces shortfalls in this category are of lesser concern.
- Parks: show an overall projected shortfall of 3+ ha throughout all LCA's by 2026. The Chepping Wye Valley and High Wycombe LCA's show major shortfalls but these are levelled out by an overprovision in the LCA South West Chilterns and Marlow, and the LCA North West Chilterns. LCA Chepping Wye Valley shows the highest deficiency.
- Gardens: show an overall existing shortfall of 3+ ha throughout the district.
- Allotments: don't show an overall shortfall at the moment but will result in a deficiency of 1.15 ha by 2026. Despite this, some LCA's are highly deficient in allotments, in particular High Wycombe;
- Play:
 - Local Equipped Areas for Play (LEAP's) – lowest provision per 1000 in LCA High Wycombe, although highest number of facilities.
 - Neighbourhood Equipped Areas for Play (NEAP's) –generally low provision, no NEAPs in LCA's North West Chilterns and Chepping Wye Valley.
- Teen: generally a good spread of facilities, but relatively low provision in LCAs Chepping Wye Valley and High Wycombe.
- LCA High Wycombe shows greatest shortfall in open space overall.
- None of the other community areas (with the exception of High Wycombe) appears deficient if all open spaces are taken into account.

Please note that some care has to be taken when interpreting this analysis. The local community areas (with the exception of High Wycombe) are relatively large, diverse areas, which comprise both larger settlements and rural areas, and as such have different requirements. Although the above data might suggest no shortfall in open space of a specific category or in a specific local community area, it does not mean that no more localised deficiencies exist

In addition, local open space deficiencies have been identified in some areas, where a combination of high density housing and small open spaces with limited recreational value exists. The main areas of deficiency correlate with those outlined in the Open Space deficiency report 2007 (WDC, 2007): Desborough, Cressex, Micklefield/Totteridge, Bourne End, Eastern Marlow, Southern Princes Risborough. These areas are set out in the 2007 report and are also included in section 5 and appendix 6 of this document. In these areas the Council will give additional weight to the need to create public open space where this is practicable and in line with the approach set out.

The Council's approach to open space

The Council's approach to planning for open space is outlined in chapter 6. It sets out some general principles including:

- Interpretation of local standards:
Although the local open space standards are being endorsed by the Council they also require a level of interpretation. They highlight the most urgent deficiencies but cannot be applied literally in constrained situations, for example existing built-up areas. This section highlights which deficiencies are of particular concern and outlines an overall approach of addressing them.
- Hierarchical approach to open space:
It is proposed to adopt a strategic – local approach to open space. Some types of open spaces are best provided strategically because they either require a lot of land, a coordinated provision of facilities or significant funds. The hierarchy of open space is determined by typology, size, and facilities and thus influences the catchment area. The Council identifies open spaces of the categories semi-natural spaces, parks, public outdoor sport facilities, allotments and strategic play as strategic, whilst public amenity space and local play are defined as local provision which is expected to be easily accessible on foot.
- Play:
Play is one of the open space facilities that should be available locally. The Council uses the NPFA/FIT standards to inform planning for play areas with regard to types of play area, number of equipment and distance buffering. However, the Council also encourages more innovative play designs, e.g. play that works with landforms, natural features and materials. Play that is located in or connected with larger open spaces will be preferred to stand-alone play areas. A more flexible approach to distance buffering will be applied to small settlements and villages.

- Outdoor sport

This is the open space category of greatest shortfall. Although the standards propose a public – private split, the Council recognises that many sports are played in teams and that some private sports facilities are available to the public for a small fee or at certain times in the week. Proposed measures to address outdoor sport shortfalls therefore include improved access arrangements to private sites and improvements to existing facilities to enable intensification of use.

- Open space in new developments:

The Council considers it necessary to make adjustments when applying local open space standards to new developments to ensure that development remains viable. For new developments it is proposed to focus on key types of open space, which are outdoor sport facilities, play and teen provision, public amenity space and parks or semi-natural spaces depending on the locality.

To reflect both current provision and local demand a district-wide minimum standard for 4.45 ha per 1000 population is proposed for new developments. This is based on the strategic – local approach and suggests a contribution to strategic open space provision (outdoor sport, parks, allotments and larger equipped play areas) of 3.3 ha/1000 population and a local provision of 1.15 ha/1000 (smaller equipped play areas and smaller informal open spaces serving a local function). Strategic provision will be planned by the Council in liaison with other open space providers.

Although this is a significant increase from the National Playing Field Standard of 2.4 ha per 1000 population that has been used so far, it remains considerably lower than the existing open space provision of 9.7 ha / 1000 population.

The proposed new Local Standards will have to be incorporated into Local Development Framework DPDs and the Developer Contributions System for them to come into effect.

- Open space provision above Local Standards

Applying local standards is a good guidance on identifying open space needs in the district, however localities and resident's needs differ in different parts of the district, so that the exact open space needs should still be informed by public consultation. The proposed local standards are minimum standards and can be exceeded where local demonstrable need exists

- Landscape design:

As only larger sites are expected to provide public open space on-site, it becomes increasingly important that good landscape design is an integral part of each development. Good landscape design in accordance with local policy requirements should include individual private and/or communal gardens for local residents that are usable, and tree and shrub planting that takes account of the landscape context and supports local biodiversity.

- **Rural areas:**
It is recognised that rural areas too can be deficient in open space, although they have good access to the countryside, which has a similar function to informal natural open space. Deficiencies are usually of a more formal nature, mainly publicly available outdoor sports facilities, play areas or teen facilities. Whilst some local provision will be sought, residents in rural communities may typically have to travel longer distances to some open space facilities.
- **Small spaces and new open spaces:**
Small spaces are valuable assets in the built up environment through their contribution to the visual amenity, landscape character and Green Infrastructure network. The Council will continue to protect such spaces from development but will in the future seek the creation of fewer but larger multi-functional sites of high quality. In addition, the Council will aim to address deficiencies through improvements in quality and accessibility.
- **Biodiversity:**
Open spaces have an important role to play in the creation of ecological networks. They can form habitats for wildlife and act as a resource for outdoor education. The Council will continue to manage its semi-natural sites for the benefit of nature conservation and will also aim to make its formal sites more ecologically diverse wherever this is possible and feasible. The Council will also encourage the creation of semi-natural habitats as part of developments especially where these contribute to the creation and enhancement of the proposed Green Infrastructure network.
- **Maintenance/Management**
The Council recognises the importance of the correct management to ensure that open spaces remain fit for purpose and of good quality. The Council will therefore require developers to provide details on management and to put measures into place to ensure that ongoing management is carried out.
- **Specific open space issues:**
These include issues such as development next to existing open spaces and for care homes.

Proposed Action Plan

A high level action plan has been developed (chapter 7) based on the Council's open space work. It is structured into two sections, one outlining general actions with regard to the different typologies based on the analysis and principles from previous chapters, and another outlining specific projects that address specific deficiencies that have become apparent through the Council's open space work.

The high level action plan includes actions that are likely to be long-term projects and which might take some years to be implemented. Many projects are also dependent on external (i.e. non-council) funding such as developer contributions and may therefore only happen if and when development occurs in the locality, exacerbating the need for the facilities, or other alternative funding is found. The inclusion of these schemes does therefore not represent a firm commitment for implementation by the Council nor are these actions necessarily the only way for addressing deficiencies. They do however

represent options for actions and may be reviewed if and when alternative schemes that meet the same identified needs are brought forward.

Delivery

The framework identifies three main means for delivering open space creation and improvements:

- Provision as part of development: a number of planning applications have been permitted, which will provide open space on site which will also help to address existing open space deficiencies. In addition the DSA highlights the need for on-site open space provision for a number of potential strategic development sites, including the 'Reserved Sites'. Large sites are particularly important for the delivery of those open space elements that require a lot of space and are better provided strategically such as sport pitches or allotments. The planning status of the 'reserved sites' is currently under review.
- Developer Contributions: S106 contributions may be used for off-site open space improvement and creation. Details of the Councils approach to developer contributions and standard charges are set out in the Developer Contributions Supplementary Planning Document (SPD). The companion Developer's Guide indicates those schemes that may be funded from s106 contributions. In due course the developer contribution's system will be reviewed to take account of the revised open space approach and to reflect local standards. This will also include an action plan based on the high level actions outlined in this document to guide and prioritise developer contributions spending.
- Existing capital programmes and other external funding sources such as the Big Lottery Fund.

Whilst these approaches offer real opportunities, none of these mechanisms can guarantee that all open space projects will be delivered.

2. Introduction

The importance and benefits of open spaces for health and quality of life are widely recognised. Open spaces are defined as spaces of public value for sport and recreation or as visual amenity. Open spaces can be public or private and include allotments, cemeteries, civic spaces, commons, woodlands, outdoor sports, parks, and playgrounds. The Council's key roles in relation to open spaces include an overview of open space provision as local planning authority, and the maintenance/management of open spaces by Community Services and Housing.

Government guidance (set out in PPG 17) highlights the importance of open space and requires local authorities to undertake robust assessments of the existing and future needs of their communities for open space, sport and recreation. It encourages local authorities to proactively plan for the future delivery of appropriate open space, sport and leisure facilities. Significant emphasis is placed on meeting local needs and expectations and adapting provision to the local context, rather than relying on national standards.

In recent years the Council has undertaken considerable work to fulfil these requirements and there has already been significant input to the drafting of the Open Spaces Framework (OSF) both from the public and from other services. The framework is intended to be the final step in fulfilling policy requirements by endorsing suggested local standards and outlining the Council's approach to open space planning. It has been developed in support of policies in the Local Development Framework and to inform the Council's Developer Contribution requests for open space.

Open space and its benefits

The environmental, social and economic benefits of open space are meanwhile widely recognised. Great parks, squares and streets make for a better quality of life. A network of well-designed and cared-for open spaces adds to the character of places where people want to live, work and visit. In research carried out for CABI, 85% of people surveyed felt that the quality of public space and the built environment has a direct impact on their lives and how they feel (CABI, 2004). But having access to public space is not all that matters - just as important are the planning, design and management of space.

Open spaces can provide a number of functions within the urban fabric of towns and villages, such as opportunities for play and informal recreation, landscaping buffers within and between the built environment, and habitats that promote biodiversity.

While all sites have a primary purpose, many open spaces perform secondary functions. For example, many outdoor sports facilities also provide for informal recreation as well as formal sport and recreation.

Parks and open spaces are more accessible to a wide range of people than many other sport and leisure facilities and are well placed to realise the aims of social inclusion and equality of opportunity. The provision of high quality open spaces and recreation provision is therefore key to an ideal, sustainable and thriving community. The Park Life Report (Greenspace June 2007) highlighted that

83% of those surveyed feel that parks are the focal point of a community. Open spaces can also promote civic pride and community cohesion, encourage community development and stimulate partnerships between the public and private sector.

However, changing social and economic circumstances, different work and leisure practices, more sophisticated consumer tastes and higher public expectations have placed new demands on open spaces at a time when pressures on maintenance budgets are increasing. They have to serve more diverse communities and come under pressure from development.

The provision of open spaces, and sport and recreation facilities is becoming increasingly important as the contributions it can make to both national and local priorities become increasingly recognised. The popularity of open spaces with local communities is reflected in the Park Life Report (Greenspace, June 2007), which indicates that 92% of all those questioned had visited a park within the last month. More locally it addresses key council priorities, such as investing in young people, maintaining and enhancing quality of life and responding to the needs and aspirations of the ageing population (WDC 2003 and 2006)

PPG17 states that well-designed and implemented planning policies for open space, sport and recreation are fundamental to delivering broader Government objectives, which include:

- supporting an urban renaissance
- supporting a rural renewal
- promotion of social inclusion and community cohesion
- health and well being
- promoting more sustainable development.

The importance of promoting health by facilitating more active lifestyles is emphasised through recent pressure on Local Authorities to combat rising obesity through the appropriate design of buildings and the local environment, including open spaces.

The provision of high quality open space has also proved effective in combating crime, both through encouraging community involvement and gaining respect from local residents. In contrast, lower quality sites can attract misuse and encourage anti-social behaviour.

Open spaces also provide the vital green infrastructure that enables us to deal with floods or mitigate and adapt to climate change while providing wildlife habitats, sporting facilities or beautiful parks (CABESpace, 2009). The Former Government's 2007 Energy White Paper highlights minimising climate change and the protection of the environment as some of the key challenges to be addressed through the planning system in future years. The provision and protection of green space will be instrumental in achieving these objectives.

There is little detail available on the new coalition government's approach to open space. Although a radical change of the planning system has been announced, the setting of open space standards locally is expected to be in line with the coalition government's principle of local policy making.

WDC strategies and work areas

Open space is embedded in a number of cooperate Council documents. It is an important component in delivering on two of the Council's Four Priorities (sustainable regeneration, delivering for younger people) and it is also embedded in the Sustainable Community Strategy and the Local Development Framework (LDF) including policy CS19: Environmental Assets of the adopted Core Strategy and policies B11 and B14 of the Delivery and Site Allocation Document, currently being prepared.

In addition, the analysis and findings of the Council's open space work have informed other work areas and strategies, including the:

- Green Infrastructure Strategy described in the Delivery and Site Allocations (DSA) document;
- Biodiversity Strategy and Biodiversity Action Plan (BAP) work;
- Developer Contributions Supplementary Planning Document (SPD);
- Sports Facility Strategy 2009-2014;
- WDC Play strategy 2007;
- Woodland Strategy and Management Plans;
- Community Facility Strategy;
- Strategic Housing Allocation Assessment.

In turn these strategies have been reflected within the Open Space Strategy.

Purpose of the Open Space Framework (OSF)

This Framework has been developed:

To fulfil requirements of Planning Policy Guidance 17: Open Spaces (PPG17) and its Companion guide and the draft Planning Policy Statement: Planning for a Natural and Healthy Environment, latter of which is not expected to be published in its final form (see legal and policy requirements chapter for more detail);

To provide an evidence base for the Delivery & Site Allocations (DSA) open space policies;

To take stock of the existing open space situation to identify shortfalls in quantity, quality and accessibility;

To ensure a common information base to inform and influence proposals and improvement plans from open space providers including parish councils, town councils and developers;

To collate, coordinate and prioritise conclusions and recommendations from other open space related studies to develop and set out a coherent approach to address open space deficiencies in quantity, quality and accessibility;

To develop an action plan in liaison with open space providers to set high level priorities for open space improvements and underpin S106 open space requirements. This will form a first step in

developing an implementation programme, which will be reviewed on an annual basis as part of the S106 Developers Guide review.

3. Open space vision and objectives

Vision

The Council aims to maintain and enhance a network of accessible, multi-functional high-quality open spaces, which meet the needs of residents and visitors, are fit for purpose and economically and environmentally sustainable.

