



UTTLESFORD DISTRICT COUNCIL

OPEN SPACE STUDY

STANDARDS PAPER

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QUALITY, INTEGRITY, PROFESSIONALISM

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PART 1: INTRODUCTION

This is the Open Space Standards Paper prepared by Knight, Kavanagh & Page (KKP) for Uttlesford District Council (UDC). It follows on from the preceding Open Space Assessment Report. Together, the two documents provide an evidence base to help inform the future decision-making process for provision of open spaces across Uttlesford.

This study is intended to assist in the Council's process of creating a new Local Plan for the area. Given the potential scale of growth in the area, and the implications such growth may have on existing provision, it is important for the Council to have clarity over existing levels of open space and what types of provision should be delivered.

This document helps identify the deficiencies and surpluses in existing and future open space provision. In addition, it should help inform an approach to securing open space facilities through new housing development and help form the basis for negotiation with developers for contributions towards the provision of open spaces.

Scope

The table below details the open space typologies included within the study:

Table 1.1: Open space typologies

Typology	Primary purpose
Parks and gardens	Accessible, high quality opportunities for informal recreation and community events.
Natural and semi-natural greenspaces	Wildlife conservation, biodiversity and environmental education and awareness.
Amenity greenspace	Opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas.
Provision for children and young people	Areas designed primarily for play and social interaction involving children and young people, such as equipped play areas, MUGAs, skateboard areas and teenage shelters.
Allotments / community food growing	Opportunities for those people who wish to do so to grow their own produce as part of the long term promotion of sustainability, health and social inclusion.

This study should be read in conjunction with the Playing Pitch Strategy (PPS) which is also being updated by KKP (provided in a separate report). The associated PPS covers the provision and need of formal outdoor sports. The PPS is undertaken in accordance with the methodology provided in Sport England's Guidance 'Playing Pitch Strategy Guidance' for assessing demand and supply for outdoor sports facilities (October 2013).

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Overview

Audit Assessment

All known open space sites (including provision for children and young people) are identified and mapped. Each site is classified based on its primary open space purpose, so that each type of space is only counted once.

In accordance with best practice recommendations, a size threshold of 0.2 hectares is applied to the inclusion of some typologies within the study. Sites of a smaller size, particularly for the typologies of amenity greenspace and natural and semi-natural greenspace tend to have a different role.

Please note that there are numerous protected sites in villages and the countryside that are mapped or included in the study. This study focuses more on sites within reach of settlements, therefore, there is not 100% coverage across the District.

In total, within Uttlesford there are 283 accessible sites identified and included within the study. This is an equivalent to approximately 684 hectares. The largest contributor to provision is natural and semi natural (509 hectares); accounting for 74%.

Table 1.2: Overview of open space provision

Open space typology	Number of sites	Total amount (hectares)*
Park and gardens	7	9
Natural & semi-natural greenspace	67	509
Amenity greenspace	110	140
Provision for children & young people	73	9
Allotments / community food growing	27	17
TOTAL	284	684

A total of 282 sites have been assessed and receive a quality and value score. Two natural sites were considered inaccessible.

Table 1.3: Quality scores for assessed open space typologies

Typology	Threshold	Scores (%)			No. of sites	
		Lowest score	Average score	Highest score	Low	High
Parks and gardens	60%	52%	60%	68%	3	4
Natural & semi-natural greenspace	35%	18%	41%	61%	19	46
Amenity greenspace	45%	24%	54%	84%	25	85
Provision for children and young people	45%	23%	50%	75%	23	50
Allotments	40%	32%	46%	62%	4	23
TOTAL		18%	-	84%	74	208

* Rounded to the nearest whole number

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There is generally a reasonably good level of quality across most open space sites. This is reflected in nearly three quarters (73%) of sites scoring above their set threshold for quality.

However, there are proportionally more parks and gardens (43%) scoring below the threshold. This is followed by provision for children and young people (32%) and natural and semi-natural sites (29%).

The typology proportionally scoring lowest on quality is parks and gardens with 43% of assessed sites scoring below the threshold for quality. This often reflects overall maintenance and cleanliness as well as a lack of ancillary facilities. It should be noted that there are only seven parks and gardens and 43% equates to three of the seven sites.

Table 1.4: Value scores for assessed open space typologies

Typology	Threshold	Scores			No. of sites	
		Lowest score	Average score	Highest score	<20%	>20%
Park and gardens	20%	32%	41%	53%	0	7
Natural & semi-natural greenspace		7%	26%	45%	9	56
Amenity greenspace		16%	31%	60%	1	109
Provision for children & young people		20%	39%	55%	0	73
Allotments		17%	23%	32%	2	25
TOTAL		7%	-	60%	12	270

All but 12 sites are assessed as being above the threshold for value, reflecting the role and importance of open space provision to local communities and environments.

A high value site is considered to be one that is well used by the local community, well maintained (with a balance for conservation), provides a safe environment and has features of interest; for example, good quality play equipment and landscaping. Sites that provide for a cross section of users and have a multi-functional use are considered a higher value than those offering limited functions and viewed as unattractive.

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Analysis areas

For mapping purposes and audit analysis, Uttlesford has been divided into four analysis areas. These allow more localised examination of open space surpluses and deficiencies. Use of analysis areas also allows local circumstances and issues to be taken into account. The analysis areas and their populations are shown in the table below.

Table 1.2: Population by analysis area

Analysis area	Population (2017)*
Great Dunmow	10,553
Rural Area	51,321
Saffron Walden	16,719
Stansted Mountfitchet	9,091
Uttlesford	87,684

* ONS Mid-Year Estimates 2017

PART 2: ASSESSMENT REPORT SUMMARY

A summary from the Assessment Report on a typology by typology basis is set out below.

2.1 Parks and gardens

- ◀ There are seven sites classified as parks and gardens totaling over nine hectares. This is an equivalent to 0.10 ha per 1,000 population.
- ◀ Fields in Trust (FIT) suggests a standard of 0.80 ha per 1,000 population. Uttlesford does not meet the FIT standard.
- ◀ Other forms of open space also contribute to the perception and role of parks; such as Hatfield Forest.
- ◀ Whilst several settlements are without parks provision, they are generally in areas of lower population density. This is with the exceptions of Dunmow, Birchanger and Stansted Mountfitchet. However, such settlements are served by other forms of open space.
- ◀ Most park and garden sites rate above the threshold for both quality and value.
- ◀ All assessed sites score highly for value, with the important social interaction, health benefits, ecological value and sense of place sites offer being recognised.

2.2 Natural and semi-natural greenspace

- ◀ There are 67 natural and semi-natural greenspace sites covering 509 hectares.
- ◀ Fields in Trust (FIT) suggests a standard of 1.80 ha per 1,000 population. Uttlesford, as a whole, meets this with 5.81 ha per 1,000 population.
- ◀ There is a good distribution of natural and semi-natural sites across the area.
- ◀ A total of 71% of sites rate above the threshold set for quality with 19 sites rating below the quality threshold. This is mainly due to a lack of ancillary features.
- ◀ All but nine sites rate above the threshold for value. The habitat role of many natural sites is widely recognised with some sites also offering recreational opportunities (e.g. Hatfield Forest). This demonstrates the added benefit natural and semi-natural greenspaces can provide especially in terms of contributing to flora and fauna. Larger sites may also provide a good level of recreational offer.

