

Eastleigh Borough Local Plan (2016-2036)

Adopted April 2022



and playing pitch strategy, or an equivalent alternative assessment. In the case of school playing fields, Section 77 of the Schools Standards and Frameworks Act 1998 sets out strict criteria to control their release for development, including requirements that the proceeds are used to enhance sports and/or education provision. There is also a requirement to consult with Sport England. Hampshire County Council may seek the development of school playing fields to rationalise its land holdings as a means of financing recreational and educational improvements. Where proposals come forward to offset loss of playing fields, the Borough Council expects any new or enhanced sports or recreational facilities to be made available for public use provided this does not prejudice the educational efficiency of the school. Note: the development of education facilities is covered by policy DM36.

Policy DM33, Provision of recreation and open space facilities with new development

1. **All new residential development shall contribute to the achievement of the quantitative, qualitative and accessibility standards for recreation and open space facilities in the Open Space Needs Assessment 2017. The level of provision and contribution will vary depending on the existing areas of open space located within the distance set by the accessibility standard and the size of the proposed development.**
2. **Contributions may take the form of the provision of land laid out for recreation and/or open space; and/or funding for improvements to the quality and capacity of existing recreation; and/or open space facilities, including indoor and outdoor sports facilities. Sports and open space requirements for strategic development is set out in strategic policy S9.**
3. **Development proposals should include provision for the long-term management and maintenance of any recreation or open space facilities provided. Private open space that is not available for public use will not be accepted in lieu of requirements for public open space provision or contributions.**
4. **Proposals should help to create and enhance multifunctional green infrastructure in accordance with strategic policy S9.**

Figure 5: Open space standards 2017

Type	Quantity standard	Quality standard	Accessibility standard
Amenity space	1.2ha per 1000 population	All amenity spaces should achieve 'very good' status	5 minute walking distance = 300m straight line 400m actual distance
Country Parks	-	All country parks should achieve 'very good' status	At least - one 20ha area of accessible natural green space within 2km from home - one 100ha area of accessible natural green space within 5km from home - one 500ha area of accessible natural green space within 10km from home

Type	Quantity standard	Quality standard	Accessibility standard
Play Areas for Children	0.052ha per 1000 population (for sites with a proposed net gain of 50 plus dwellings)	All play areas for children should achieve 'very good' status	5 minute walking distance = 300m straight line 400m actual distance
Play Areas for Young People	0.022ha per 1000 population (for sites with a proposed net gain of 50 plus dwellings)	All play areas for young people should achieve 'very good' status	15 minute walking distance = 900m straight line 1000m actual distance
Allotments	0.125 ha per 1000 population	All new sites to achieve best practice guidelines	15 minute walking distance = 900m straight line 1000m actual distance

- 5.148 It is important to ensure that the stock and range of open space facilities is adequate to serve the needs of both the existing and the future population of the Borough. The Open Space Needs Assessment has defined new standards for provision in the Borough as set out in policy DM33 above based on an assessment of the adequacy of existing provision, the Council's aspirations for future sport and recreation development, and to help meet the aspirations for south Hampshire in the PFSH Green Infrastructure Strategy.
- 5.149 On the basis of the new development proposed, calculations based on the new standards show that some additional open space allocations are now needed. These are identified on a parish basis in Chapter 6. In order to secure these, and to make sure that new residential development has adequate standards of amenity in terms of open space provision, the Council needs contributions from new development.
- 5.150 Contributions may take the form of on-site open space and/or contributions to new provision and extensions to existing provision, off-site, including the implementation of new proposals as set out in the Local Plan. Alternatively, contributions may be sought towards the improvement of existing public open space and recreation facilities that will serve the new development. Requirements for sports facilities will be subject to the capacity of existing facilities within the defined accessibility standard distance of the development. Details of the facilities required are set out in the Council's Infrastructure Delivery Plan. Further details on the open space requirements expected from new development will also be set out in a future update to the Planning Obligations SPD.

New and enhanced recreation facilities

- 5.151 Recreation facilities include those identified in policy DM32 above i.e. formal outdoor sports facilities, indoor sports facilities, amenity open space and allotments. They also include other recreational facilities available in the Borough, such as golf, horse riding and water-based recreation (sailing is addressed separately at policy DM35), commercial indoor gymnasiums and uses such as hotel spa facilities. Although these other recreational facilities have been considered in the Sports Facility Needs Assessment and Playing Pitch Strategy Update and the Open Space Needs Assessment, it has not proved possible to derive standards of provision for them, and they are not considered to fall within the category of facilities that need to be accorded special protection, or that are required to be provided through development.
- 5.152 It is considered important to make provision for the enhancement of existing, and provision of additional recreation facilities, provided they do not cause or increase urbanisation of the countryside, and accord with other policies of the Local Plan regarding residential amenities, heritage and biodiversity.