Objectives:

- To protect existing open spaces, sport and recreational facilities in both urban and rural parts of the district;
- To create open spaces where deficiencies exist and to enhance Green Infrastructure networks;
- To ensure that open spaces and facilities are welcoming, well-maintained and clean;
- To inform decisions on the adequate provision of different types of open space;
- To use local standards to ensure that new developments make appropriate provision for open space and to guide open space improvements;
- To ensure that open space benefits are being maximised;
- To maintain and enhance the character and nature conservation value of open spaces, both individually and as part of a network of Green Infrastructure;
- To deliver policy CS19 (Raising the quality of place shaping and design) of the Wycombe Core Strategy by ensuring an appropriate provision of open space;
- To provide a robust evidence base for DSA policy on open space;
- To provide a robust evidence base that underpins requests for S106 contributions.

4. Methodology of developing this framework

This framework has been developed based on the following:

- Legal and policy requirements
 - Requirements of PPG17 and/or the revised draft PPS (Planning for a Natural & Healthy Environment);
 - Requirements of NERC and PPS 9;
- Conclusions and recommendations from regional or county studies, namely the GI Strategy and the Biodiversity Opportunity Areas;
- Conclusions and recommendations from other open space related studies;
- Feedback on existing data and potential open space improvements from main open space providers including relevant departments in the Council and parish councils / town councils (2010);

Legal and policy requirements

PPG 17 and its Companion Guide

PPG17 sets out the Government's principle that national standards for open space provision are inappropriate, as they do not take into account the demographics of an area, the specific needs of residents and the extent of built development.

PPG17 states that local authorities should undertake robust assessments of the existing and future needs of their communities for open space, sport and recreational facilities. It encourages local authorities to proactively plan for the future delivery of appropriate open space, sport and leisure facilities. It further states that *"local authorities should use the information gained from their assessments of needs and opportunities to set locally derived standards for the provision of open space, sports and recreational facilities in their areas"*.

Significant emphasis is placed on meeting local needs and expectations and adapting provision to the local context.

The policy guidance sets out priorities for local authorities in terms of:

- assessing needs and opportunities
- undertaking audits of open space, sport and recreational facilities
- setting local standards
- maintaining an adequate supply of open space
- planning for new open space.

The Companion Guide to PPG17 recommends a process that should be followed and outlines the key objectives of an open space, sport and recreation needs assessment.

The Companion Guide indicates that the four guiding principles in undertaking a local assessment are:

- i) understanding that local needs will vary even within local authority areas according to socio-demographic and cultural characteristics;
- ii) recognising that the provision of good quality and effective open space relies on effective planning but also on creative design, landscape management and maintenance;
- iii) considering that delivering high quality and sustainable open spaces may depend much more on improving and enhancing existing open space rather than new provision;
- iv) taking into account that the value of open space will be greater when local needs are met. It is essential to consider the wider benefits that sites generate for people, wildlife and the environment.

The PPG17 Companion Guide sets out a logical five-step process for undertaking a local assessment of open space, sport and recreation facilities. This process is set out below:

- Step 1 – identifying local needs
- Step 2 – auditing local provision
- Step 3 – setting provision standards
- Step 4 – applying provision standards
- Step 5 – drafting policies – recommendations and strategic priorities

Whilst open space audits (step 2) were carried out as part of the 2005 open spaces study, the Council had until recently not carried out step 1 and 3, but had adopted national standards (National Playing Fields Association or NPFA standard) to determine areas of open space deficiency. Recognising these shortcomings, the Council commissioned consultants in 2008 to carry out steps 1, 3 and 4 of this process. Based on these findings the Council is now in the process of completing steps 4 and 5 with this open spaces framework and the publication of the DSA.

Environmental Legislation (PPS9 and NERC 2006)

Natural Environment and Rural Communities Act 2006

In addition to Planning Policy Guidance 17 Local authorities have an important role to play in protecting and enhancing biodiversity. The NERC Act states in Section 40 *“that every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity”*. Thus, this duty is relevant to a wide variety of local authority functions and services, including housing and property management, the management of parks and open spaces, education, health and social care, planning and development control, leisure and recreation, transport and highways, and economic development.

Planning Policy Statement 9: Biodiversity and Geological Conservation

In addition to the NERC Act, Planning Policy Statement 9: Biodiversity and Geological Conservation (PPS9) is of particular importance to planning. Paragraph 1 of PPS 9 states a number of key principles to ensure that potential impacts of planning decisions on biodiversity and geological conservation are fully considered, which are in summary:

- planning policies and decisions should be based upon up-to-date information;
- planning policies and decisions should seek to sustain and enhance biodiversity;
- planning policies should take a strategic approach to the conservation, enhancement and restoration of biodiversity and of geology;
- development should promote opportunities for building-in beneficial biodiversity features as part of good design;
- development where the principal objective is to conserve or enhance biodiversity should be permitted;
- proposed development should be accommodated without causing harm to biodiversity, and reasonable alternatives should be considered. Planning permission should be granted only where adequate mitigation and compensation measures are in place (Source: ALGE, 2005, ODPM, 2005a and 2006).

This PPS might be replaced in the near future by a revised PPS (Planning for a Natural and Healthy Environment), which, together with a revised ODPM Circular 06/2005 is currently out for consultation (DCLG, 2010).

Draft Planning Policy Statement (PPS)

The revised draft planning policy statement aims to streamline PPS9 (Biodiversity and Geological Conservation), PPG17 (Planning for Open Space, Sport and Recreation), PPG 20 (Coastal Planning) and PPS7 (Sustainable Development in Rural Areas) into one document with the aim to save time and

resources, to minimise duplication, to encourage strategic thinking and for the benefits of the environment and sport and recreation. It emphasises amongst other things the need for green infrastructure planning and the creation of ecological networks to adapt to climate change.

With regard to open space, sport and recreation it requires Local Planning Authorities (LPAs) to: provide sufficient high quality, multi-functional open space, sports and recreational facilities, and space suitable for play to meet the needs of local communities;

- identify priorities for protection, investment, rationalisation and reallocation for different types of open space, sport and recreation including play facilities;
- develop and include Local Standards;
- identify opportunities to enhance existing areas or facilities, or to create new ones;
- identify opportunities for co-location of facilities, so that different types of open space and facilities can be located next to each other and also in proximity to other community facilities for education and health.

For rural areas local planning authorities are advised to locate sports and recreational facilities in, or on the edge of country towns, and smaller scale facilities in, or adjacent to, the rural settlements they will serve.

In light of the recent change in government the publication of this document in its final form is not expected.

New government approach to open space

There is still little detail available on the new coalition governments approach to open space. So far the government have announced a radical reform of the planning system consisting of the Localism Bill and a single National Policy Framework, latter of which is proposed to cover all planning issues in one document. Although no further information is available it is expected that setting open space standards locally will be in line with government's principle of local policy making.

The government have further announced that they wish to introduce a new designation to protect green areas of particular importance to local communities. More detail is expected in April 2011.

Strategic context: regional and/or county studies

Regional strategies on Green Infrastructure and biodiversity by Bucks County Council, the Green Infrastructure Consortium (GIC) and the Bucks Milton Keynes Biodiversity Partnership (BMKBP) are ongoing and will continue to inform the Council's strategies on these respective subjects.

Green Infrastructure Strategies

Definitions on Green Infrastructure differ slightly but can be defined as a strategically planned and delivered network of high quality green spaces and other environmental features. It should be designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. Green Infrastructure includes open space such as parks, playing fields, woodlands, allotments and private gardens (NE, 2010).

The value of GI is enhanced where it forms part of a connected and continuous network as this readily allows for the movement of people, and of flora and fauna.

Green Infrastructure strategies are being produced at all spatial scales including on a regional level (South East Green Infrastructure Framework) and on a county level.

The Bucks Green Infrastructure (GI) Strategy identifies several opportunities for Wycombe District:

- Two Access Links: High Wycombe - Bourne End and Wooburn Green - Burnham Beeches;
- One Countryside Access Gateway: Cliveden;
- One Opportunity Zone: Marlow Gravel Pits;
- Two Action Plan projects: River Thames Corridor Strategy and the River Wye & Hughenden Stream Chalk Stream Project.

Based on this, WDC are in the process of developing an approach to Green Infrastructure, which is applicable at a more local level and which is outlined in the Delivery and Site Allocation (DSA) Development Plan policies and the supporting topic paper. This requires the enhancement of biodiversity and access in both the existing Green Infrastructure (GI) assets and the proposed GI network links. Since open spaces are one of the main components of GI, they have an important role to play with regard to GI planning and delivery.

Biodiversity Network

Wycombe District is rich in habitats and species. WDC are committed to the Biodiversity Action Plan (BAP), which is largely being progressed by the Bucks Milton Keynes Biodiversity Partnership (BMKBP), of which WDC is a member. The BAP is being delivered through Biodiversity Opportunity Areas (BOAs), the most important areas for biodiversity in the county, which have been defined locally by the partnership and regionally by Natural England and the South East Biodiversity Forum (SEBF, 2009). The importance of these is being reflected in the Council's Delivery and Site Allocation (DSA) document.

The BOAs offer the greatest opportunity for biodiversity enhancement and thus any open space within these areas should be seen as an opportunity to enhance biodiversity. Similarly any development in these areas should make a positive contribution for biodiversity. Most BOAs are found outside the built-up areas and do not affect the provision or management of open spaces but there are also a number of BOAs that include sites included in the open spaces work (BMKBP, 2009):

- Central Chiltern Chalk Rivers – affects open spaces near the River Wye and the Hughenden Stream as well as the stream itself;
- River Thames corridor – affects open spaces and green links along the River Thames;
- Gomm Valley – affects open space within and adjoining the valley;
- Radnage Valley – affects some of the Commons in this area;
- South Western Commons - affects some of the Commons in this area;
- Upper Hughenden Valley – affects Hughenden Park and development proposals in the Hughenden Quarter.
- Medmenham – affects open space provision in the south western part of the district

Open spaces within the BOA boundaries offer the opportunity for working towards the aims of the respective BOA and this should be kept in mind when considering the management of these sites and the creation of wider ecological and access networks.

Conclusions and recommendations from other open space related studies

Another key component in developing this framework are the findings and recommendations from previous open space related studies carried out or commissioned by the Council. These are namely:

- Open Spaces Study (Scott Wilson, 2005): open space audits, mapping and recommendations
- 'Outdoor Sports Facilities Audit and Gap Analysis' (PMP, 2008): sports pitch audits, gap analysis and recommendations on pitch provision;
- 'Open Space Standard Setting' (PMP, 2009): public consultation, recommendations on local standards
- WDC Sports Facility Strategy (WDC, 2009): the Council's approach to outdoor and indoor sport provision;
- Allotment Review for High Wycombe (WDC, 2009): review of the Council's own allotments sites with a view to increase capacity

In addition, open space policies have been embedded in the Council's Local Development Framework (LDF) through policy CS 19 (Environmental Assets) of the Core Strategy and policies B11, B12 and B14 in the Draft Delivery and Site Allocation DPD.

These studies are not included here in any detail but short summaries of recommendations are outlined below:

Open Spaces Study (Scott Wilson, 2005)

This study predominantly comprised mapping and auditing of all open spaces in the main settlements of the district. Rural areas were not covered in any detail.

The study identified by the following key issues:

Quantity:

Generally a good quantitative provision in open space, which compares favourably with the London Boroughs and is comparable with other authorities such as Oxford City and Redditch. The study identified a provision of 6.36ha/ 1000 population, but further work in recent years has identified additional open spaces, so that the overall provision has increased to 9.7 ha/ 1000 population with 6.14 ha/ 1000 population being unrestricted-access open space.

Quality:

Quality scores were determined by assessing the condition and potential of open spaces. This revealed that the overall condition of open spaces is good, but that many sites have potential for improvement. The quality of play facilities, signage and furniture maintenance were highlighted as particular problems/ or opportunities for improvement.

Accessibility/Proximity:

Proximity to unrestricted open space (irrespective of typology) is generally good across all settlements. Based on NPFA Standards (now Fields in Trust or FIT), buffers of either 400m or 800m were applied to larger multi-functional open space to identify areas of deficiency. These represent reasonable walking distances for different types of facility, equating to typical walk times of five and ten minutes respectively. This has led to the identification of a number of localised deficiency areas, the main six of which were taken forward on the 'Open Space Deficiency Report (2007)', which is outlined below.

In addition, site-specific recommendations for each settlement were made.

Open Space Deficiency Report (WDC, 2007)

This report was produced in the context of Imagine the Future 4 (IF4) and it highlights amongst other things the six main areas of open space deficiency and proposed approaches on how to address them:

1. Southern part of the Hughenden Quarter, High Wycombe – to be addressed as part of redevelopment proposals for this area (De La Rue, Hughenden Quarter);
2. Southern Princes Risborough – to be addressed as part of redevelopment proposals (Hypnos, Former Whiteleaf Furniture site);
3. Cressex area, High Wycombe – limited opportunities, creation of a neighbourhood facility should be sought whenever the option becomes available;
4. Eastern part of Desborough, High Wycombe – to be addressed by the Desborough open space framework in the DSA;
5. Bowerdean, High Wycombe – limited opportunities to increase quantity of open space, qualitative and accessibility improvements;
6. Eastern Marlow (South of Little Marlow Road) – improve access to and within Little Marlow Gravel Pits area.

Further details and maps are included in appendix 6 of this document.

Outdoor Sports Facilities Audit and Gap Analysis (PMP, 2008)

This study comprised sports pitch audits, gap analysis and recommendations on pitch provision.

Recommendations included:

- retain existing overall outdoor sport provision;
- negotiate to open up access to private grounds (for football, cricket and tennis);
- increase quantity of rugby pitches – 4 additional pitches;
- increase quantity of football pitches – especially in High Wycombe, Marlow and Princes Risborough;
- increase quantity of cricket pitches – quite even spread (High Wycombe, Lacey Green, Lane End);
- increase quantity of STPs – most significant shortfall, five additional STPs recommended (High Wycombe, Marlow, Lane End, Stokenchurch, Princes Risborough);
- increase quantity of bowling greens – four additional sites (Hambleton Valley, Stokenchurch, Lacey Green, Lane End);

- increase the amount of floodlighting (to increase capacity) but constrained by landscape and visual factors especially the AONB;
- increase quantity of indoor sports halls, particularly in Princes Risborough;
- examine provision for the Hambleden Valley area;
- support the improvement and development of key sport specific facilities.