2.3 Amenity greenspace

- ◀ There are 110 amenity greenspace sites equating to over 139 hectares of provision.
- ◀ Fields In Trust (FIT) suggests a standard of 0.60 ha per 1,000 population. Overall, Uttlesford is well above this with 1.60 ha per 1,000 population.
- ◀ Mapping demonstrates that generally most settlements contain amenity greenspace. However, there are some smaller rural settlements which do not have access to provision; most noticeably Chrishall.
- ◀ Over three quarters (77%) of assessed amenity sites rate above the threshold for quality. The majority of sites to score lower for quality are observed as being basic, small pockets of green space and lack ancillary features.
- ◀ In addition to its multifunctional role, amenity greenspace makes a valuable contribution to visual aesthetics for communities – hence all sites rate above the value threshold.

2.4 Provision for children and young people

- ◀ There are 73 play sites identified; a total of over eight hectares.
- ◀ Fields in Trust (FIT) suggests 0.25 hectares per 1,000 population as a guideline quantity standard. Overall, Uttlesford has a current provision level of 0.10 hectares per 1,000 population.
- ◀ The mapping highlights that nearly all settlements across the District have access to at least one form of play area. The exceptions to this are Little Hallingbury and Rickling Green.
- ◀ A greater proportion of play sites (67%) rate above the threshold for quality. Lower quality scoring sites tends to reflect a lack in and/or range of equipment and/or its general condition.
- ◀ All play provision rates above the threshold for value; reflecting the social, healthy and developmental benefits provision can provide.

2.5 Allotments / community food growing

- ◀ There are 27 sites: equating to more than 17 hectares
- ◀ Current provision of 0.20 hectares per 1,000 population is below the NSALG recommended amount (0.25 hectares per 1000 people).
- ◀ Catchment mapping does not highlight any significant gaps in provision. Takeley is the largest settlement not served by an allotment.
- ◀ Elsenham Parish Council reports having a waiting list. However, this demand will be met by provision of a new allotment site containing 60 plots as part of a new housing development.
- ◀ The value of allotments is widely recognised due to the associated social inclusion, health benefits and the sense of place they offer.

PART 3: SETTING PROVISION STANDARDS

3.1 Developing and setting standards

The following section derives and details the proposed local standards recommended for Uttlesford District Council. It details how current provision levels identified as part of the assessment compare to existing standards such as national benchmarks and whether any adjustments to the proposed standards are required.

It is important to recognise that there are no prescribed national standards for open space provision. In general, very little guidance is offered at a national level for quality with benchmarking of standards focusing on quantity and accessibility levels. Subsequently the following approach has been used to provide an informed reasoning to the setting and application of standards for Uttlesford District Council.

Consultation to update local need for open space provision has been conducted with key local authority officers. Consultation has also been carried out with parish and town councils. This has been via face to face meetings and surveys to all town and parish councils. A summary of any instances of demand being highlighted is set out in Appendix One.

An overview of the proposed standards in terms of quality, accessibility and quantity is set out below. Further information on the evidence used to inform these standards is provided in the associated Assessment Report. The proposed standards are then used to determine deficiencies and surpluses for open space in terms of quantity, quality and accessibility (as recommended by best practice).

3.2 Quality

To determine whether sites are high or low quality (as recommended by guidance); the results of the site assessments are colour-coded against a baseline threshold (high being green and low being red). The primary aim of applying a threshold is to identify sites where investment and/or improvements are required. It can also be used to set an aspirational quality standard to be achieved at some point in the future and to inform decisions around the need to further protect sites from future development (particularly when applied with its respective value score in a matrix format).

The baseline threshold for assessing quality can often be set around 66%; based on the pass rate for Green Flag criteria (site visit criteria also being based on Green Flag). This is the only national benchmark available for quality of parks and open spaces. However, the site visit criteria used for Green Flag is not appropriate for every open space typology as it is designed to represent a sufficiently high standard of site. Quality thresholds are, thus, adjusted to better reflect average scores for each typology. In our experience this works effectively as a locally reflective method to distinguish between high and low quality sites. Consequently, the baseline threshold for certain typologies is amended to better reflect this.

Sites are also allocated a value score. Quality and value are fundamentally different and can be unrelated. For example, a high-quality space may be inaccessible and, thus, be of little value; while, a poor quality space may be the only one in an area and thus be immensely valuable. As a result, quality and value are also treated separately in terms of scoring.

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For value there is no national guidance on the setting of thresholds. The 20% threshold applied is derived from our experience and knowledge in assessing the value of sites. Whilst 20% may initially seem low, it is a relative score - designed to reflect those sites that meet more than one aspect of the criteria used for assessing value.

Table 3.2.1: Quality benchmark standards

Typology	Quality threshold	Value threshold
Parks and gardens	60%	20%
Natural and semi-natural greenspace	35%	20%
Amenity greenspace	45%	20%
Provision for children and young people	45%	20%
Allotments / community food growing	40%	20%

3.3 Accessibility

Accessibility catchments for different types of provision are a tool to identify communities currently not served by existing facilities. It is recognised that factors that underpin catchment areas vary from person to person, day to day and hour to hour. For the purposes of this process this problem is overcome by accepting the concept of 'effective catchments', defined as the distance that would be travelled by the majority of users.

Results of the community survey have been used to set initial accessibility catchments. These are presented in Table 3.3.1 and are applied to help inform deficiencies in each form of open space provision.

Table 3.3.1: Accessibility catchments

Open space type	Accessibility catchment
Parks & Gardens	15-minute walk time
Natural & Semi-natural Greenspace	30-minute drive time 15-minute walk time
Amenity Greenspace	15-minute walk time
Play areas & provision for young people	10-minute walk time 15-minute walk time for skate parks
Allotments / community food growing	15-minute walk

Guidance on walking distance and times is published by Fields In Trust (FIT) in its document *Beyond the Six Acre Standard* (2015). These guidelines have been converted into an equivalent time period in the table below.

FIT also offer appropriate accessibility distances for children's play provision. These vary depending on the type of play provision (children's play or older age ranges).

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Table 3.3.2: FIT accessibility guidelines

Open space type	FIT guideline	Time equivalent
Parks & Gardens	710m	9-minute walk time
Natural & Semi-natural Greenspace	720m	9-minute walk time
Amenity Greenspace	480m	6-minute walk time
Play areas & provision for young people	LAP	100m
	LEAP	400m
	NEAP	1,000m
	Youth	700m
Allotments / community food growing	n/a	n/a

Recommendation for accessibility standards

For the purposes of this study, using the accessibility catchments derived from the community survey for most typologies is recommended. Best practice advice advocates using locally derived provision standards.

Whilst the FIT accessibility catchments are recognised benchmarks, they are not as relevant locally in comparison to accessibility standards derived from the community survey (see recommendations for quantity standards in section 3.4).

3.4 Quantity

Quantity standards can be used to identify areas of shortfalls and help with setting requirements for future developments.

To set a quantity standard it is useful to compare existing levels of provision identified as part of the assessment against national benchmarks. The current provision levels are initially detailed in the Assessment Report.

Guidance on quantity levels is published by Fields In Trust (FIT) in its document *Beyond the Six Acre Standard* (2015). The guidance provides standards for three types of open space provision; parks and gardens, amenity greenspace and natural and semi-natural greenspace. The National Society of Allotment and Leisure Gardeners (NSALG) offers guidance on allotments. FIT also suggests 0.25 hectares per 1,000 population of equipped/ designated playing space as a guideline quantity standard for play provision.

Table 3.4.1 sets out the quantity figures for current provision levels identified and the national benchmarks.