Open Space Standard Setting (PMP, 2008)

Building on previous open space work this study includes assessments of existing provision, public consultation to establish open space needs and recommendations on local standards. Details of the local standards are outlined in the following chapters. The study made the following recommendations:

Priorities by typology:

- Parks & Gardens: increase provision in Local Community Area (LCA) High Wycombe and LCA SouthEast;
- Amenity Greenspace & Commons/Village Greens: maintain & increase quality of the existing provision especially in LCA South East in the short term, increase provision in LCA South East in the long-term;
- Natural / Semi-natural open space: improve quality of sites, improve provision in LCA North and LCA SouthWest;
- Play & Teen provision: improve quality of both play and teen provision across the district, increase provision of play and teen in LCAs High Wycombe, SouthEast and SouthWest, latter of which is of lesser priority;
- Outdoor sports: increase provision LCAs High Wycombe, SouthEast and SouthWest with prioritising High Wycombe and the South East;
- Allotments: improve quality of sites, increase provision in LCA High Wycombe;
- Cemeteries: ensure adequate provision in the long-term, promote nature conservation value of these sites by increasing ecological management;
- Civic Spaces: incorporate civic spaces in masterplans when planning new neighbourhoods;
- Green Corridors: improve green corridor network, especially for walking and cycling;

Priorities by Local Community Area:

- LCA High Wycombe: parks, gardens, commons & village greens, play – Local Equipped Areas for Play (LEAPs), facilities for young people, outdoor sports facilities, allotments.
- LCA South East: parks, gardens, public amenity green space, commons & village greens, play: LEAPs and Neighbourhood Equipped Areas for Play (NEAPs), facilities for young people and outdoor sport facilities.

WDC Sports Facility Strategy (Draft, 2009)

This strategy is based on the PMP work and on feedback from sport clubs. It covers not only outdoor sport but also indoor sport facilities. In addition to endorsing the recommendations from the Outdoor Sports Facilities Audit and Gap Analysis (outlined above), the document states the following priorities for indoor and outdoor sports:

- Replacement or comprehensive refurbishment of Wycombe Sports Centre and improvements to the Council's sports centres in Risborough and Marlow;
- Redevelopment of Bucks New University's sports offer on campus and development of new outdoor facilities;
- Development of a community stadium for London Wasps and Wycombe Wanderers;
- Development of a hub at High Wycombe, encompassing Bucks New University, Council, local club needs as well as professional club needs where compatible;
- Development of eastern and western hubs at Marlow, encompassing Marlow Sports Club and an eastern scheme as well as hockey, community and school sport;
- Development of a hub at Princes Risborough, encompassing community, football and rugby clubs.

Allotment Review for High Wycombe

Based on the open space audits and feedback from parish councils and the local communities, the Council has carried out a review to identify potential measures to address existing and predicted shortfall in High Wycombe:

Short-term: create new allotment sites either at Queensway (Hazlemere), Castlefield Wood, Ashwells or Desborough Avenue

Long-term: ensure provision at Abbey Barn South/Daws Hill, small extension of De La Rue – Hughenden allotment site through S106 contributions

Further detailed research and monitoring of local demand should be carried out prior to provision of any of these sites.

5. Existing and proposed standards of provision

Characteristics of Wycombe District

Wycombe District is a relatively varied district and covers a primarily rural area with three main urban centres, High Wycombe, Marlow and Princes Risborough. Over 70% of the District is designated Area of Outstanding Natural Beauty (AONB), which is nationally valued for its scenic beauty.

Approximately 65% of residents in the District live within High Wycombe and the urban settlements in the south east area, meaning that a large proportion of demand for open space, sport and recreation facilities is located within the Southeast of the District.

The remaining residents are dispersed across small rural settlements, some of which have no formal open space or sport and recreation facilities. The majority of these residents are in close proximity to areas of nearby countryside, which is integral to the character of the District, with access opportunities primarily through the public rights of way network.

This framework considers facilities of all types and of all ownership, including public and private, and will encourage partnership working on the future of open space, sport and recreation facilities in the District.

In Wycombe District, 613 open spaces (comprising 1564 ha) have been recorded, 408 of which offer unrestricted access (991 ha). More detail on the District's open space provision is provided in appendix 1.

The Council itself is responsible for management of over 371 hectares of open space. Parish councils and voluntary groups are also key providers of open space, sport and recreation facilities in Wycombe District.

A summary of the open space analysis (open space provision and demand), which is an integral part of the open space work is included in appendix 1.

Current approach to open spaces

In the absence of local standards, the Council has been using the NPFA (National Playing Field Association, now FIT-Fields in Trust) "Six Acre Standard" for open space of 2.4 ha/ 1000 population. However the Council has meanwhile undertaken further work to determine local standards to better reflect local circumstances and these are outlined in the following chapters and are also embedded in the Delivery & Site Allocation (DSA) document.

By adopting local standards on open space the Council will:

- Comply with government guidance;
- Reflect local needs and expectations with regard to open space;
- Take account of demographic and landscape characteristics of the district.

Local standards

PPG17 requires local councils to set open space standards locally to reflect local situations and needs.

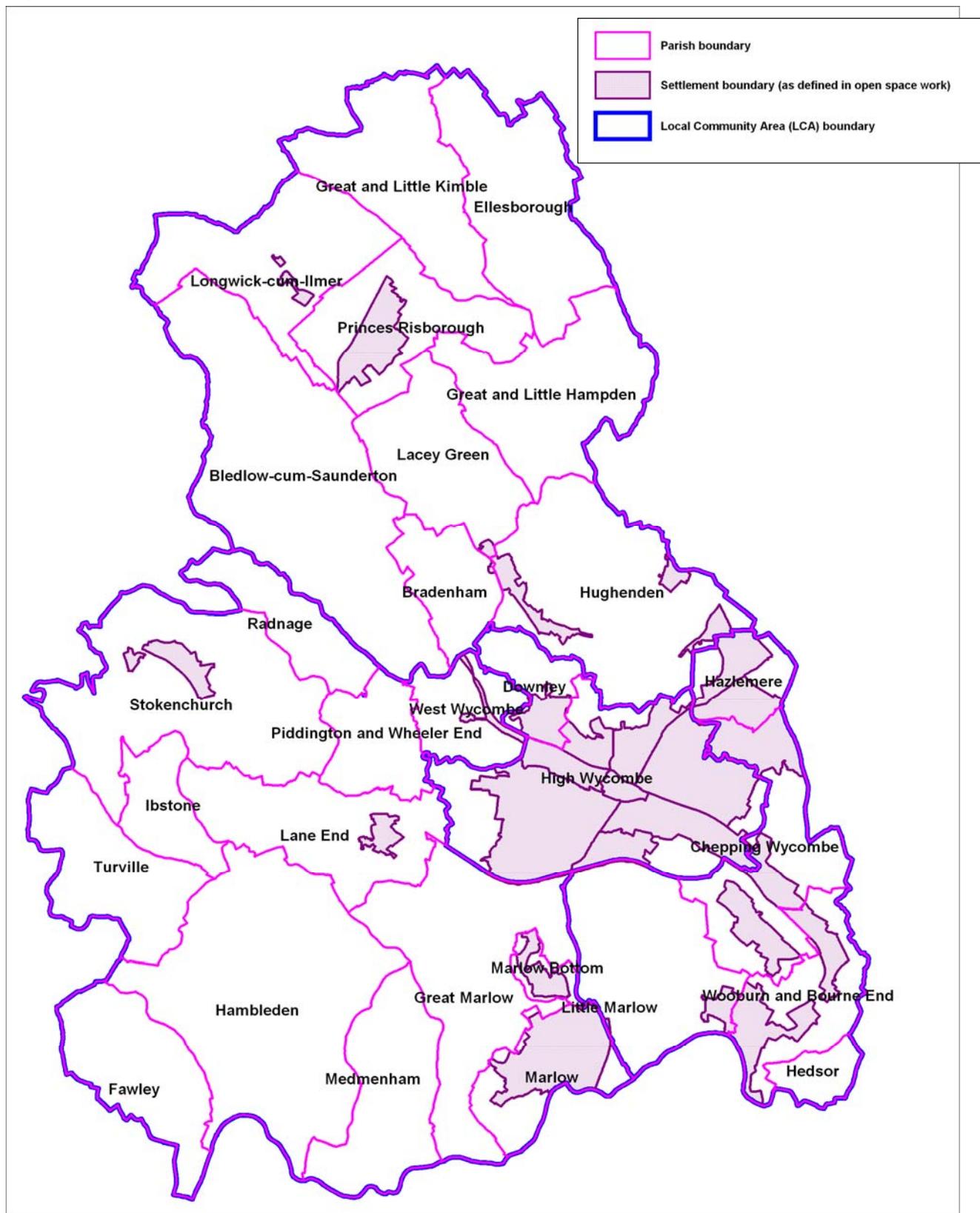
The Local Community Areas (LCA) as defined by Bucks County Council were used to analyse the existing provision and demand of open space. These areas were also used by the consultants (PMP) to recommend local open space standards. Whilst these provide a useful breakdown of the district into four units, it is considered necessary to break these areas further down to a settlement / urban settlement level to establish deficiencies on a more local level. The open spaces study in 2005 defined (urban) settlements for the open space analysis. These were based on settlement boundaries and barriers (lines of severance) that restrict access to open spaces, such as busy roads without or only few formal crossings or railway lines.

The following figure shows the Local Community Areas, parishes/wards and the (urban) settlements within Wycombe District. Please note that the LCA boundaries and settlement boundaries do not

correlate in all places but differ slightly in Widmer End and South East High Wycombe, where the LCA boundary cuts through the settlements.

Details of the District's open space provision and settlement analysis are provided in appendix 1 & 2.

Figure 1: Local Community Areas, parishes and settlement boundaries in Wycombe District.



The following figures provide an overview of open space provision in Wycombe District. Larger scale maps and more localised information can be found in the settlement analysis in appendix 3 of this document.

Figure 2: Overview of open spaces in LCA High Wycombe (see appendix 2 & 3 for more detail)

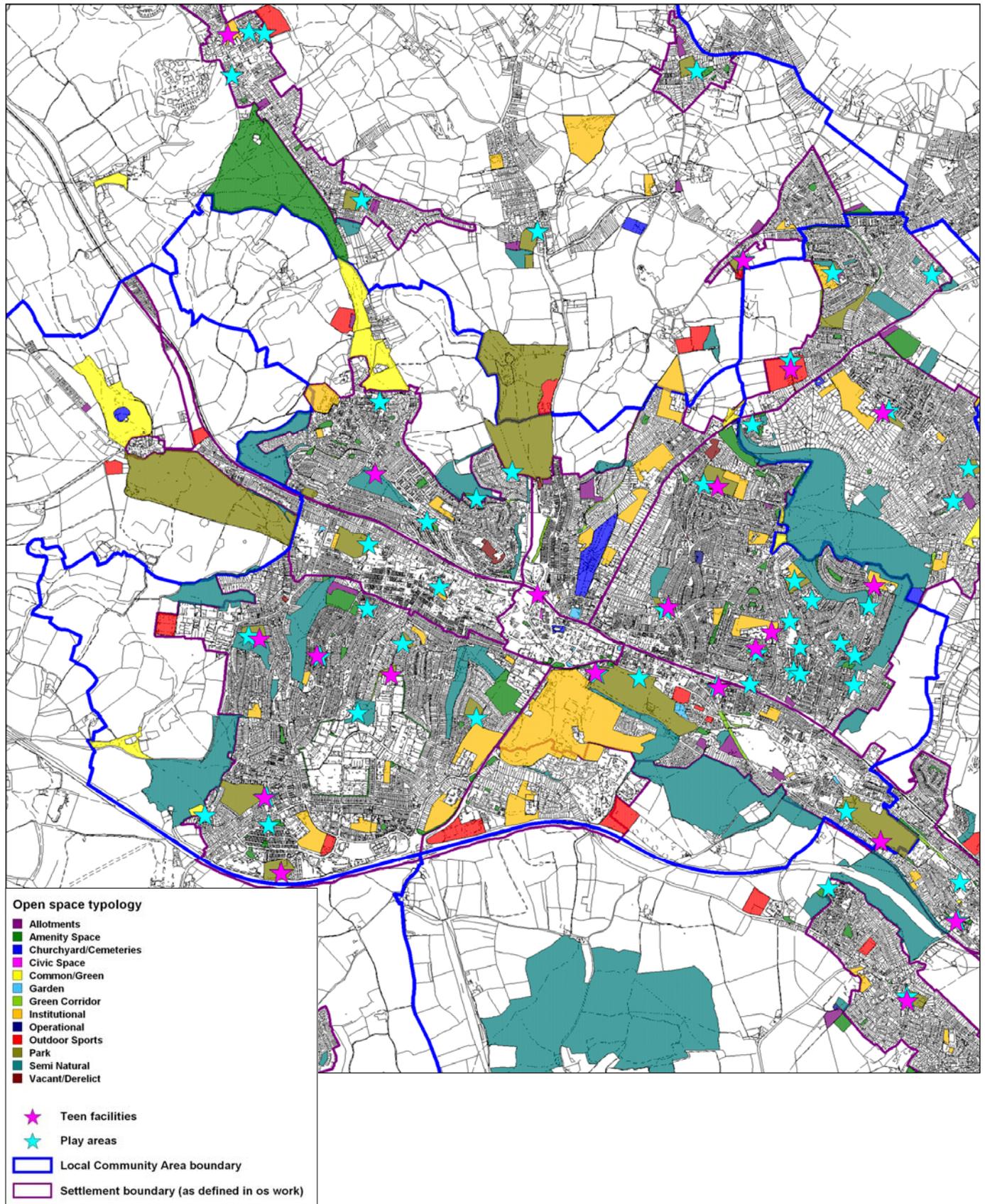


Figure 3: Overview of open spaces in LCA Chepping Wye Valley (see appendix 2 & 3 for more detail)