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Table 3.4.1: Comparison of current provision and national benchmarks

Typology	Hectares per 1,000 population	
	Current provision levels	National benchmarks
Parks & gardens	0.10	0.80
Natural & semi-natural greenspace	5.81	1.80
Amenity greenspace	1.60	0.60
Provision for children & young people	0.10	0.25
Allotment / community food growing	0.20	0.25

Recommendation for quantity standards

The recommendation for open space is for the current provision levels to be used as the recommended quantity standards for Uttlesford.

The national benchmark quantity standards are not deemed as appropriate for use as they do not take into consideration the local circumstances, distribution and historical trends of the area. An approach using locally derived quantity standards ensures more reflective standards are set as they are based on and take consideration to current local provision levels and views.

Parish councils were also asked whether they considered there to be enough open space to meet needs. A summary of the key headlines is set out below. Full responses are provided in the Assessment Report.

It is necessary to examine the highlighted concerns from the parish councils as there are comments reflecting lack of open space and maintenance issues. However, in general, none of the concerns justify increasing the quantity provision standards for the whole of the District based on these local instances.

Table 3.4.2: Parish council responses

Parish Council	Highlighted Concerns
Aythorpe Roding	Cricket field with play area. Allotment has nine plots. No waiting list. All rated as good quality.
Clavering	Number of village greens/amenity areas, an allotment and Simons Wood. Quality of provision considered good. For allotments, number of plots not known but no waiting list.
Debden	Recreation ground with play area and tennis courts. Also allotments. All rated good. 36 plots at allotments. No waiting list.
Farnham	Recreation ground and play area owned by parish council good quality. Play area features a number of facilities to cater for different ages.
Felsted	Playing Field off Jollyboys Lane has play area, MUGA, pitches. Good quality. For allotments, 67 plots with no waiting list. Play areas at Evelyn Road and Bannister Green adequate quality. Nature area off Station Road just outside of local authority transferring to PC.

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Parish Council	Highlighted Concerns
Great Canfield	No central area of village. Number of extended verges act as village greens
Hadstock	Recreation ground of good quality. Investigating potential equipment for older residents
High Easter	Jubilee Playing Fields and play area of adequate quality. Football suffers from poor drainage in wet weather. Play area is reaching end of its useful life and need to be replaced in next 5 years. Allotment has 6 plots with no waiting list
Langley	Village green doubles as a cricket pitch. Play ground on common land is under refurbishment. Common land is not owned by parish council but has a responsibility to maintain.
Margerat Roding	Small parish with no central area. Rural with numerous footpaths etc to wider countryside

These concerns also help to highlight priorities and actions in relation to quality and access issues at certain settlements.

On this basis, the recommendation is for the current provision levels to be used as the recommended quantity standards for Uttlesford. The recommended quantity standards for Uttlesford are set out in Table 3.4.3.

Table 3.4.3: Recommended quantity standard

Typology	Quantity standard (hectares per 1,000 population)
Parks & gardens	0.10
Natural & semi-natural greenspace	5.81
Amenity greenspace	1.60
Provision for children & young people	0.10
Allotments / community food growing	0.20

PART 4: APPLICATION OF PROVISION STANDARDS

The provision standards used to determine deficiencies and surpluses for open space are set in terms of quality, accessibility and quantity.

4.1: Quality and value

Each type of open space receives a separate quality and value score. This also allows for application of a high and low quality/value matrix to further help determine prioritisation of investment and to identify sites that may be surplus as a particular open space type.

There is a need for flexibility to the enhancing of sites within proximity to sites of low quality. In some instances, a better use of resources and investment may be to focus on more suitable sites for enhancement as opposed to trying to enhance where it is not appropriate or cost effective. Please refer to the Appendix One for a breakdown of the matrix.

Quality and value matrix

Assessing the quality and value of open spaces is used to identify those sites which should be given the highest level of protection, those which require enhancement and those which may no longer be needed for their present purpose. The high/low classification gives the following possible combinations of quality and value:

High quality/low value

The preferred policy approach to a space in this category should be to enhance its value in terms of its present primary function. If this is not possible, consideration to a change of primary function should be given (i.e. a change to another open space typology).

High quality/high value

All open spaces should have an aspiration to come into this category and the planning system should then seek to protect them. Sites of this category should be viewed as being key forms of open space provision.

Low quality/low value

The policy approach to these spaces or facilities in areas of identified shortfall should be to enhance their quality provided it is possible also to enhance their value.

For open spaces in areas of sufficiency a change of primary typology should be first considered. If no shortfall of other open space typologies is noted than the site may be redundant/ 'surplus to requirements'. However, consideration should be given to whether the site should be retained to meet future needs or there is the opportunity in the future to enhance the site.

If there is a choice of sites of equal quality to declare surplus, and no need to use one or part of one to remedy a deficiency in some other form of open space or recreation provision, it would be best to consider the one of lowest value to be more disposable.

Low quality/high value

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The policy approach to these spaces should be to enhance their quality to the applied standards. The planning system should seek to protect them if they are not already.

4.2: Accessibility

Accessibility catchments for different types of provision are a tool to identify communities currently not served by existing facilities. It is recognised that factors that underpin catchment areas vary from person to person, day to day and hour to hour. For the purposes of this process this problem is overcome by accepting the concept of 'effective catchments', defined as the distance that would be travelled by the majority of users.

Results of the community survey have been used to set initial accessibility catchments. These are presented in Table 4.2.1 and are applied to help inform deficiencies in each form of open space provision.

Table 4.2.1: Accessibility catchments

Open space type	Accessibility catchment
Parks & Gardens	15-minute walk time
Natural & Semi-natural Greenspace	30-minute drive time 15-minute walk time
Amenity Greenspace	15-minute walk time
Play areas & provision for young people	10-minute walk time 15-minute walk time for skate parks
Allotments / community food growing	15-minute walk

Identifying deficiencies

If an area does not have access to the required level of provision (consistent with the catchments and settlement hierarchy) it is deemed deficient. KKP has identified instances where new sites may be needed, or potential opportunities could be explored in order to provide comprehensive access to this type of provision (i.e. a gap in one form of provision may exist but the area in question may be served by another form of open space).

The following sections summarise the deficiencies identified from the application of the accessibility standards together with the recommended actions. Please refer to the associated mapping data to view site locations.

In determining the subsequent actions for any identified catchment gaps, the following key principles are adhered to:

- ◀ Increase capacity/usage in order to meet increases in demand, or
- ◀ Enhance quality in order to meet increases in demand, or
- ◀ Commuted sum for ongoing maintenance/repairs to mitigate impact of new demand

These principles are intended to mitigate for the impact of increases in demand on existing provision. An increase in population will reduce the lifespan of certain sites and/or features (e.g. play equipment, maintenance regimes etc). This will lead to the increased requirement to refurbish and/or replace such forms of provision. Consequently, the

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recommended approach is to increase the capacity of and/or enhance the existing provision available.

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Great Dunmow

Table 4.2.3: Great Dunmow Accessibility Summary

Typology	Catchment gap	Action
Parks and gardens	◀ Gaps in 15-minute walk time catchment.	◀ Gap is served by other forms of provision such as amenity (e.g. the Causeway Recreation ground and Teybards Lay).
Amenity Greenspace	◀ No gaps in 10-minute walk time catchment.	n/a
Natural and semi-natural greenspace	◀ No gaps in 30-minute drive time or 15-minute walk time.	n/a
Provision for children and young people	◀ No gaps in walk time catchments.	n/a
Allotments / community food growing	◀ No significant gaps in 15-minute walk time catchment.	n/a

Rural Area

Table 4.2.4: Rural Area Accessibility Summary

Typology	Catchment gap	Action
Parks and gardens	◀ Gaps in 15-minute walk time catchment noted in settlements with greater density such as Thaxted and Newport.	◀ Gaps are served by other forms of provision such as amenity greenspaces e.g. Newbiggen Street Playing Field (Thaxted), Station Road Common (Newport) and Meadow Ford (Newport).
Amenity Greenspace	◀ No significant gaps in 10-minute walk time catchment. ◀ Chrishall is the only settlement observed as not being served by provision	◀ Given the low population density it is unlikely for new provision to be required. If opportunities are presented to provide such provision this should be explored.
Natural and semi-natural greenspace	◀ No gaps in 30-minute drive time. Minor gaps in 15-minute walk time noted in settlements with greater population density such as Felsted and Newport.	◀ Gap covered by 30-minute drive time. ◀ May also be served to some extent by other forms of provision such as Jollys Boy North Playing Field (Felsted), Station Road Common (Newport) and Meadow Ford (Newport)
Provision for children and young people	◀ No significant gaps in walk time catchments.	n/a
Allotments / community food growing	◀ Gap in 15-minute walk time catchment observed to settlement of Takeley.	◀ Opportunities to create provision should be explored.

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Saffron Walden

Table 4.2.5: Saffron Walden Accessibility Summary

Typology	Catchment gap	Action
Parks and gardens	◀ Minor gap in 15-minute walk time catchment to south.	◀ Gap is served by other forms of provision such as amenity greenspaces (e.g. Greenways, Blacklands Close and Beeches Close).
Amenity Greenspace	◀ No significant gaps in 10-minute walk time catchment	n/a
Natural and semi-natural greenspace	◀ No gaps in 30-minute drive time or 15-minute walk time.	n/a
Provision for children and young people	◀ Minor gaps in walk time catchments to north east	<ul style="list-style-type: none"> ◀ Explore opportunities to provide new provision in this area. ◀ Alternatively, enhance/expand equipment range at existing sites to further their appeal.
Allotments / community food growing	◀ No significant gaps in 15-minute walk time catchment.	n/a

Stansted Mountfitchet

Table 4.2.6: Stansted Mountfitchet Accessibility Summary

Typology	Catchment gap	Action
Parks and gardens	◀ Gap in 15-minute walk time catchment.	◀ Gap is served by other forms of provision such as amenity greenspaces (e.g. Stansted Park Recreation Ground, Bentfield Gardens and Mountfitchet Road).
Amenity Greenspace	◀ No gaps in 10-minute walk time catchment	n/a
Natural and semi-natural greenspace	◀ Gap in 15-minute walk catchment	◀ Likely to be served to some extent by provision such as Hatfield Forest and Birchanger Wood.
Provision for children and young people	◀ No significant gaps in walk time catchments.	n/a
Allotments / community food growing	◀ No significant gap in 15-minute walk time catchment.	n/a

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4.3: Quantity

Quantity standards can be used to identify areas of shortfalls and help with setting requirements for future developments.

Setting quantity standards

The setting and application of quantity standards is necessary to ensure new developments contribute to the provision of open space across the area.

Shortfalls in quality and accessibility standards are identified across the District for different types of open space (as set out in Parts 4.1 and 4.2). Consequently, the Council should seek to ensure these shortfalls are not made worse through increases in demand as part of future development growth across the District.

The recommendation for open space is for the current provision levels to be used as the recommended quantity standards for Uttlesford.

The recommended quantity standards for Uttlesford are:

Table 4.3.1: Recommended quantity standards

Typology	Recommended Quantity Standard (hectares per 1,000 population)
Parks & gardens	0.10
Natural & semi-natural greenspace	5.81
Amenity greenspace	1.60
Provision for children & young people	0.10
Allotment / community food growing	0.20

Implication and recommendations

The current provision levels can be used to help identify where areas may have a shortfall against the recommended quantity standards for Uttlesford. Table 4.3.2 and 4.3.3 shows the position for each sub-area as to whether it is sufficient or identified as having a shortfall against the recommended quantity standards for each type of open space. A comparison benchmark against the FIT guideline standards are also presented.

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Table 4.3.2: Current provision against recommended quantity standards

Analysis area	Parks and gardens		Natural & Semi-natural (Hectares per 1000 population)		Amenity greenspace		Allotments	
	0.10		5.81		1.60		0.20	
	Current provision	+ / -	Current provision	+ / -	Current provision	+ / -	Current provision	+ / -
Great Dunmow	-	-0.10	2.04	-3.77	1.23	-0.37	0.12	-0.08
Rural Area	-	-0.10	9.06	+3.27	2.11	+0.51	0.18	-0.02
Saffron Walden	0.53	+0.43	0.07	-5.74	0.80	-0.80	0.32	+0.12
Stansted Mountfitchet	-	-0.10	2.25	-3.56	0.57	-1.03	0.09	-0.11

Table 4.3.3: Current provision against FIT guideline standards

Analysis area	Parks and gardens		Natural & Semi-natural (Hectares per 1000 population)		Amenity greenspace		Allotments	
	0.80		1.80		0.60		0.25	
	Current provision	+ / -	Current provision	+ / -	Current provision	+ / -	Current provision	+ / -
Great Dunmow	-	-0.80	2.04	+0.24	1.23	+0.63	0.12	-0.13
Rural Area	-	-0.80	9.06	+7.26	2.11	+1.51	0.18	-0.07
Saffron Walden	0.53	-0.27	0.07	-1.73	0.80	+0.20	0.32	+0.07
Stansted Mountfitchet	-	-0.80	2.25	+0.45	0.57	-0.03	0.09	-0.16

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All analysis areas are observed as having shortfalls in some form of open space. Against the recommended standards, Stansted Mountfitchet is identified as having quantity shortfalls against three open space types. All analysis areas have a shortfall in parks and gardens provision.

Provision for children and young people

Table 4.3.4 shows the position for each sub-area as to whether it is sufficient or identified as having a shortfall against the recommended standard in terms of provision for children and young people.

Table 4.3.4: Current play provision against recommended quantity standard

Analysis area	Hectares per 1000 population	
	Current provision	Sufficiency/deficiency against 0.10 recommended standard
Great Dunmow	0.07	-0.03
Rural Area	0.12	+0.02
Saffron Walden	0.08	-0.02
Stansted Mountfitchet	0.06	-0.04

Each of the Uttlesford sub analysis areas, with the exception of the Rural Area, are identified as having a shortfall against the recommended quantity standard.

Identifying priorities

The focus for areas identified as being sufficient against the existing quantity standards will be for priorities to ensure quality and accessibility standards are being met. Table 4.3.2 and 4.3.3 also highlights those areas of the District with shortfalls in open space provision.

The recommended quantity standards should also be used to determine the open space requirements as part of new housing developments. In the first instance, all types of open space provision should look to be provided as part of new housing developments.

If this is not considered viable, the column signalling whether an analysis area is sufficient or has a shortfall against the recommended quantity standards may be used to help inform the priorities for each type of open space within each analysis area (i.e. the priorities will be where a shortfall has been identified).

For example, in the Stansted Mountfitchet, shortfalls are highlighted across all open space provision typologies with the exception of natural greenspace. On this basis, these open space types should be identified as a priority for new forms of provision. If not feasible, then ensuring contributions to enhancing the quality and accessibility of existing open space provision will be necessary.

PART 5: POLICY ADVICE AND STRATEGIC RECOMMENDATIONS

5.1 Strategic recommendations

The following section provides a summary on the key findings through the application of the quantity, quality and accessibility standards. It incorporates and recommends what the Council should be seeking to achieve in order to address the issues highlighted.