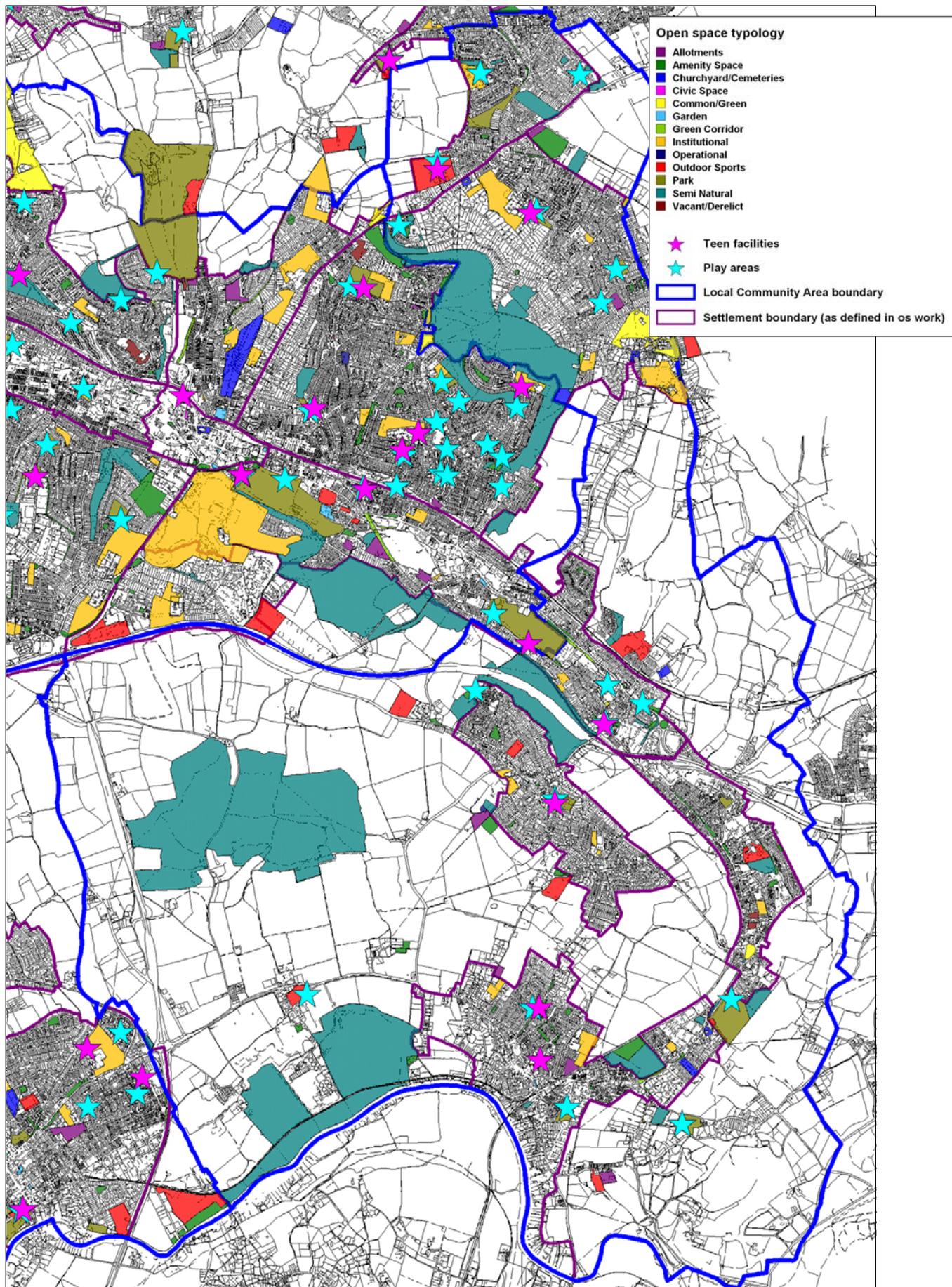


Figure 4: Overview of open spaces in LCA Marlow (see appendix 2 & 3 for more detail)

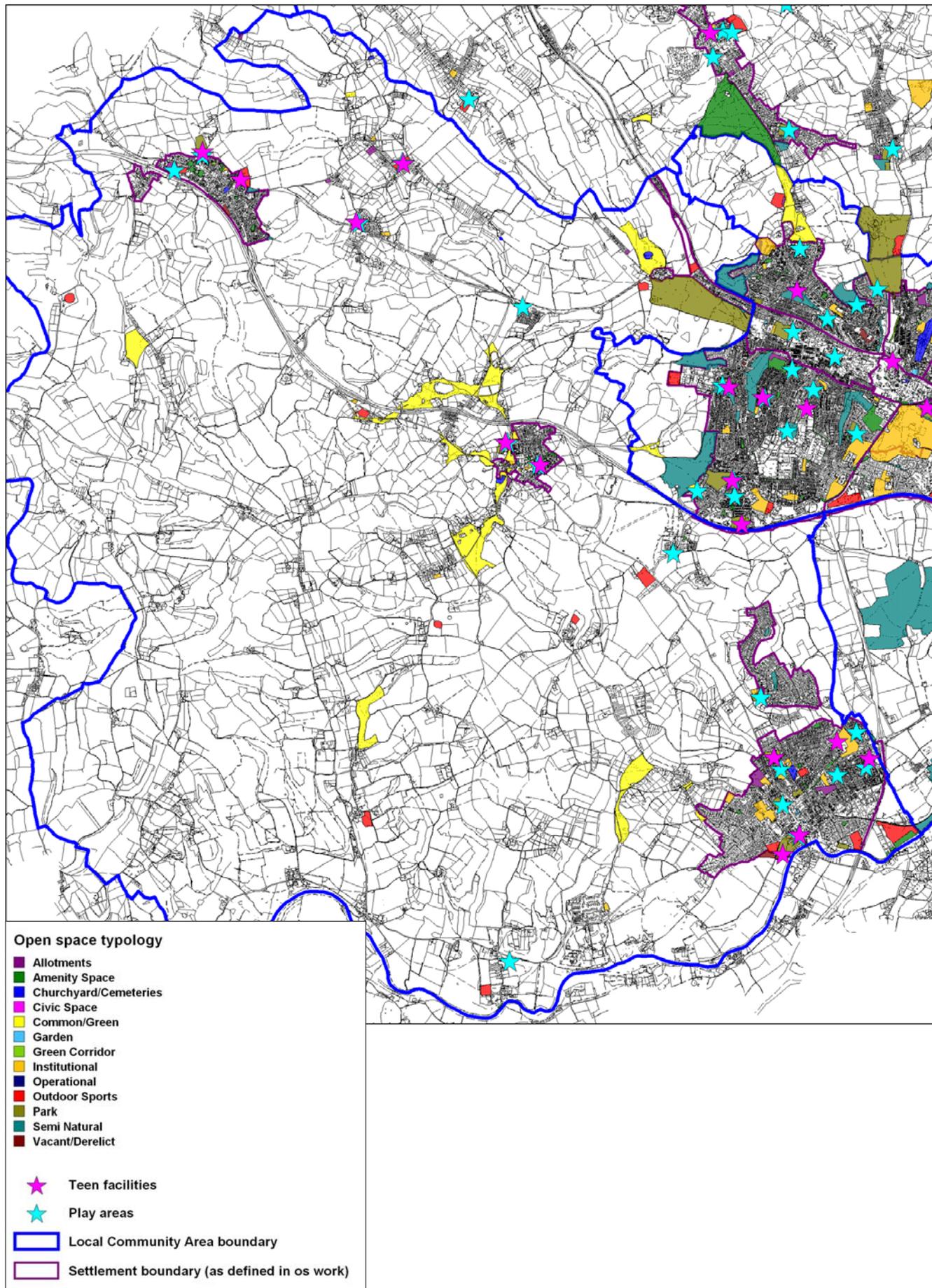
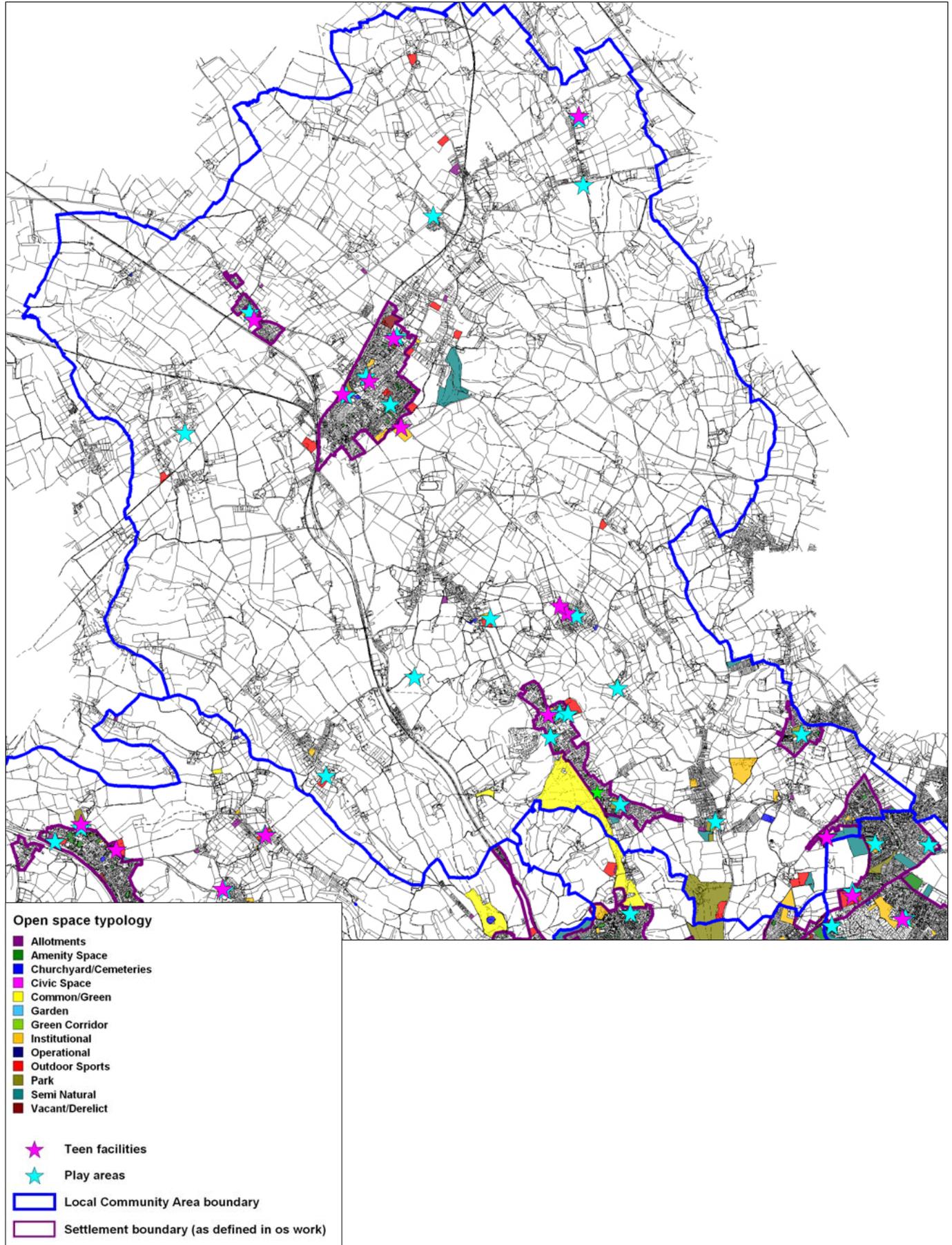


Figure 5: Overview of open spaces in LCA Princes Risborough (see appendix 2 & 3 for more detail)



The following local standards are based on a) the consultant's recommendations for Local Standards (PMP, 2009) and b) feedback received from the main open space providers.

- a) Consultants made recommendations for local standards based on existing provision analysis and public consultation responses. Proposed increases in quantity provision reflect consultation findings that the public wishes to see more of a particular type open space. Local standards as they were proposed by PMP can be found at the end of appendix 1.
- b) The Council consulted with the main open space providers, namely parish councils and town councils to assist the Council in refining the open space data and mapping, and to highlight potential open space projects. Feedback to this request for information highlighted that a number of sites had been missed, mislabelled or captured inaccurately, and that the Council's open space provision was higher for some open space categories than previously thought (even exceeding the proposed provision standard (PMP) in some categories), and lower than expected in others.

As a result the Council has updated the consultant's figures (see appendix 1) and the proposed Local Open Space Standards are outlined below. In comparison with the consultant's recommendations, main changes occur in the categories outdoor sport, (public) amenity space and allotments. Less significant changes have occurred to semi-natural space, parks and commons, many of which are the result of re-labelling of sites. No significant changes occurred in the accessibility and quality standards.

Proposed Local Open Space Standards

	Quantity (ha / 1000 population)				Accessibility			Quality	
	Existing	Proposed	Existing Shortfall / surplus (district wide)	Projected Shortfall / surplus by 2026	Travel time (min)	Metres (m)	Straight line proxy distance (m)	Essential	Desirable
Allotments	0.23	0.23	0	-1.15 ha	15 min walk	1200 m	720 m	Clean & litter-free; Good site access; General maintenance; Water point.	Toilets Biodiversity Management Plans
Churchyards / cemeteries	0.16	n/a	n/a	Need to be assessed by WDC	n/a	n/a	n/a	Clean & litter-free; Well-kept grass; Flowers & trees.	Access to toilets; Parking; Biodiversity management programme
Amenity Space	0.51	0.55	-6.66 ha	-8.69 ha	10 min walk	800 m	480 m	Clean & litter-free; Well-kept grass; Flowers & trees.	Adequate lighting (where appropriate); Litter bins.
Common / Greens	1.65	1.65	0	-6.38 ha	10 min walk	800 m	480 m	Clean & litter-free; Well-kept grass; Litter bins; Natural features; Biodiversity management progr.	Flowers & trees; Seating.
Natural and Semi-natural green space	3.17	3.20	-4.67	-16.50	10 min walk	800 m	480 m	Clean & litter-free; Footpaths; Encourage biodiversity; Biodiversity management progr.	Water features; Dog walking facilities; Flowers / trees.
Green Corridors	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Biodiversity management programme; Clean & litter-free; Natural features.	Footpaths (where appropriate); Level surface (where appropriate).
Parks	1.67	1.67	0	-3.88 ha	10 min walk	800 m **	480 m **	Clean, litter-free; Well-kept grass;	Lighting (where appropriate); Access to toilets;

	Quantity (ha / 1000 population)				Accessibility			Quality	
	Existing	Proposed	Existing Shortfall / surplus (district wide)	Projected Shortfall / surplus by 2026	Travel time (min)	Metres (m)	Straight line proxy distance (m)	Essential	Desirable
								Flowers & trees.	Green flag status.
Gardens	0.02	0.04	- 3.25 ha	- 3.40 ha	10 min walk	800 m	480 m	Clean & litter-free; Well-kept grass; Flowers & trees.	CCTV (where feasible); Good site access; Green flag status.
Playgrounds	81 LEAP's	100 LEAP's	- 19 LEAP's	-22 LEAPS	10 min walk	800 m **	480 m **	Apply FIT and ROSPA standards; Clean, litter-free, well maintained; Suitable for different age groups; Well-kept grass.	Provision of ancillary facilities (e.g. toilets, seating) Adequate lighting.
	8 NEAP's	10 NEAP's	- 3 NEAP's	-3 NEAP's	15 min walk	1200 m **	720 m **		
Teen facilities	42 no	50 no	- 8 no	- 8 no	15 min walk	1200 m	720 m	Apply FIT and ROSPA standards; Clean, litter-free, well-maintained;	Maximise range of play opportunities with specific consultation; Access to toilets; Well-lit.
Outdoor sports (public)	0.98	1.2	- 35.93 ha	- 40.36 ha	15 min walk Or	1200 m	720 m	Apply relevant NGB specifications; Well-maintained; Level-surface; Well-kept grass; Clean & litter-free.	Parking facilities; Toilets; On-site security (e.g. staff on event days)
Outdoor sports (private)	Varies between LCAs	keep at existing LCA level***	0	0	10 min drive*				
Civic spaces	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Clean & litter-free; Adequate lighting; Good site access; Well-maintained.	On-site security; Level surface; Ancillary facility provision (e.g. parking, toilets, seating) Flowers & trees.