Recommendation 1

- ◀ *Ensure low quality sites are prioritised for enhancement*

The policy approach to these sites should be to enhance their quality to the applied standards (i.e. high quality) where possible. This is especially the case if the site is deemed to be of high value to the local community. Therefore, they should initially be protected, if they are not already so, in order for their quality to be improved.

Identified low quality sites (p27-35) should be given consideration for enhancement if possible. Priority sites should be those highlighted as helping or with the potential to serve gaps in provision (see Recommendation 2)

Recommendation 2

- ◀ *Sites helping or with the potential to serve areas identified as having gaps in catchment mapping should be recognised through opportunities for enhancement*

The implications summary for the accessibility catchment mapping (p14-15) highlights those sites that help or have the potential to serve gaps in provision. Furthermore, there are some sites across Uttlesford with a multi-functional role which may serve (to some extent) the wider areas of the District.

The Council should seek to ensure the role and quality of these multi-functional sites through greater levels and diverse range of features linked to those types of open space. This is in order to provide a stronger secondary role as well as opportunities associated with other open space types. This may also help to minimise the need for new forms of provision in order to address gaps in catchments or as a result of potential new housing growth developments. This may particularly be the case in areas where the space to create new forms of provision is not a viable option.

Recommendation 3

- ◀ *Recognise areas with sufficient provision in open space and how they may be able to meet other areas of need*

If no improvements can be made to sites identified as lower quality (p27-35), then a change of primary typology should be considered (i.e. a change of role to other open space type).

Any shortfall in a particular type of open space is highlighted as part of the application of the quantity standards (p17-18).

5.2 Implications

The following section sets out the policy implications in terms of the planning process in Uttlesford. This is intended to help steer the Council in seeking contributions to the improvement and/or provision of any new forms of open space.

How is provision to be made?

The requirements for on-site or off-site provision will vary according to the type of open space to be provided. Collecting contributions from developers can be undertaken through the following two processes.

Community Infrastructure Levy (CIL) and Planning Obligations are the two main mechanisms available to the Council to ensure future development addresses any adverse impacts it creates. If required, Planning Conditions can be used to ensure that key requirements are met.

Planning obligations

Planning Conditions and Obligations (often known as Section 106 Agreements) require individual developments to provide or pay for the provision of development specific infrastructure requirements. They are flexible and deliver a wide range of site and community infrastructure benefits.

A development should make appropriate provision of services, facilities and infrastructure to meet its own needs. Where sufficient capacity does not exist, the development should contribute what is necessary either on-site or by making a financial contribution towards provision elsewhere.

Community Infrastructure Levy (CIL)

The CIL is a method of requiring developers to fund infrastructure facilities including open spaces. Charges are based on the size and type of new development. It will generate funding to deliver a range of local authority wide and local infrastructure projects that support residential and economic growth.

CILs are to be levied on the gross internal floor space of the net additional liable development. The rate at which to charge such developments is set out within a council's Charging Schedule. This will be expressed in £ per m².

More recently, in tandem with the Housing White Paper, an update to the DCLG consultation on CIL proposes an overhaul of the current system.

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Seeking developer contributions

This document can inform policies and emerging planning documents by assisting in the Council's approach to securing open spaces through new housing development. The evidence should form the basis for negotiation with developers to secure contributions for the provision of appropriate facilities and their long term maintenance.

The wider benefits of open space sites and features regardless of size should be recognised as a key design principle for any new development. These features and elements can help to contribute to the perception of open space provision in an area, at the same time as also ensuring an aesthetically pleasing landscape providing wider social, environmental and health benefits. Sport England's Active Design looks at the opportunities to encourage sport and physical activity through the built environment in order to support healthier and more active lifestyles. It is therefore important for planning to consider the principles of Active Design.

In smaller, infill, development areas where open space provision is identified as being sufficient in terms of quantity and subsequently, therefore, provision of new open space is not deemed necessary. It may be more suitable to seek contributions for quality improvements and/or new offsite provision in order to address any future demand.

Off site contributions

If new provision cannot be provided on site it may be more appropriate to seek to enhance the quality of existing provision and/or improve access and linkages to existing sites. In some instances, a development may be located within close proximity to an existing site. In such cases, it may be more beneficial for an offsite contribution to avoid creation of small incremental spaces so close to existing sites.

Standard costs for the enhancement of existing open space and provision of new open spaces should be clearly identified and revised on a regular basis.

Maintenance contributions

There will be a requirement on developers to demonstrate that where onsite provision is to be provided it will be managed and maintained accordingly. In some instances, the site may be adopted by the Council, which will require the developer to submit a sum of money in order to pay the costs of the site's future maintenance. Often the procedure for councils adopting new sites includes:

- ◀ The developer being responsible for maintenance of the site for an initial agreed establishment period.
- ◀ Sums to cover the maintenance costs of a site (once transferred to the Council) should be intended to cover an agreed set period.

Calculations to determine the amount of maintenance contributions required should be based on current maintenance costs. The typical maintenance costs for the site should also take into consideration its open space typology and size.

5.3 Approach to developer contributions

KKP advocates the requirement for open space should be based upon the number of persons generated from the net increase in dwellings in the proposed scheme. We also promote the use of quantity provision standards (in hectares per 1,000 population) in calculating the open space requirements of new housing development.

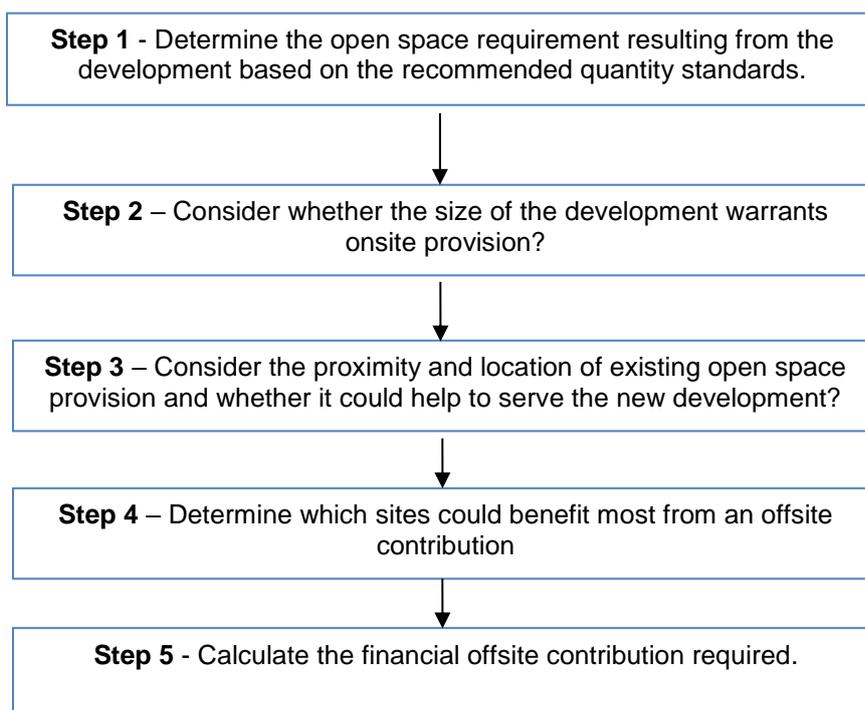
Flexible approach

A focus of this study has been to recognise the role quality and accessibility has in terms of open space provision. Future need should not just centre on quantity requirements of new residential developments. For instance, a new residential development may not warrant onsite provision but contribution to an existing site within close proximity could be.

The flowchart (Figure 5.3.1) sets out the process that should be considered when determining contributions in terms of quantity, quality and accessibility. For larger scale developments, the provision standards should be used to help determine the requirements for open space provision as part of a development.

The figure below sets out the processes that should be considered when determining developer contributions towards open space provision.

Figure 5.3.1: Determining developer contributions



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The recommended quantity standards (Table 4.3.1) should be used to help determine the open space requirements as a result of a development. These should be used as part of the formula below which calculates the actual open space provision to be required

The formula to determine the initial amount of open space provision required is:

$$\text{New/additional population from development} \times \text{quantity standard} / 1000$$

For example, a hypothetical development of 50 dwellings would require the following amount of amenity greenspace:

$$\text{New/additional population from development (50} \times \text{2.4} = \text{120)} \times \text{amenity greenspace quantity standard (1.60)} / 1000 = \underline{\underline{0.19 \text{ hectares}}}$$

Determining onsite or offsite contributions

The requirement for on or off-site provision should be undertaken in conjunction with the accessibility and quality of existing open space provision. For instance, if an existing form of open space is located within access to the development there may not be a requirement to provide onsite provision.

Small sized onsite contributions should be avoided on developments smaller in size where necessary. It is recognised that open spaces of a particular small size hold less recreational use and value. The presence of additional smaller sites will also add to the existing pressures of maintenance regimes and safety inspections. It is therefore suggested that a minimum threshold is used to determine if provision should be provided on or off site.

Both the GLA and FIT offer some guidance to the potential minimum threshold size of sites (Table 5.3.1). New open space provision should look to be provided as offsite contributions if the calculated open space requirement for the proposed development falls below the size threshold. If the requirement is above the threshold, it should look to be provided onsite as part of the development.

Table 5.3.1: Minimum size threshold for contributions:

Classification		Minimum size of site
Allotments / community food growing		0.4 ha (0.025 per plot)
Amenity greenspace		0.4 ha
Natural and semi natural		0.4 ha
Parks and gardens		2 ha
Play areas [†]	Equipped	0.04 ha
	Informal/casual	0.10 ha

Source: GLA Open space strategies: Best practice guidance (2009)

* Based on household occupancy rate of 2.4 people per dwelling (Source: ONS Families and Households Release 2017)

[†] Minimum recommended size for play areas by Fields In Trust

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On this basis (using the Minimum size thresholds in Table 5.3.1), the following number of dwellings would be needed to 'trigger' onsite provision being required.

Table 5.3.2: Dwelling numbers to warrant onsite provision

Classification		Minimum size of site	Number of dwellings required to 'trigger' onsite provision
Allotments / community food growing		0.4 ha (0.025 per plot)	834
Amenity greenspace		0.4 ha	104
Natural and semi natural		0.4 ha	29
Parks and gardens		2 ha	8,334
Play areas *	Equipped	0.04 ha	165
	Informal/casual	0.10 ha	417

Consequently, it is likely that most developments will need to provide open space provision via off-site contributions.

If this is unrealistic, consideration to setting more locally specific 'minimum size of site' thresholds could be explored.

Play area recommendation

Residential developments should normally be required to meet the need for play provision generated by the development on site, as an integral part of the design. Where this is not feasible, payment of a development contribution will be used to install or upgrade play facilities in the vicinity of a proposed development.

A play area must be sited within an open space sufficient to accommodate the provision and its required buffer zone to ensure residential amenity is maintained. Buffer distances ensure that facilities do not enable users to overlook neighbouring properties, reducing possibility of conflict. Any play requirements should be counted as additional to any other onsite open space requirement (e.g. provision of amenity greenspace should not also be counted as informal play provision).

Fields in Trust (FIT) offer guidance to the appropriate buffer zone areas dependent upon the type of play provision (i.e. the larger the scale of play provision, the greater the buffer zone recommended).

FIT also recommend minimum site areas for different levels of formal play; LAP (Local Area for Play) is approximately 0.01ha, or 100 sq. metres (0.01ha), LEAP (Local Equipped Area for Play) is approximately 0.04 hectares, or 400 sq. metres per 1,000 population, and for larger forms of play i.e. NEAPs (Neighbourhood Equipped Area of Play), FIT recommends an area of 0.10 hectares per 1,000 population.

On this basis, a development of 417 dwellings* or more would be required to warrant on-site provision of play equipment. This means that for a significant number of

* Minimum recommended size for play areas by Fields In Trust

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developments, play provision may take the form of developer contributions to up-grade and expand the local equipped play provision in the vicinity of the development. However, play provision may still need to be made on sites in locations where the nearest existing play site is deemed too far away.

The extent to which the amount of the required provision should be made on site by way of informal provision would be determined on a case by case basis subject to site size, shape, topography, the risk of conflict with existing neighbouring residential properties and feasibility. Any informal provision can include useable informal grassed areas but should not include landscaping areas as these are regarded as formal provision. Opportunities to provide inclusive forms of play equipment at sites should be encouraged.

* Based on household occupancy rate of 2.4 people per dwelling (Source: ONS Families and Households Release 2017)

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PART 6: FUTURE GROWTH SCENARIO

Future need for open space will arise from the population increases from potential housing growth developments. The proposed garden communities and future housing growth in Uttlesford is estimated to result in approximately 14,600 new homes between 2011 and 2033 of which approximately 10,400 homes remain to be built.

The housing figure is provided in terms of the number of dwellings still to be built (10,400). The indicative population figure (24,960) is based on the assumption that population growth will average 2.4* persons per dwelling.

Please note that the scenario should be updated as required over the Local Plan period to reflect changes in population projections and average household sizes.

The recommended quantity provision standards for Uttlesford are applied in order to determine the requirement for open space provision if the current levels of provision are to be maintained.

The formula (set out earlier in Part 5.3) to determine the initial amount of open space provision required is:

$$\text{New/additional population from development} \times \text{quantity standard} / 1000$$

On this basis, the following open space requirements are calculated as a result of future housing growth:

Table 6.1: Future open space requirement

Open space type	Quantity standards (per 1,000 population)	Future requirement (hectares)
Parks & gardens	0.10	2.50
Natural & semi-natural greenspace	5.81	145.02
Amenity greenspace	1.60	39.94
Allotment / community food growing	0.20	4.99
Provision for children & young people	0.10	2.50

The figures provide an initial indication to the levels of open space provision required as a result of new housing growth in order for the current levels of provision to be maintained. It should be treated as a starting point for further exploration and negotiation to ensure new populations are served by adequate open space provision.

It can also help to further strengthen existing plans. For example, there is understood to be plans for a country park within the District as part of future housing growth. This could help alleviate some of the pressures at significant sites such as those highlighted at Hatfield Forest. The creation of a country park could also contribute in a multifunctional role to the levels of park provision and natural greenspace need as part of future open space requirements.

* Source: ONS Families and Households Release 2017

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APPENDIX ONE: QUALITY AND VALUE MATRIX

The following tables are part of the application of the quality and value matrix as set out earlier in the report (Section 4.1).

Sites that are colour coded green represent scoring above the thresholds for quality and value. Conversely, red scoring sites are those which rate below the quality and value thresholds.