* Travel time buffer deviates from the consultant's suggestion of a 20 min drive time, as this was not considered suitable for ensuring local provision.

** A more flexible approach to accessibility of play areas, teenage facilities and parks is required for village locations. In villages the creation or upgrade of one central facility might be more appropriate than the creation of several smaller facilities scattered across the village.

*** Proposed standard differs from consultant's recommendation, who proposed a district-wide standard for private outdoor sport facilities (see appendix 1 for more detail).

Application of Proposed Local Standards

Table 2: Summary of quantitative requirements when local standards are applied.

	Overall open space surplus/shortfall				Community Areas surplus/shortfall							
	Existing provision (ha/1000)	Proposed local standard (ha/1000)	Current shortfall / surplus (ha)	Projected shortfall / surplus (ha)	HW existing (ha)	HW projected (ha)	SE existing (ha)	SE projected (ha)	SW existing (ha)	SW projected (ha)	North existing (ha)	North projected (ha)
Allotments	0.23	0.23	0.00	-1.15	-7.08	-7.47	-1.41	-1.59	4.11	3.94	4.09	3.96
Parks	1.67	1.67	0.00	-3.88	-15.55	-18.21	-35.47	-36.84	29.75	28.51	20.01	19.08
Gardens	0.02	0.04	-3.25	-3.40	-0.14	-0.21	-1.26	-1.46	-0.91	-0.94	-0.98	-1.00
Public amenity green space	0.51	0.55	-6.66	-8.69	-1.09	-1.96	2.27	1.82	-4.56	-4.96	-3.77	-3.88
Commons & village greens	1.65	1.65	0.00	-6.38	-85.27	-87.89	-45.73	-47.07	107.98	106.77	22.58	21.66
Natural/semi-natural open space	3.17	3.20	-4.67	-16.50	-1.78	-6.86	141.71	139.11	-98.01	-100.37	-46.87	-48.65
PUBLIC Outdoor sports facilities*	0.98	1.20	-35.93	-40.36	-15.34	-17.24	-11.34	-12.32	-4.33	-5.22	-4.92	-5.58
Cemeteries and churchyards	(0.16)											
Civic spaces												
Green corridors												
	Number of facilities /1000				No of facilities /1000							
	Overall				High Wycombe		South-East		South-West		North	
Play (LEAP)	0.50				0.39		0.48		0.49		0.85	
Play (NEAP)	0.04				0.09		0.00		0.03		0.00	
Teen	0.26				0.22		0.17		0.34		0.41	
	Shortfall if the no / 1000 ratio is applied											
	No	No			No		No		No		No	
Play (LEAP)	81	100	-19	-23	-16	-17	-5	-6	-4	-5	6	5
Play (NEAP)	8	10	-2	-2	2	2	-2	-2	-1	-1	-1	-1
Teen	42	50	-8	-9	-7	-7	-5	-5	1	1	3	2

*Please note that an increase in outdoor sports provision is only proposed for publicly available outdoor sports. Private outdoor sports standards will be maintained at current LCA levels.

Based on the table above the following key deficiencies can be identified when the local standards are being applied:

- Outdoor sport: shows greatest overall shortfall (30+ ha). This is mainly caused by large deficiencies in the Local Community Areas (LCA's) of High Wycombe and Chepping Wye Valley, but there is also some smaller shortfall in the LCA's of South West Chilterns and Marlow, and the North West Chilterns. In addition, localised deficiencies for some sport specific facilities such as football and rugby pitches exist;
- Amenity spaces: show the second largest shortfall, which is caused by the shortfalls in the LCA's of South West Chilterns and Marlow, and the North West Chilterns and to a lesser extent High Wycombe; relatively good provision in the Chepping Wye Valley LCA.
- Natural/semi-natural green space: show a shortfall of 16+ ha by 2026. The shortfall is mainly found in LCA's of South West Chilterns and Marlow, and the North West Chilterns. But the South West Chilterns and Marlow LCA also has a high proportion of common land, which is similar in character. These LCA's are also rural in character and offer access to high quality countryside (AONB).
- Commons/greens: show an overall shortfall of 6+ ha by 2026; shortfall mainly in LCA's High Wycombe and Chepping Wye Valley. Being a historic designation and often similar in character to semi-natural spaces shortfalls in this category are of lesser concern.
- Parks: show an overall projected shortfall of 3+ ha throughout all LCA's by 2026. The Chepping Wye Valley and High Wycombe LCA's show major shortfalls but these are levelled out by an overprovision in the LCA South West Chilterns and Marlow, and the LCA North West Chilterns. LCA Chepping Wye Valley shows the highest deficiency.
- Gardens: show an overall existing shortfall of 3+ ha throughout the district.
- Allotments: don't show an overall shortfall at the moment but will result in a deficiency of 1.15 ha by 2026. Despite this, some LCA's are highly deficient in allotments, in particular High Wycombe;
- Play:
 - Local Equipped Areas for Play (LEAP's) – lowest provision per 1000 in LCA High Wycombe, although highest number of facilities.
 - Neighbourhood Equipped Areas for Play (NEAP's) – generally low provision, no NEAPs in LCA's North West Chilterns and Chepping Wye Valley.
- Teen: generally a good spread of facilities, but relatively low provision in LCAs Chepping Wye Valley and High Wycombe.
- LCA High Wycombe shows greatest shortfall in open space overall.
- None of the other community areas (with the exception of High Wycombe) appears deficient if all open spaces are taken into account.

Please note that care has to be taken when interpreting above data. The local community areas (with the exception of High Wycombe) are relatively large, diverse areas, which comprise both larger settlements and rural areas, and as such have different requirements. Although the above data might suggest no shortfall in open space of a specific category or in a specific local community area, it does not mean that no more localised deficiencies exist (see app 2 - settlement analysis and chapter 7 – the Council's approach).

Looking across all the Analysis Areas in the District, and taking into account those typologies for which a local quantity standard has been set, it is clear that High Wycombe and the South East fall below the recommended standard in more typologies than the other Analysis Areas.

The following matrix identifies needs for action on open space in relation to both typology and Local Community Area. The table is informed by the quantitative shortfall based on the local standards, the existing quality scores and public's perception of open space, and the local standard accessibility buffers, the latter of which can be viewed in the Local standard setting report (PMP, 2009).

Table 3: District analysis when local standards are applied.

TYPOLOGY	Local Community Areas (LCAs)				Notes	Action
	HW	SE	SW	North		
Allotments						
Quantity	deficient	deficient	meets standards	meets standards	A slight district wide shortfall in allotments is expected by 2026	Provide allotments in HW and SE, with HW being a priority Improve quality
Quality	improve	improve	improve	improve		
Accessibility	deficient in parts SW-HW, town centre, NE-HW, Daws Hill	deficient in parts Wooburn, Bourne End	deficient in parts Little Marlow	deficient in parts Princes Risborough		
Public Amenity Spaces						
Quantity	deficient	meets standards	deficient	deficient	Typology contains many very small spaces with little recreational value	Create larger amenity spaces as part of larger developments Improve quality
Quality	improve	improve	improve	improve		
Accessibility	no obvious deficiency	no obvious deficiency	no obvious deficiency	no obvious deficiency		
Commons & Greens						
Quantity	deficient	deficient	meets standards	meets standards	Even distribution not expected as open space of historic origin	Improve quality
Quality	improve	improve	improve	improve		
Accessibility	deficient in parts	deficient in parts	deficient in parts	deficient in parts		
Gardens						

TYPOLOGY	Local Community Areas (LCAs)				Notes	Action
	HW	SE	SW	North		
Quantity	deficient	deficient	deficient	deficient	Most appropriate in more built-up areas Even distribution not expected	Create gardens in larger built-up areas, e.g. Princes Risborough
Quality	meets standards	meets standards	meets standards	meets standards		
Accessibility	deficient in parts	deficient in parts	deficient in parts	deficient in parts		
Parks						
Quantity	deficient	deficient	meets standards	meets standards	Although already quite good in many respects there is room for qualitative improvements in all parks	Increase number of parks in SE and to a lesser extent HW Improve quality
Quality	meets standards	improve	meets standards	meets standards		
Accessibility	deficient in parts	deficient in parts	deficient in parts	deficient in parts		
Outdoor sport						
Quantity	deficient	deficient	deficient	deficient	Typology of greatest quantitative deficiency Although generally not of poor quality there is room for qualitative improvements in most outdoor sport sites, especially with regard to facilities	Increase publicly available outdoor sport throughout but in particular in High Wycombe and the South East
Quality	room for improvement	room for improvement	room for improvement	room for improvement		
Accessibility	deficient in parts	deficient in parts	deficient in parts	deficient in parts		
Semi-natural						
Quantity	deficient	meets standards	deficient	deficient	Deficiencies in this typology in the South West and the North are, but these are not of concern due to good access to surrounding countryside and close correlation to Commons/greens, which	Improve quality especially in the HW area Improve access via improvements to the PROW
Quality	improve	meets standards	meets standards	meets standards		
Accessibility	deficient in parts	deficient in parts	deficient in parts	deficient in parts		

TYPOLOGY	Local Community Areas (LCAs)				Notes	Action
	HW	SE	SW	North		
					are plentiful in the SW and N Small deficiency in HW.	
Play						
Quantity	deficient	deficient	deficient	meets standards	Localised deficiencies	Improve quality Increase number of play areas in areas of accessibility deficiency in particular in HW and the SE
Quality	improve	improve	improve	improve		
Accessibility	deficient in parts SW-HW, Daws Hill, Hughenden Valley	deficient in parts Flackwell Heath, Bourne End, Wooburn Green, Tylers Green	deficient in parts Western Marlow, Southeastern Marlow	deficient in parts Southern PR, SE Stokenchurch		
Teen facilities						
Quantity	deficient	deficient	meets standards	meets standards	Quantitative and qualitative deficiencies One of the Councils' priorities Relatively good distribution but localised deficiencies	Improve quality throughout (improve facilities) in particular where no new facilities are likely to be created Increase number of facilities in HW and SE
Quality	improve	improve	improve	improve		
Accessibility	deficient in parts SW-HW, NW-HW, SE-HW	deficient in parts Bourne End, Tylers Green	deficient in parts SE Marlow, SW Marlow, rural areas in the SW, Stokenchurch,	deficient in parts South PR, Lacey Green, Naphill		
Summary of quantitative deficiencies in LCAs	Deficient in all open space categories: Allotments Commons / Greens Gardens Parks Public outdoor sports Play	Deficient in: Allotments Commons / Greens Gardens Parks Public outdoor sports Play Teen facilities	Deficient in: Public amenity spaces Gardens Public outdoor sports Semi-natural Play	Deficient in: Public amenity spaces Gardens Public outdoor sports Semi-natural		

TYPOLOGY	Local Community Areas (LCAs)				Notes	Action
	HW	SE	SW	North		
	Public amenity space Teen facilities Semi-natural					
Action for LCAs	<p>Increase allotment capacity</p> <p>Improve publicly available sport provision through:</p> <p>a) Integration of pitches into new strategic development sites</p> <p>b) Negotiation of public access to private sports clubs and schools</p> <p>c) Intensification of use through quality improvements</p> <p>Improve quality of play and teen facilities</p> <p>Creation of play and teen facilities in areas of access deficiency</p> <p>Improve quality of amenity spaces and semi-natural spaces</p>	<p>Improve quality of play and teen facilities</p> <p>Create play and teen facilities in areas of access deficiency</p> <p>Improve publicly available sport provision through negotiation of public access to private sports clubs and schools</p> <p>Increase amount of multi-functional open space, e.g. parks</p> <p>Create gardens e.g. through quality improvements/ conversion of small amenity spaces or as part of new developments</p>	<p>Improve quality of play and teen facilities</p> <p>Create play and teen facilities in areas of access deficiency</p> <p>Improve publicly available sport provision through negotiation of public access to private sports clubs and schools</p>	<p>Improve quality of play and teen facilities</p> <p>Improve quality of amenity spaces</p> <p>Create formal open space</p> <p>Create publicly available open space in the southern part of PR. This site should include play.</p> <p>Maintain and enhance existing sport facilities</p> <p>Improve publicly available sport provision, e.g. through negotiation of public access to private sports clubs and schools</p>		

Summary of Settlement Analysis

The following table summarizes the key findings and key options for improvement when local standards are applied to the settlements as defined as part of the open space work. The detailed settlement analysis can be found in appendix 2.

Table 4: Summary of settlement analysis (see appendix 3 for more detail)

LCA (Local Community Area)	Settlement	Population	Quantity provision ha/1000 (unrestricted os ha/1000)	Key issues	Key Recommendations	Strategically deficient?	Locally deficient?
High Wycombe	North West HW	9,917	9.93 (8.82)	<p>Good overall provision but under-provision in outdoor-sports pitches (particularly publicly accessible pitches), play and teen facilities, and allotments.</p> <p>Accessibility restricted in places due to sloping topography.</p> <p>Qualitative scores slightly below district average.</p>	<p>Improve quantity and quality of play and teen facilities</p> <p>Improve outdoor sports provision e.g. by improving access to restricted access sites, e.g. school sites</p> <p>Improve Green Infrastructure</p> <p>Improve access to Public Rights of Way network (PROW).</p> <p>Increase allotment provision</p>	Yes	Yes
	Hughenden Valley Corridor	5,651	7.50 (2.00)	<p>Deficient in open space especially in publicly available open space.</p> <p>Shortfall in multi-functional sites.</p> <p>Shortfall in publicly available sports provision.</p> <p>Access to play and teen facilities and multi-functional open spaces difficult due to busy roads and sloping topography.</p>	<p>Identify school sites for improving pitch provision</p> <p>Improve safe pedestrian and cycle access to the nearest multi-functional sites and play areas.</p> <p>Maintain and enhance quality of play/teen facilities and multi-functional sites.</p> <p>Create high quality open space along Hughenden stream.</p> <p>Improve biodiversity of Hughenden stream.</p> <p>Improve access to PROW (Public Rights of Way network).</p>	Yes	Yes