A1.1: Great Dunmow Analysis Area Summary

A1.1a: Allotments / community food growing

		Quality	
		High	Low
Value	High	Waldgrooms allotments	
	Low		

A1.1b: Amenity greenspace

		Quality	
		High	Low
Value	High	Lower Mill Field Newton Green Stane Street Talberds Ley The Causeway Recreation ground The Downs, Great Dunmow Woodlands Walk	Lime Tree Hill Lukins Mead/Nusery Rise
	Low		

A1.1c: Natural and semi-natural greenspace

		Quality	
		High	Low
Value	High	Braintree Road Braintree Road/River Chelmer Flitch Way, Dunmow Langleys Community woodland 1 Langleys Stand of Willows Pasernage Downs River Chelmer River Chelmer, Harp Mead	
	Low	Langleys Community woodland 2	

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A1.1d: Provision for children and young people

		Quality	
		High	Low
Value	High	Barnston Village Hall play area Lower Mill Field play area Talberds Ley play area The Causeway play area	Oakroyd Avenue play area The Causeway skate park
	Low		

A1.2: Rural Area Analysis Area Summary

A1.2a: Allotments

		Quality	
		High	Low
Value	High	Bardfield Road allotments (Thaxted) Brick Kiln Lane allotments (Stebbing) Chickney Road allotments (Henham) Hamel Way allotments (Widdington) Hatfield Heath Allotments High Easter allotments, The Street Magdalen Green allotments (Thaxted) Mallows Green Road allotments (Manuden) Manuden allotments, The Street Mill Road allotments (Debden) Mill Road/Station Road allotments (Felsted) Rickling Green Road allotments Roger's End allotments (Ashdon) Stortford Road allotments, Clavering	Broad Street allotments, Hatfield Broad Oak Church Lane allotments (Elsenham) High Roding allotments, The Street
	Low	Frambury Lane allotments (Newport)	

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A1.2b: Amenity greenspace

		Quality	
		High	Low
Value	High	Arkesden Recreation ground	Abbey View (Great Easton)
		Baynard Avenue (Flich Green)	Allcotts Playing field (Stebbing)
		Bonneting Lane (Berden)	Baptist Church Field, Great Sampford
		Brixton Lane (Quendon and Rickling)	Belchams Lane (Quendon and Rickling)
		Broadfield Playing field (High Roding)	Bellhouse Villas (High Easter)
		Brocks Mead (Great Easton)	Chapel Fields (Takeley)
		Brook Street Recreation Ground (Little Dunmow)	Church End playing field (Ashdon)
		Broomfields (Hatfield Heath)	Church Field (Ashdon)
		Bull Lane cricket field (Langley)	Duck Street (Wendens Ambo)
		Bull Lane village green (Langley)	Dunmow Road recreation ground
		Burnstie Road, Bannister Green (Felsted)	Dunmow Road, Hatfield Heath
		Chestnut Drive (Hatfield Heath)	Henham Road Cricket Club
		Clarendon Road, Priors Green (Little Canfield)	Hornsea Villas playing field (Stebbing)
		Clatterbury Lane 2 (Clavering)	Motts Green AGS (Little Hallingbury)
		Clatterbury Lane 3 (Clavering)	Priors Green (Takeley)
		Clatterbury Lane/Hill Green (Clavering)	Station Road Common, Newport
		Clavering Road Village Hall (Berden)	Vernons Close playing field (Henham)
		Crow Street (Henham)	Village Hall, Great Hallingbury
		Elsenham PC Recreation Ground	Weaverhead Close (Thaxted)
		Evelyn Road, Willows Green (Felsted)	Woodside Green (Great Hallingbury)
		Great Easton Playing Field	
		Great Sampford Recreation ground	
		Hatfield Heath War Memorial	
		High Easter playing fields	
		High Street Village green (Hatfield Broad Oak)	
		Holloway Crescent (Leaden Roding)	
		Hunter Meet/ Chelmsford Road (Hatfield Heath)	
		Jubilee Field, Claterbury Lane (Clavering)	
		Littlebury Recreation Ground	
		Magdalen Green (Thaxted)	
		Manuden playing fields	
		Meadow Ford (Newport)	
		Mill Road Recreation ground (Debden)	
		Moules Lane recreation ground (Hadstock)	
		Newbiggen Street playing field (Thaxted)	
		Newmarket Road Playing field (Great Chesterford)	
		Radwinter Road playing field (Sewards End)	
		Radwinter Road Village Hall (Sewards End)	
		Rectory Lane playing field (Ashdon)	
		Rectory Road (Farnham)	
Rickling Green Road AGS			

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		Quality	
		High	Low
Value	High	Silver Jubilee Hall, Takeley St Martin's Close (White Roding) Stansted Road (Elsenham) Station Road Recreation ground (Takeley) Station Road, Flitch Green Stortford Road 1, Hatfield Heath Takeley Park Tanton Road Lake (Flitch Green) The Glebe AGS (Hempstead) The Heath Cricket pitch (Hatfield Heath) The Shaw (Hatfield Heath) Tye Green, Wimbish Ugley Green Village Hall, Leaden Roding Walden Road Recreation Ground (Radwinter) Warwick Road, Priors Green (Little Canfield) Woodend Green (Henham) Wrights Green (Little Hallingbury)	
	Low		

A1.2c: Natural and semi-natural greenspace

		Quality	
		High	Low

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		Quality	
		High	Low
Value	High	Bardfield Road (Thaxted) Bull Lane, Langley Upper Green Bustard Green (Lindsell) Chelmsford Road (Hatfield Heath) Clatterbury Lane 1 (Clavering) Clatterbury Lane woodland (Clavering) Coptal Lane (Thaxted) Dunmow Road, Thaxted Flitch Way, Great Hallingbury Flitch Way, Little Canfield Flitch Way, Takeley Hatfield Forest (Hatfield Heath) Langley off Valance Road Matching Road (Hatfield Heath) Off Roper's Lane, Langley Lower Green Pond Lane 1 (Hatfield Heath) Pond Lane 2 (Hatfield Heath) Pond Lane 3 (Hatfield Heath) Pound Lane (Ugley) River Bourne Wilderness nature trail (Ashdon)	Dewes Green Road (Berden) Hadstock village pond Harrison Sayer (wildlife trust) Hadstock High Easter Road/Bishop's Green Langley Lower Green Park Green Nature Reserve (Berden) Park Lane (Langley) Park Lane 1, Chishall Common Park Lane 2, Chishall Common Stebbing Green 4 Stebbing Green 5
	Low		

		Quality	
		High	Low
Value	High	Roper's Lane, Langley Lower Green South Street (Great Chesterford) Stebbing Green 2 Stebbing Green 3 Stickling Green 1 Stickling Green 2 Stortford Road 2, Hatfield Heath Sweetings Meadow (Lindsell) The Street pond (Hatfield Heath) The Street, Hatfield Heath Upper Green/Roast Green (Langley) Valance Road 1, Langley Valance Road 2, Langley	Dewes Green Road (Berden) Hadstock village pond Harrison Sayer (wildlife trust) Hadstock High Easter Road/Bishop's Green Langley Lower Green Park Green Nature Reserve (Berden) Park Lane (Langley) Park Lane 1, Chishall Common Park Lane 2, Chishall Common Stebbing Green 4 Stebbing Green 5
	Low	Smiths Green (Takeley)	Chinnel Meadow (Wendens Ambo) Marshall Piece (Stebbing) Motts Green NSN (Little Hallingbury) Pelham Road (Clavering) Stocking Green woodland (Radwinter) Stortford Road, Clavering The Downs, Manuden

A1.2d: Parks and gardens

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		Quality	
		High	Low
Value	High		Margaret Gardens (Thaxted) Station Road Memorial Garden (Elsenham)
	Low		

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A1.2e: Provision for children and young people