LCA (Local Community Area)	Settlement	Population	Quantity provision ha/1000 (unrestricted os ha/1000)	Key issues	Key Recommendations	Strategically deficient?	Locally deficient?
	North East HW (in parts)	20,403	3.46 (2.49)	<p>Deficient in open space in particular publicly available open space</p> <p>Particular shortfalls in outdoor sport, parks and allotments.</p> <p>Limited opportunities for increasing provision due to dense built-up nature of this urban area</p> <p>Many sites are constraint by sloping topography.</p>	<p>Improve access to restricted outdoor sport sites</p> <p>Maintain and enhance quality of play and teen facilities</p> <p>Maintain and enhance quality of multi-functional sites</p> <p>Improve general quality of the area (i.e. general environmental improvement schemes, GI)</p> <p>Maintain and improve quality of locally designated sites by improving biodiversity</p>	Yes	Yes
	Town Centre HW	1,112	1.8 (1.64)	<p>Little recreational open space but limited opportunities for increasing provision</p> <p>Limited connectivity with larger multi-functional sites</p>	<p>Maintain and enhance existing open spaces and civic environments</p> <p>Improve access to larger recreational sites in the vicinity in particular the Rye (e.g. Eastern Town Centre project)</p> <p>Improve experience of River Wye</p> <p>Ensure that any developments in town centre are of high quality with regard to design and hard and soft landscaping.</p>	Yes	Yes
	Desborough	6,259	1.2 (1.03)	<p>Significantly deficient in open space of all categories</p> <p>Densely developed mixed use area with residents of different ethnic groups</p>	<p>Increase amount of publicly accessible open space through creation of additional open space</p> <p>Create high quality teen facility</p> <p>Create informal open space</p> <p>Improve access to and biodiversity of the River Wye</p> <p>Intensify existing larger sites such as Desborough Recreation Ground for</p>	Yes	Yes

LCA (Local Community Area)	Settlement	Population	Quantity provision ha/1000 (unrestricted os ha/1000)	Key issues	Key Recommendations	Strategically deficient?	Locally deficient?
					<p>outdoor sports</p> <p>Improve access to and quality of open spaces in the vicinity to improve existing open space capacity</p>		
	South West HW	20,473	7.70 (5.96)	<p>Relatively good overall provision but many sites are small or restricted access</p> <p>Deficiency in southeastern part of the urban settlement</p> <p>Few publicly available spaces of meaningful size</p>	<p>Maintain and enhance quality of existing teen and play facilities.</p> <p>Improve quantity and quality of existing multi-functional open spaces</p> <p>Intensify existing sport uses through quality improvements and improved access to restricted sites</p> <p>Create additional open space in the south-eastern part of Cressex to address the critical access deficiency in this area.</p> <p>Intensify access to PRow to the west and south</p>	Yes	Yes
	South East HW	9,919	20.71 (12.31)	<p>No quantitative shortfalls</p> <p>Provision exceeds local standards as many district parks and facilities are in this area</p>	<p>Maintain and enhance quality of sites.</p> <p>Improve teen facilities in number and quality, e.g. introduce teen facility into Derehams Sports ground (1603).</p> <p>Improve access across lines of severance (A40) to ensure maximum use of existing parks</p> <p>Intensify sport uses on existing parks without compromising the character and openness of the sites.</p> <p>Improve pedestrian connectivity between the town centre and the Rye.</p>	Yes	No

LCA (Local Community Area)	Settlement	Population	Quantity provision ha/1000 (unrestricted os ha/1000)	Key issues	Key Recommendations	Strategically deficient?	Locally deficient?
					Improve ecological value of sites.		
	Daws Hill	1,313	15.16 (5.50)	Significant shortfall of publicly available open space Most publicly available open spaces are small and limited in their use	Improve publicly open space provision as part of any redevelopment proposals Ensure that new sites are of a meaningful size Improvements to the PROW (Public Rights Of Way network) to ease access across the M40. Provide local public play.	Yes	Yes
District South-East (Chepping Wye Valley)	Hazlemere North/ Great Kingshill	6,910	7.22 (6.05)	A localised play deficiency exists at the northern edge of Hazlemere Deficiency in parks A large proportion of the open space provision is privately owned	Improve quality of poorest scoring sites. Improve quality of Hazlemere Recreation Ground (1209 and 1223) to enable intensification of use including improvements/replacement of pitches. Ensure that public access to open space is maintained for the long term.	Yes	Yes
	Hazlemere South / Tylers Green	8,969	14.43 (11.27)	Good quantitative provision caused by Kingswood but shortfall in parks, outdoor sport, play and teen facilities	Address outdoor sport deficiencies in outdoor sport by improved access to school sites and/or improved quality of Ashley Drive Rec (1804) Improve quality of parks (Ashley Drive – 1804 and Rose Ave - 1814) Improve access to Hazlemere Recreation ground (1209 and 1223) Maintain and improve teen facilities, e.g. through qualitative improvements (1814) and/or new facility, (1804). Maintain and improve quality of semi-natural spaces with regard to	Yes	Yes

LCA (Local Community Area)	Settlement	Population	Quantity provision ha/1000 (unrestricted os ha/1000)	Key issues	Key Recommendations	Strategically deficient?	Locally deficient?
					biodiversity.		
	South East HW (in parts)	9,919	20.61 (13.48)	Covered under LCA HW		Yes	Yes
	Wooburn Green	3,963	5.44 (3.86)	Open space provision below district average Particular shortfalls in allotments, playgrounds, teen facilities, green corridors and semi-natural space	Create teen facility, e.g. in Wooburn Park (1915) Increase public sport provision through access improvements to restricted sites, e.g. the Meadows County School (1913) Improve multi-functionality in existing sties. Improve play and teen provision by integrating play and teen facilities in larger new developments, and new play areas in Wooburn Green. Improve access to PROW.	Yes	Yes
	Bourne End/ Wooburn	6,475	4.89 (2.19)	Below standard provision. Shortfall in multi-functional spaces and outdoor sport are of particular concern. Majority of open spaces is of small size and hence compromised in this use.	Creation of a new multi-functional open space where the opportunity arises. Improve access to school grounds, e.g. Wye Valley School (121) to address deficiencies in outdoor sport Increase quality of existing sports facilities to maximise use, e.g. new changing rooms at Bourne End Recreation Ground (122) and Sappers Field (123) Create additional teen facility, e.g. Wooburn Park (1915) Maintain and improve quality of multi-functional spaces to maximise use Improved access to countryside via	Yes	Yes

LCA (Local Community Area)	Settlement	Population	Quantity provision ha/1000 (unrestricted or ha/1000)	Key issues	Key Recommendations	Strategically deficient?	Locally deficient?
					PROW (Public Rights Of Way network) and improvements to Little Marlow Gravel Pits area		
	Flackwell Heath	5,874	6.07 (4.23)	Below standard provision Shortfall in multi-functional and formal spaces such as parks, gardens, outdoor sports ,play and teen facilities of particular concern Localised play/teen deficiency at south-eastern end of Flackwell Heath	Maintain and improve quality of sites multi-functional sites, in particular sites Straight Bit (202) and Buckingham Way (205) Create additional multi-functional open space e.g. add play to Flackwell Heath Cricket Ground (204) Maintain and improve access to the surrounding countryside (PROW)	Yes	Yes
	Rural Areas					Yes	
District South-West (SW Chiltern and Marlow)	Marlow	14,004	13.64 (3.97)	Exceeds provision overall but significant shortfall in publicly available open space Particular shortfalls in outdoor sports (public) and parks Site-specific qualitative deficiencies Open space deficiency in the eastern part of Marlow	Increase public outdoor sport provision through improvement and intensification of existing sites, and improved access to restricted sites Increase amount of public amenity space by on-site provision in new developments Maintain and enhance quality of sites Improve access to PRow Improve access to and use of the Little Marlow Gravel Pits (LMGP) area Maintain and improve quality of play and teen facilities	Yes	Yes

LCA (Local Community Area)	Settlement	Population	Quantity provision ha/1000 (unrestricted os ha/1000)	Key issues	Key Recommendations	Strategically deficient?	Locally deficient?
	Marlow Bottom	3,518	1.33 (0.68)	Shortfall in all open space categories Narrow valley topography restricts access and usability of sites	Improve access to PRow Create new teen facility	Yes	Yes
	Lane End	2,657	35.61 (35.00)	Good overall provision but shortfall in formal open space namely outdoor sport, parks, public amenity space and gardens Limited scope for improving outdoor sport provision Significantly exceeds provision due to large areas of Common Land in and near Lane End.	Maintain and improve quality of sites Improve opportunities for play Improve access to PRow Improve nature conservation value of Commons.	Yes	Yes
	West Wycombe	1,013	86.03 (25.25)	Shortfall in play Site-specific qualitative deficiencies	Create publicly available play area Maintain and improve quality of sites	Yes	Yes
	Stokenchurch	4,015	4.73 (3.62)	Deficient in open space. Main shortfalls in parks, play facilities and semi-natural space Lack of play and teen facilities at eastern part of Stokenchurch Lack of formal open space south of Motorway	Create play (older children) at eastern part of Stokenchurch Improve access opportunities to the surrounding high-quality countryside to address semi-natural space deficiencies	Yes	Yes
	Rural Areas			Localised shortfalls in formal open space such as formal sport, play or allotments		Yes	
District North (NW Chiltern and Princes Risborough)	Princes Risborough / Longwick	8,356	7.71 (4.99)	Slight overall shortfall in provision Quantity priorities: public amenity space, allotments, parks and public outdoor sport Quality of play areas of concern	Maintain overall standard of provision Improve quality of play areas Provide open space and play at southern part of PR Increase public outdoor sport	Yes	Yes

LCA (Local Community Area)	Settlement	Population	Quantity provision ha/1000 (unrestricted os ha/1000)	Key issues	Key Recommendations	Strategically deficient?	Locally deficient?
				Localised deficiency at southern part of PR	provision Increase amount of amenity space by on-site provision in new developments		
	Naphill & Walters Ash	3,382	22.06 (18.93)	No overall shortfall in open space Minor shortfalls in amenity space, public outdoor sport, parks and semi-natural open space	Improve quantity and quality of multi-functional spaces Increase amount or access to formal outdoor sport facilities	Yes	No
	Rural Areas			General good overall distribution of open space Quality of play and teen facilities of concern	Maintain overall provision and distribution of open spaces Improve play and teen facilities Improve quality of sites	Yes	
TOTAL		161,326					

The above table includes information on whether a settlement is deficient in open space on a strategic and/or a local level.

Strategic open space deficiencies have been assessed on whether the Local Community Area, in which the settlement is located, shows shortfalls in one or more of the strategic open space categories (see table 2, p32). Because deficiencies in outdoor sport, parks or semi-natural space, allotments or strategic play exist in each LCA, each settlement is considered to be deficient in strategic open space.

Local deficiencies have been determined by:

- Whether a significant overall open space shortfall exists in the settlement;
- Whether a specific quantitative shortfall in one or more of the local open space categories (public amenity space, play/teen facilities) exists,
- Whether there is an accessibility deficiency somewhere in the settlement, e.g. with regard to play;
- Whether the Council has knowledge of any necessary local open space improvements such as those that are captured in the high level action plan (chapter 7).

- Whether the settlement has been highlighted previously as an area of open space deficiency, e.g. in the Open Space Deficiency report 2007 (Appendix 6)

Based on these criteria, only two settlements (SE High Wycombe and Naphill/Walter's Ash) show no shortfall in local open space.

In addition, it should be noted that many settlements show a deficiency in one or more of the strategic open space categories (e.g. sport or allotments). These shortfalls have not been used as a determining factor in whether or not an area is locally deficient. However, knowledge of these shortfalls will inform the strategic open space planning, and opportunities will be sought wherever possible to provide these open spaces in a way that they will address both strategic and local deficiencies.

6. The Council's Approach to Planning for Open Space

General approach/principles

The following sections outline general principles for open space planning.

Interpretation of local standards:

Quantity

The Council endorses the local standards outlined above to identify open space deficiencies and to inform planning for open space, including this framework. However, the application of local standards requires some interpretation especially when applied to existing urban situations. Quantitative standards of the different open space typologies are considered to work well when determining the need for open space in new developments but they cannot be readily applied to existing built-up situations. In such situations the standards should not be taken literally but be used as a guide to highlight which deficiencies are most crucial and require action. At the same time there may be a case for provision in excess of local standards in areas where there is demonstrable local demand...

Quality

The Council wishes to create a network of high quality open space and endorses the quality standards as proposed by the consultants in full.

Although requirements differ between different types of open space there are common requirements such as keeping sites tidy and litter free, to enable good access and to maintain sites in good condition. In addition, the management of the more natural sites should be informed and accompanied by a biodiversity management programme, larger district parks should aim to achieve Green Flag status (as already achieved for Higginson Park and the Rye).

Furthermore the Council wishes quality improvements to include changes to the management of sites to enhance biodiversity. Although the majority of sites are in good condition, many sites have greater potential and can be improved, e.g. through tree planting.

Accessibility

The accessibility standards as outlined in table 2 are endorsed with a few minor adjustments. The Council seeks to create a network of open spaces with safe attractive and convenient access for those travelling on foot and/or on bicycle and close to where people live.

Whilst the Council aims to provide access to a grass pitch in the 15 min walking distance wherever possible, it is unlikely that this can be achieved everywhere, e.g. not in densely built-up areas or in very rural areas.

The consultants suggested a buffer of 20 min drive time for some sports provision such as tennis. The Council considers this as being too far to qualify as local provision. At the same time it is recognised that some open space uses, e.g. many of the pitch sport uses, require people to travel some distances and that many people are willing to get there by car. The Council therefore considers a 10 min drive

time a reasonable distance to get to some sporting facilities such as Synthetic Turf Pitches (STPs), croquet lawns, tennis courts or rugby pitches.

In addition, a more flexible approach is required for parks and play/teen facilities in rural locations. Whilst buffering might suggest that several parks or play areas should be located in a village, this might not always be desirable or feasible, and improvements to existing facilities may be more appropriate.

Table 5: Summary of the Council’s approach on different types of open space.