		Quality	
		High	Low
Value	High	All Saints Close play area (Ashdon) Baynard Avenue play area (Flitch Green) Broadfield play area (High Roding) Brook Street play area (Little Dunmow) Burnsite Road play area (Felsted) Chestnut Way play area (Takeley) Clarendon Road play areas (Little Canfield) Claterbury Lane play area (Clavering) Duck Street play area (Wendens Ambo) Evelyn Road, Willows Green play area (Felsted) Great Sampford play area Hamel Way play area (Widdington) Harvest Fields play area (Takeley) Jolly Boys Lane North MUGA (Felsted) Littlebury Green play area () Manor Road play area (Little Easton) Manuden play area Marks Hall Lane play area (White Roding) Meadow Ford play area (Newport) Mill Road play area (Debden) Moules Lane play area (Hadstock) Newbiggen Street play area (Thaxted) Newmarket Road play area (Great Chesterford) Pilgrim's Close play area 1 (Great Chesterford) Pilgrim's Close play area 3 (Great Chesterford) Radwinter Road play area (Sewards End) Rectory Lane play area (Ashdon) Station Road play area (Takeley) Station Road MUGA (Takeley) St Nicholas Field play area (Berden) Stokes Road, Priors Green play area (Canfield) Thaxted Youth Club () The Shaw play area (Hatfield Heath)	Abbey View play area (Great Easton) Arkesden play area Great Easton Playing Field play area Hornsea Villas play area (Stebbing) Jigneys Meadow Adventure playground () Littlebury Recreation Ground play area (Chrishall) Meadows Mead play area (Hatfield Broad Oak) Mortymer Close play area (Takeley) Petlands play area (Saffron Walden) Pilgrim's Close play area 2 (Great Chesterford) Ravens Crescent play area (Felsted) Rectory Road play area (Farnham) Station Road play area, Elsenham Tye Green play area (Wimbish) Walden Road Recreation Ground play Area (Radwinter) Warwick Road, Priors Green play area (Little Canfield)
	Low		

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A1.3: Saffron Walden Area Summary

A1.3a: Allotments

		Quality	
		High	Low
Value	High	Crocus Fields allotments Little Walden Road allotments Peaslands Road allotments	Radwinter Road allotments Windmill Hill allotments
	Low		

A1.3b: Amenity greenspace

		Quality	
		High	Low
Value	High	Anglo American Playing Fields Beeches Close Blacklands Avenue and Seven Devils Lane Elizabeth Way 2 Herbert's Farm Playing Fields Monk's Hill Museum Street Tukes Way AGS	Greenways Lime Avenue
	Low		Elizabeth Way 1

A1.3c: Natural and semi-natural greenspace

		Quality	
		High	Low
Value	High	Claypits Plantation The Green Little Walden Road	De Vigier Avenue
	Low		

A1.3d: Parks and gardens

		Quality	
		High	Low
Value	High	Bridge End Gardens Common Hill Dorset House Jubilee Garden	Bridge Street
	Low		

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A1.3e: Provision for children and young people

		Quality	
		High	Low
Value	High	Anglo American Playing Fields play area Long Horse Close play area Saffron Walden skate park (One Minet Skatepark)	Claypits Plantation BMX Common play area
	Low		

A1.4: Stansted Mountfitchet Analysis Area Summary

A1.4a: Allotments

		Quality	
		High	Low
Value	High	Birchanger Lane allotments	Pennington Lane allotments
	Low		

A1.4b: Amenity greenspace

		Quality	
		High	Low
Value	High	Bentfield Gardens public open space Bentfield Green Birchanger Lane Chapel Hill War memorial Foresthall Park Mountfitchet Road Stansted Park recreation ground	
	Low		

A1.4c: Natural and semi-natural greenspace

		Quality	
		High	Low
Value	High	Birchanger Wood	
	Low		

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A1.34d: Provision for children and young people

		Quality	
		High	Low
Value	High	Bentfield Green play area Birchanger Lane Recreation Ground Lower Street skate park Mountfitchet Road play area Mountfitchet Road MUGA Stansted Park play area Walson Way play area	
	Low		

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APPENDIX TWO: CONSULTATION SUMMARY WITH PARISH COUNCILS

Parish Council	Is there enough open space to meet needs?	Concerns and general information
Arksden	Yes	Identifies no open space provision in parish. No issues
Aythorpe Roding	Yes	Cricket field with play area. Allotment has nine plots. No waiting list. All rated as good quality.
Broxted	Yes	Identifies no open space provision in parish. No issues
Chrishall	-	Parish highlight that they do not own or manage facilities
Clavering	Yes	Number of village greens/amenity areas, an allotment and Simons Wood. Quality of provision considered good. For allotments, number of plots not known but no waiting list.
Debden	Yes	Recreation ground with play area and tennis courts. Also allotments here. All rated good. 36 plots at allotments. No waiting list
Elsenham	-	New community to be provided (5 years in the future) next to rec ground. New play area also as part of development. Trim Trail will be PC's once handed over. Main play area is at rec. PC responsible for allotments-22 plots, water access. PC might need to do some work (area allocated for car park likely to not be large enough so might need to create more.
Farnham	Yes	Recreation ground and play area owned by parish council good quality. Play area features a number of facilities to cater for different ages.
Felsted	Yes	Playing Field off Jollyboys Lane has play area, MUGA, pitches. Good quality. For allotments, 67 plots with no waiting list. Play areas at Evelyn Road and Bannister Green adequate quality. Nature area off Station Road just outside of local authority transferring to PC.
Great Canfield	Yes	No central area of village. Number of extended verges act as village greens
Great Dunmow Town Council	-	Just had change over for allotments. Plan to extend Parsonage Downs and have balancing ponds and picnic benches etc. Hatfield Forest Overused (especially at weekends). New developers asking to help offset overuse. Two developments to the south including Ongar Road. Town due to double in housing numbers based on Local Plan Figures Access to woodland is priority as is a potential resource.
Hadstock	Yes	Recreation ground of good quality. Investigating potential equipment for older residents.
Hatfield Heath	-	Ongoing vandalism an issue at play area. Dedicated wildlife area-special grasses. Well used allotments. Waiting lists exist.
High Easter	Yes	Jubilee Playing Fields and play area of adequate quality. Football suffers from poor drainage in wet weather. Play area is reaching end of its useful life and need to be replaced in next 5 years. Allotment has 6 plots with no waiting list.
Langley	Yes	Village green doubles as a cricket pitch. Play ground on common land is under refurbishment. Common land is not

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Parish Council	Is there enough open space to meet needs?	Concerns and general information
		owned by parish council but has a responsibility to maintain.
Margaret Roding	Yes	Small parish with no central area. Rural with numerous footpaths etc to wider countryside
Newport		Lack of facilities for older age ranges. The Common subject to floods. New development to have allotments. Recent extension of active cemetery.
Saffron Walden Town Council	No	The common (regional village green) is owned by the TC. Activities/events, fairs, beer fest, xmas market, fireworks take place here. Anlgo American Playing Fields play area of limited value-old Not much usable greenspace for town and future development. Bridge Ends Gardens (Grade II listed) leased to TC-60 years Tourist Attraction, high volunteer numbers to help too, highly used Need more community centres in town. Area on Crest Nicholson for new allotment acquired. Already 20 on waiting list for this (about 5 from current site)
Stansted Mountfitchet	No	Draft Neighbourhood Plan. Stansted Skate Park (relatively new). View there to be a deficit of open space across village
Thaxted		Play area on rec ground is well used. Want another play area at opposite end where current one is. Good walks in area-network of paths.