Open space Typology	Key finding	Council’s approach
Allotments	<p>A slight district wide shortfall in allotments is expected by 2026</p> <p>Shortfall most acute in High Wycombe</p> <p>Qualitative improvements could be made.</p>	<p>To provide additional allotments in HW</p> <p>Improve quality throughout</p> <p>Review need in coming years in light of ‘grow your own’ trend</p>
Amenity Space (public)	<p>Quite a lot of spaces but typology contains many very small spaces with little recreational value</p>	<p>To create larger amenity spaces as part of larger developments</p> <p>Improve quality</p>
Churchyards/ cemeteries		<p>Encourage management that encourages biodiversity</p>
Common / Greens	<p>Uneven distribution resulting in some significant deficiencies.</p> <p>Opportunity for biodiversity improvements (BOAs)</p>	<p>Historic designation, which cannot be expected throughout. Deficiencies are not of concern as similar to natural spaces and high quality landscape surroundings.</p> <p>Improve quality including management to encourage biodiversity.</p>
(Public) Gardens	<p>Few gardens in the district, but if present tend to be very well maintained and much valued</p> <p>Most appropriate in more built-up areas</p> <p>Even distribution not expected</p>	<p>To create gardens in larger built-up areas, e.g. Princes Risborough, if confirmed by the local community.</p> <p>Maintain quality</p>
Green Corridors	<p>Few green corridors</p>	<p>To enhance existing, and to create new green links where these would significantly contribute to Green Infrastructure</p>
Natural and semi-natural greenspace	<p>Generally good provision but some significant deficiencies, e.g. in the SW and North.</p> <p>Deficiencies in this typology are not of concern.</p>	<p>Shortfalls in this category are generally not of concern due to good access to the surrounding countryside and close correlation to Common/Greens.</p> <p>Maintain existing standard of provision.</p> <p>Additional sites should be sought in urban environments where little natural space exists,</p> <p>Improve quality of sites especially in the HW area. Quality improvements are likely to require improved</p>

		<p>management regimes.</p> <p>Improve access via improvements to the Public Rights of Way network (PROW).</p>
Parks	<p>Quite good overall provision but some localised deficiencies</p> <p>Room for qualitative improvements in all parks</p>	<p>Increase number and quality of parks and other similar multi-functional spaces.</p> <p>Address localised deficiencies especially in the Chepping Wye Valley LCA. Addressing deficiencies is likely to focus on qualitative and access improvements as opportunities for creating new sites are limited.</p> <p>Improve quality.</p>
Outdoor Sports (public)	<p>Typology of greatest quantitative deficiency</p> <p>Although generally not of poor quality there is room for qualitative improvements in most outdoor sport sites, especially with regard to facilities.</p>	<p>To increase publicly available outdoor sport throughout but in particular in High Wycombe and the South East.</p> <p>Maintain private outdoor sport provision levels at existing Local Community Area level (private outdoor sports provision differs between the different LCAs).</p> <p>New sites should be created wherever possible; increases in capacity are also likely to arise from:</p> <ul style="list-style-type: none"> • improved access to restricted sites to increase capacity; and • improvements of existing facilities to enable intensification of use <p>Opportunities for additional sports facilities will be supported where they arise and local demand exist.</p>
Playgrounds	<p>Generally quite a good distribution but localised deficiencies in quantity and quality exist.</p> <p>A quantitative shortfall in LEAPs in HW and the SW , and in NEAPs in SE.</p>	<p>Improve quality</p> <p>Increase number of play areas where none exist in the vicinity in particular in HW and the SE.</p>
Teen Facilities	<p>Quantitative and qualitative deficiencies.</p> <p>One of the Councils' priorities.</p> <p>Relatively good distribution but localised deficiencies.</p>	<p>Improve quality throughout (improve facilities) in particular where no new facilities are likely to be created.</p> <p>Increase number of facilities in HW and SE.</p>

Hierarchical approach to open space

The Council adopts a strategic – local approach to open space. Some types of open spaces are best provided strategically because they either require a lot of land and/or coordination. The hierarchy of open space is determined by typology, size, and facilities and thus influences the catchment area.

Strategic Sites

Typology: semi-natural spaces, parks, public outdoor sport facilities, allotments and strategic play;

- Size:** larger, multi-functional sites that attract people from beyond the immediate surroundings;
- Facilities:** better equipped places attract people from further afield, e.g. large sites with adventure playgrounds;
- Catchment:** sites people are willing to travel further distances to get to, e.g. a district parks, neighbourhood parks or outdoor sport facility.
- Strategic deficiencies typically refer to district or LCA level whilst local refers to the settlement level.

Local sites

People should have easy access to open space in walking distance. Whilst not everybody can live near a large park, people should at least have access to smaller informal public amenity spaces and localised play.

Play

Play is one of the open space facilities that should be available locally. The Council uses the NPFA/FIT standards to inform planning for play areas with regard to types of play area, number of equipment and distance buffering. However, a more flexible approach to distance buffering is required for village locations where the creation or improvement of one central facility is more appropriate than having several smaller sites. Feedback from local open space providers and local residents should inform such decisions.

The Council also encourages more innovative play designs, e.g. play that works with landforms, natural features and materials. Play that is located in or connected with larger open spaces will be preferred to stand-alone play areas.

The Council has a rolling programme to replace its own play areas, some of which might be co-funded by S106 money where appropriate. The Council will support Parish and Town Councils in improving their play and teen facilities either through advice or S106 contributions if these become available. RoSPA (The Royal Society for the Prevention of Accidents) standards are applied with regard to the safety of play equipment.

Open space in new developments

Whilst the local standards outlined above are endorsed to inform open space planning (including this framework) it is necessary to make some adjustments when applying these standards to open space provision in new developments. The reason for this is that the existing provision and resulting local standards are very high, so that the provision of open space in full accordance with these standards would not be feasible and would risk making many developments financially unviable. Some open space categories such as commons can also not be recreated and should therefore not be included in any calculation for new provision. In addition, it has to be recognised that the majority of the district is rural and of high quality (especially the AONB) offering good opportunities for informal recreation.

In setting Local Open Space Standards for new developments it is proposed to focus on key types of open space, which are public outdoor sports facilities, play and teen provision, public amenity space and parks or semi-natural spaces depending on the locality. The emerging approach for local open

space standards in new developments is a district-wide minimum standard of 4.45 ha per 1000 population that is split between strategic provision (3.3 ha) (including outdoor sport, parks, allotments and larger equipped play areas) and local provision (1.15 ha) (including smaller equipped play areas and smaller open spaces serving a local function). This is considerably higher than the National Playing Field Association standard of 2.4 ha per 1000 population that has been used so far but comparable with those set by other local authorities (for example the Royal Borough of Windsor and Maidenhead seeks open space provision to the standard of 4.3 ha per 1000 population).

The following table outlines the proposed local open space standards as they are suggested for new development. These will have to be incorporated in the Local Development Framework DPDs and the Developer Contributions System for these to come into effect. Strategic provision will be planned by the Council in liaison with other open space providers.

The following standard is a minimum standard and does not imply that provision cannot be exceeded in locations where greater local demand demonstrably exists. Being part of the Wycombe Development Framework the OSF and the proposed local standards are also still subject to examination and might therefore be subject to change.

Table 6: Proposed approach for open space in new developments.

	Standard (ha/1000)	Approach	Justification
Strategic	3.30	<p>Some types of open space are realistically best provided at a strategic level as they a) require a large space and/or b) serve larger catchments. These include:</p> <ul style="list-style-type: none"> ▪ Public outdoor sport (1.2ha/ 1000) ▪ Park and semi-natural greenspaces (1.67ha/ 1000) ▪ Allotments (0.23ha/ 1000) ▪ Strategic play comprising NEAPs (Neighbourhood Equipped Areas of Play) and/or MUGAs (Multi-Use Games Areas) (0.2ha/ 1000) <p>Generally an off-site contribution with the exception of some strategic development sites, which will have to provide these categories on-site (see site-specific policies)..</p> <p>Strategic contributions will typically have to be spent within the local community area where they occur.</p>	<p>Allows a coordinated approach to open space provision and ensures that the quality of open spaces is maintained and enhanced.</p> <p>Allows flexibility to address the varying requirements between the different Local Community Areas (LCAs).</p> <p>Ensures that open space requirements are informed by the locality.</p>
Local	1.15	<p>Some open space facilities such as play are important to be provided locally. These include:</p> <ul style="list-style-type: none"> ▪ Local play comprising LEAPs (Local Equipped Area of Play) and LAPs (Local Area of Play): 0.6 ha/ 1000 ▪ Public informal amenity space (0.55ha) <p>Generally an on-site provision above certain development threshold (40 dwellings or 5,000sqm) or if the development site is in an area where no other meaningful spaces exist. Could be an off-site contribution to a nearby site where this is more appropriate.</p>	<p>Local provision for local recreation</p> <p>To create a sustainable, high quality environment</p>
TOTAL	4.45		

Landscape design:

As only larger sites are expected to provide public open space on-site, it becomes increasingly important that good landscape design is an integral part of each development. Good landscape design in accordance with Local Plan policy G3 and Core Strategy CS 19 should include individual private and/or communal gardens for local residents that are usable, and tree and shrub planting that takes account of the landscape context and supports local biodiversity. The landscape design focus will vary depending on the locality but as a general rule should include meaningful soft-landscape planting that contributes positively to the visual amenity and helps to create green networks. In addition, permeable surfacing should be sought wherever feasible and appropriate.

Rural areas:

It is recognised that rural areas too can be deficient in open space. Villages often have good access to the surrounding countryside, which has a similar function as informal natural open space does, but they can lack publicly available open space of more formal nature such as outdoor sports facilities, play areas or teen facilities. At the same time, due to the dispersed nature of villages the same coverage and proximity to open space cannot be expected, so that residents of rural areas are reasonably expected to travel longer distances to some facilities such as sports facilities. Local needs of provision differ greatly in rural areas so that liaison with local open space providers is particularly important.

Interestingly although rural areas tend to show a lack of public formal open space facilities they also appear to be better served by private outdoor sport space. This is likely to be caused by the relatively high number of rural private sport clubs especially cricket clubs, which are usually associated with villages. However, such sites are usually not readily available for public use.

Based on the analysis it appears that the provision and quality of play and teen facilities is a shared concern in rural communities.

Small spaces and new open spaces:

Small spaces are valuable assets in the built up environment through their contribution to the visual amenity, landscape character and Green Infrastructure network. At the same time the upkeep of small public open spaces is comparatively resource intensive and might therefore not be able to be sustained in the long term in light of financial pressures. The Council will continue to protect such spaces from development but will in the future seek the creation of fewer but larger multi-functional sites of high quality.

In the light of decreasing resources for open space improvements and maintenance, the Council will firstly concentrate its efforts on maintaining and enhancing existing open spaces. New open spaces will only be created where critical deficiencies exist or as part of large developments where opportunities for meaningful open space creation exist (see site specific policies).

The Council will aim to address deficiencies through improvements in quality and accessibility.

Biodiversity

Open spaces have an important role to play in the creation of ecological networks. They can form habitats for wildlife and act as a source for outdoor education. To halt the loss of biodiversity and to fulfil the requirements outlined in PPS9: Biodiversity and Geological Conservation and the revised draft PPS: Planning for a Natural and Healthy Environment, the Council will continue to manage its semi-natural sites for the benefit of nature conservation and will also aim to make its formal sites more ecologically diverse wherever this is possible and feasible. In addition, the Council will encourage the creation of semi-natural habitats as part of developments especially where these contribute to the creation and enhancement of the proposed Green Infrastructure network.

Development adjoining the chalk streams will have to contribute to the conservation and enhancement of the nature conservation value and improve enjoyment of the streams.

With regard to semi-natural open spaces Natural England promotes the Accessible Natural Green Space (ANGSt) standard, which aspires to provide access to natural green spaces for everybody. ANGSt is an ambitious standard and difficult to achieve. Wycombe has a high provision of semi-natural space and as a result the district's provision is scoring relatively well when applying ANGSt, only falling short of achieving the 500 and 100 hectare site coverage.

Despite this relatively high provision consultation showed that residents would still like to see slightly more semi-natural space. This could be a reflection of people either wishing to see their local open spaces being managed with biodiversity in mind or that access to semi-natural space could be improved.

The Council proposes to improve the management of existing spaces to enhance biodiversity and to increase access to the PROW.

Open space provision above Local Standards

Applying local standards is a good guide to identifying open space needs in the district, however localities and resident's needs in the district differ greatly, so that the exact open space needs should still be informed by consultation with the local community. The proposed local standards are minimum standards and there may be a case for provision in excess of these where there is demonstrable local demand. Above standard provision in one open space category may also be used to remedy a shortfall in another by putting the site into different open space use, e.g. changing an amenity space to allotments or gardens.

Maintenance/Management

The Council recognises the importance of the correct management to ensure that open spaces remain fit for purpose and of good quality. The Council will therefore require developers to provide details on management and to put measures into place to ensure that ongoing management is carried out.

Outdoor sport

This is the open space category with the greatest shortfall. Although the standards propose a public – private split, the Council recognises that many sports are played in teams and that some private sports facilities are available to the public for a small fee or at certain times in the week. Proposed measures

to address outdoor sport shortfalls therefore include improved access arrangements to private sites and improvements to existing facilities to enable intensification of use.

Specific issues:

Development adjacent to existing open spaces:

Open spaces such as parks are highly valued and contribute to a high quality environment. Developments near open space can benefit from the proximity to open space and are sought after locations for residential development. Although this means that such developments are not deficient in open space as such, the increased use by a larger population will increase the usage of the open space resulting in a need for improvements to cater for increased usage, or to remedy deficiencies that would be exacerbated by increased usage. In such situations, the Council will seek off-site contributions as outlined in the 'open space in new development' section.

If development takes place adjacent to a small open space the Council will seek on-site provision of public open space adjacent to the existing space to create a larger site of greater multi-functionality and usability.

Care homes:

Off-site contributions for care homes should only be required for open spaces that are adjacent or in easy walking distance of the home, and which are fit and pleasant for an ageing population. In most cases no contribution should be sought but the development must include good on-site open space provision that is pleasant and stimulating for residents, visitors and staff.

Localised deficiencies

Local open space deficiencies have been identified in some areas of the district, where a combination of high density housing and little or small open spaces with limited recreational value exist. The main areas of deficiency correlate with those outlined in the Open Space deficiency report 2007 (WDC, 2007):

- Desborough;
- Cressex;
- Micklefield/Totteridge;
- Bourne End;
- Eastern Marlow;
- Southern Princes Risborough.

In these areas the Council may require developments not to exacerbate existing deficiencies but to provide public open space on-site to meet its own needs.

7. Proposed Actions

Based on the general principles for open space planning outlined above this section highlights the general actions with regard to the different open space typologies as well as specific projects that will help to address the open space deficiencies that have become apparent through the Council's open space work.

It is also important to note that many of the outlined actions are likely to be long-term projects as it might take some years to accumulate sufficient funds. Many projects are also dependent on S106 funding and might therefore only happen if and when development occurs in the locality or alternative funding is found. Inclusion of schemes in this action plan does not represent a commitment to implement these by the Council; the Council will also consider alternative schemes that meet the same identified need. The list of schemes will be considered as part of the regular review of requirements for developer contributions and how these are to be spent, so as to reflect changes in circumstances.

The following list of actions has been developed from:

- analysis when local standards are applied;
- recommendations and information from previous open space reports;
- information from parish councils / town councils;
- information from other council services responsible for maintaining open spaces.

These will be developed further into detailed action plans as part of the regular developer contributions review. The more detailed action plan will be based on CABI guidance for open space strategies and will be SMART (specific, measurable, achievable, realistic and time-specific), agree who will implement action, will make clear who will lead and take responsibility for delivery and define priorities (see appendix 5).

The projects outlined in the list below vary greatly in scale and detail, because it contains open space provisions and/or improvements that:

- have previously been considered;
- have been approved as part of planning permissions or are highlighted in development briefs;
- have been highlighted in previous policy documents;
- have been highlighted by open space providers;
- are suggestions on how deficiencies could be addressed.

The high level action plan has been structured into two sections, one outlining general actions based on the analysis and principles outlined in the previous chapters and another outlining some specific projects, which will address the general principles.

Table 7: High Level Action Plan

Local Community Area (LCA)	Action (numbers in brackets refer to OS Framework site ID)	Town / settlements	Ward/parish	Delivery mechanism	Deficiency/issue to be addressed	Source for action
General actions (district-wide)						
	<u>Allotments:</u> Improve quality of allotments; Provide additional allotments in HW; Review need for further allotment capacity in coming years in light of 'grow your own' trend	Whole district	All	S106, capital funding	Allotments	DA, PC/TC, Com, PMP2
	<u>Amenity Space:</u> Create larger amenity spaces as part of larger developments Improve quality	Whole District	All	Capital funds, S106	Amenity Space (public)	DA, PMP2
	<u>Churchyards:</u> Encourage management that encourages biodiversity	Whole District	All	Capital funds, S106	Churchyards/ cemeteries	DA, PMP2
	<u>Commons:</u> Improve quality through improved management to encourage biodiversity	Whole District	All	Capital funds, S106	Common / Greens	DA, PMP2
	<u>Gardens:</u> Create gardens in larger built-up areas, e.g. Princes Risborough, if confirmed by the local community. Maintain quality	Whole district	All	S106, capital funding	Gardens	DA, PMP2
	<u>Green corridors:</u> Enhance green links as part of Green Infrastructure process	Whole district	All	S106, capital funding	Green Corridors	DA, PMP2
	<u>Natural/semi-natural open space:</u> Maintain existing standard of provision. Additional sites should be sought in urban environments where little natural space exists, Improve quality of sites especially in the HW area. Quality improvements are likely to require improved management regimes.	Whole district	All	S106, capital funding	Natural and semi-natural greenspace	DA, PMP2
	<u>Parks:</u> Maintain and improve accessibility to and quality of multi-functional open spaces such as parks throughout	Whole district	All	S106, capital funding	Parks	DA, PMP2

	Local Community Area (LCA)	Action (numbers in brackets refer to OS Framework site ID)	Town / settlements	Ward/parish	Delivery mechanism	Deficiency/issue to be addressed	Source for action
		<p>the district.</p> <p>Address localised deficiencies; addressing deficiencies is likely to focus on qualitative and access improvements as opportunities for creating new sites are limited.</p>					
		<p><u>Public Outdoor Sport:</u></p> <p>Retain and increase publicly available outdoor sport throughout the district but in particular in High Wycombe and the South East through:</p> <ul style="list-style-type: none"> • creating new sites wherever possible, e.g. as part of reserved sites; and/or • improving access to restricted access sites, e.g. school grounds; and/or • improving capacity of sites through qualitative improvements, e.g. improvements to pitches improved facilities or similar. <p>A focus should be given to the creation of STP's in the major settlements of the district to enable intensification of use.</p> <p>Support the improvement and development of key sport-specific facilities, especially if these include community use</p>	Whole district	All	S106, capital funding	Outdoor Sports (public)	DA, PMP1, PMP2, SFS
		<p><u>Playgrounds and Teen facilities:</u></p> <p>Improve quality throughout in particular where no new facilities are likely to be created.</p> <p>Increase number of play areas and teen facilities where none exist in the vicinity in particular in densely populated areas such as HW and the SE.</p> <p>Retain and improve play and teen facilities in rural areas to improve quality of provision.</p>	Whole district	All	S106, capital funding	Playgrounds	DA, PMP2
		<p><u>Access:</u></p> <p>As a general rule improve quality of and access to open spaces to address deficiencies where limited opportunities for new open space exist.</p> <p>Improve access to and quality of the Public Rights of Way network (PROW), particularly in areas of open space deficiency or where little public semi-natural open space exists</p>	Whole district	All	S106, capital funding		

	Local Community Area (LCA)	Action (numbers in brackets refer to OS Framework site ID)	Town / settlements	Ward/parish	Delivery mechanism	Deficiency/issue to be addressed	Source for action
		Biodiversity: Adopt management regimes that maximise the benefit of nature conservation wherever possible and appropriate, in particular in semi-natural sites, Commons/Greens and larger multi-functional open space where opportunities exist.	Whole district	All			Pol, PMP2
Area Specific Actions							
	High Wycombe (HW)	Provide changing rooms and public toilets at Desborough Recreation Ground to increase its capacity for sports use and general use (1105)	HW - Desborough	Sands	S106, capital funding	Teen facilities, localised deficiency	DA, SA
		Create Multi-Use Games Area (MUGA) at Green Street school (1104)	HW - Desborough	Oakridge & Castlefield	S106, capital funding, DSA	Teen facilities, localised deficiency	DSA, SA, SW
		Improve quality of and access to River Wye in Desborough Area (includes Grafton Street development)	HW - Desborough	Oakridge & Castlefield, Sands	DSA policy framework, S106, part of development	Localised deficiency, semi-natural space, public amenity space	ECO, GI, Pol, SA,
		Improve quality of and access to Carrington Land (1748) / Tom Burts Hill West (1741) to address open space deficiencies in Desborough.	HW – HWSW, HW-Desborough	Abbey	S106	Localised deficiency, semi-natural space, public amenity space	DA, SA
		Improve the usability, interest and appearance of Frogmoor civic space. This could include additional planting, play sculptures or similar.	HW – Town Centre	Abbey	S106, capital funding	Public open space (informal recreation)	SA, SW,
		Repairs to the weir on the Rye and landscape improvements to the waterfall	HW - SE	Ryemead	S106, capital funding	Parks, semi-natural spaces	Com, Eco, GI
		Increase outdoor sport provision in the area by improving quality of and access to restricted access sites, e.g. Downley School site at Faulkner Way (1504)	HW – NW HW	Downley, Disraeli	S106 funding	Outdoor sports	DA, SA, PC
		Create an additional facility for older children / teens in the Hughenden Valley	HW – NW HW	Disraeli	S106, capital funding	Play facilities/ Teen facility	Com, SA, PC
		Increase allotment capacity in NW part of High Wycombe. Potential approaches could include: extend allotment site at Hughenden Park (1305), extend allotment site at Downley Common allotments (1527), create new allotment site near Pedestal playing field (2002) or NW of Downley School (1504)	HW – NW HW	Downley, Disraeli	S106, capital funding	Allotments	Com, DA, PC
		Provide public open space and play as part of Bellfield	HW – NW HW	Downley,	Part of	Play facilities, Public	Pol, SA

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	Local Community Area (LCA)	Action (numbers in brackets refer to OS Framework site ID)	Town / settlements	Ward/parish	Delivery mechanism	Deficiency/issue to be addressed	Source for action
		School development (1506)		Disraeli	development	amenity space	
		Create linear park between town centre and Hughenden Park	HW – Hughenden Valley	Disraeli	Part of development	Informal recreation, semi-natural	ECO, GI, Pol, SA
		Extend Castlefield allotments	HW – SW HW	Sands, Oakridge & Castlefield	S106, capital funding	Outdoor sports	Com, DA
		Create additional STP in HW area either in one of the larger existing public open spaces or one of the school sites.	HW – SW HW	Booker & Cressex	S106, capital funding	Outdoor sports	DA, PMP1, SFS
		Improve Redman Road play area (1728) to compensate for closure of Shrimpton Rd play area. Improvements could include provision of additional/different play structures including toddler play	HW – SW HW	Booker & Cressex	S106, capital funding	Play facilities	Ho, SA
		Improvements to Totteridge Recreation Ground	HW – NE	Terriers & Amersham Hill	S106 (already agreed)	Parks	Com, SA
		Improve access to Oakwood play area (208)	HW - NE	Terriers & Amersham Hill		Play facilities	
		Refurbish Queensmead play area (1604) or consider alternative open space use if more appropriate (consult local residents).	HW - SE	Tylers Green & Loudwater	S106	Play facilities (Park, allotments?)	Ho
		Chepping Wye Valley (SE)	Improve pitches at Hazlemere Recreation Ground to increase capacity for outdoor sport	Hazlemere North	Hazlemere	S106, capital funding	Outdoor sports
	Improve teen facility at Hazlemere Recreation Ground, e.g. by providing MUGA		Hazlemere North	Hazlemere	S106, capital funding	Teen facilities	DA, SA, PMP1
	Increase allotment capacity to address shortfalls in HW either by creation of allotments at Ashwells (top of Gomm Valley) or by converting smaller lesser used open spaces where appropriate		Hazlemere South/ Tylers Green	Chepping Wycombe	S106, capital funding	Allotments	Com, DA
	Create Teen facility in Wooburn Park (1915)		Wooburn		S106, Capital funding	Teen facilities	Com
	Support parish council's play area and teen facility replacement plans through professional advice and S106 funding if and when this becomes available		Tylers Green, Flackwell Heath	Chepping Wycombe	S106	Play and teen facilities	PC
	Create NEAP (Neighbourhood Equipped Area of Play)		Wooburn.	Chepping	S106, capital	Play and teen facilities	DA, SA

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	Local Community Area (LCA)	Action (numbers in brackets refer to OS Framework site ID)	Town / settlements	Ward/parish	Delivery mechanism	Deficiency/issue to be addressed	Source for action
		in SE either upgrading an existing play facility or by creating a new play facility in one of the larger sites.	Bourne End	Wycombe	funding		
		Improve Derehams Lane Sports Ground (1603) to enable increased sport use.	South East High Wycombe	Chepping Wycombe	S106	Outdoor sport	DA, PC, SA
		Create new park as part of Slate Meadow if the site is allocated for development	Bourne End		DSA policy	Parks, play facilities, teen facilities	DA
	South West Chilterns and Marlow	Improve quality of Seymour Recreation Ground by improving site for outdoor sport use	Marlow		S106, capital funding	Play facilities, outdoor sport	Com, PMP2, SW, SA, SFS
		Improve pitches at Gosmore Lane Recreation Ground to increase capacity	Marlow		S106	Outdoor sport	DA, PMP1, SA, SFS
		Improve Riley Recreation ground by upgrading play area and potentially intensifying sport use.	Marlow		S106	Play facilities, outdoor sport	DA, SA, SW, SFS
		Improve access to and within Little Marlow Lakes area and along the Thames, e.g. improvements to PROW (upgrade surfacing), improved access across A404 including non-step access over the A404 footbridge	Marlow		S106	Informal recreation	DA, Pol, SW, SA, GI
		Improve Wlthshire Road (437) teen facilities	Marlow		S106	Teen facilities	DA, Pol, SW, SA, GI
		Improve opportunities for play, e.g. by improving quality of park and existing play facilities at Lane End playing field (312).	Lane End		S106	Play/teen facilities	PC, PMP2, SW, SA,
		Create facility for older children / teens at Eastern part of Stokenchurch as part of development of former Stokenchurch Middle school site (804)	Stokenchurch		Part of development	Play/teen facilities	Pol, PC, SA
		Create play in Hambleden Valley area	Rural site		S106, capital funding	Play/teen facilities	SA, PMP1, PC
		Create outdoor sport site in Hambleden Valley area.	Rural site		S106, capital funding	Outdoor sports	SA, PMP1, PC
	North West Chilterns	Ensure provision of open space and play facility in southern part of Princes Risborough as part of redevelopment Hypnos site.	Princes Risborough		As part of development	Play/teen facilities	DA, Pol, SA,
		Improve quality of play and teen provision, e.g. by creating a BMX track on the Earl Mitchell playing field	Princes Risborough		S106	Play/Teen facilities	Da, PC/TC, SA, SW
		Improve publicly available sports provision in PR by	Princes		S106	Outdoor sports	PMP2, SFS

	Local Community Area (LCA)	Action (numbers in brackets refer to OS Framework site ID)	Town / settlements	Ward/parish	Delivery mechanism	Deficiency/issue to be addressed	Source for action
		either improving access to restricted sites, e.g. school sites or by improving existing pitch quality to intensify use. Consider creation of STP.	Risborough				

Key:

Com - Feedback from Community Services

DA – District Analysis

DSA – Delivery and Site Allocation DPD

ECO – Ecology/BAP (Biodiversity Action Plan)

GI – Green Infrastructure

HO – Feedback from Housing

PC/TC – Parish Council / Town Council feedback (2010)

PMP1 – Outdoor Sports Facilities Audit and Gap Analysis (PMP, 2008)

PMP2 – Open Space Study Standard Setting (PMP, 2009)

Pol – Legal requirements and supporting policies

OSDefR – Open space deficiency report (2007)

SA - Settlement Analysis

SFS – Sports Facilities Strategy (WDC, 2009)

SW – Scott Wilson Study (SW, 2005)

S106 – Developer Contributions funding

8. Delivery

The Council sees three main means of delivering new open spaces and improvements to existing open spaces:

1. Delivery on site, as part of development: this includes open space provision as part of larger developments in particular through DSA site specific policies;
2. Delivery “off site”, funded by Developer Contributions: spending to be informed by an action plan. High level actions are outlined as part of this document but further detail will have to be developed to ensure delivery.
3. Delivery through existing capital programmes and other external funding sources such as the Big Lottery Fund.

1. Delivery on site as part of Development

A number of planning applications have been permitted, which will help to address existing open space deficiencies. These are mainly developments in High Wycombe, e.g. the former Bellfield School site, which have not been implemented to date but which will contribute towards play, outdoor sport or amenity space.

In addition, the Delivery & Site Allocation Document (DSA) highlights the need for on-site open space provision for a number of potential strategic development sites. Large sites are particularly important for the delivery of those open space elements that require a lot of space and are better provided strategically such as sport pitches or allotments. The DSA is currently considering the future of the core strategy reserved sites. If the Reserved Sites were to be taken forward they could be a major mechanism for delivering outdoor sport, parks, allotments, and play and teen facilities. This would have to be done with due consideration to the nature and character of the site.

Area specific briefs in the DSA, e.g. Desborough, have also highlighted open space deficiencies and seek the provision of open space within the wider area when regeneration takes place.

In addition, the Council is working towards creating additional allotment capacity in High Wycombe either by creating new allotment sites, by expanding an existing site or by restoring a former allotment site.

2. Delivery “off site” funded by Developer Contributions

Developer contributions can be used to fund open space improvements by creating new space, improving existing facilities or improving access to open spaces. The Council’s approach to developer contributions is set out in the Local Development Framework and Development Plan Documents currently comprising Developer Contributions Supplementary Planning Document (SPD) and the Developers Guide. Both the SPD and the Developers Guide will be revised to take account of the revised open space approach and to reflect local standards. It is anticipated that the revised Developers Guide will include an action plan based on the high level actions outlined above to guide and prioritise developer contributions spending.

3. Delivery through capital and revenue programmes, including external funding

The Council's capital and revenue programmes include funds for maintenance including monies for repairs and replacements. For example the rolling programme of the Council's own play areas is largely supported by Council funds.

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10. Appendices: Background information and detail

Appendix 1: Open Space Analysis - Assessment and audit of provision

This appendix covers definitions, supply analysis, demand analysis and initial setting of local standards .

Appendix 2: Settlement Analysis

Appendix 3: General approaches to addressing deficiencies

Appendix 4: Feedback from Parish Councils /Town Councils

Appendix 5: Summary of CABE guidance on Action Plans

Appendix 6: Open Space Deficiency Report (2007)