

MINIMUM STANDARDS FOR OPEN SPACE

Open space includes outdoor sport, children’s playspace and more informal amenity areas. The open space standard below is broadly based on the National Playing Fields Association (NPFA) Standard for outdoor recreation for youth and adult use and the standard for children’s play areas, and will be applied in association with the District Council’s Leisure strategies to assess detailed facility requirements.

Open space should be provided as an integral part of the design concept for a scheme. Areas such as road side verges are not considered to fall within the provisions of the standard below.

The standard is: 2.4Ha open space per 1000 population

(In applying this standard, the starting point will be to assume 2.5 persons per dwelling. However, the District Council will take account of the mix of dwelling size on a scheme, and hence anticipated population of the proposed development, when assessing open space requirements).

DEFICIENCIES OF PROVISION IN OPEN SPACE

A Study was undertaken in July 1996 to review open space needs, accessibility and provision in the district, in relation to identifiable communities. The Study assessed the current shortfall in open space provision and highlighted areas of open space deficiency. The Study established a set of standards to secure new or improved open space. The Study used a 400m threshold for acceptable walking distance access to local parks (5 minute walk) and a standard distance of 800 metres walking distance was applied to parks meeting more than a local need (weekend need; 10 minute walk). When applied to local areas, the following areas of open space deficiency were identified (areas of critical open space deficiency are those which show both a 400m deficiency and an 800m deficiency).

DEFICIENCIES OF PROVISION IN OPEN SPACE

	High Wycombe	Marlow, Bourne End and Wooburn	Stokenchurch	Lane End	Princes Risborough
400 Metre Threshold	West Downley. The Pastures. Desborough & Marlborough Street Industrial Estate. Chiltern Avenue and Whitelands Road. Cressex. High Wycombe South. North Wycombe. Totteridge & Micklefield. Tylers Green. Wycombe Marsh & surrounding residential areas. Robinson Road Estate and Hammersley Lane. Widmer End and Hazlemere.	West Marlow. Marlow Bottom. North Marlow. East Marlow. Well End. Abbotsbrook. Well End North. Bourne End South. Cores End. North Wooburn. Flackwell Heath South. West Flackwell Heath.	West Stokenchurch. East Stokenchurch. South West Stokenchurch.	North Lane End. East Lane End.	Clifford Road, Hawthorne Road, Bell Lane Areas. Princes Risborough South. Princes Risborough East. New Road. Princes Risborough North.
800 Metre Threshold	West Downley. The Pastures and Middlebrook Road. North High Wycombe. Micklefield. Wycombe Marsh. Widmer End. Hazlemere.	West Marlow. Marlow Bottom. East Marlow. Abbotsbrook. Well End. Well End North. Bourne End South. Cores End.	South East Stokenchurch	Slayter Road.	Clifford Road. Princes Risborough South. Northfield Road.

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	Hammersley Lane.	North Wooburn. West Flackwell Heath.			
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Source: A Review of Public Open Space Needs and Provision in Wycombe District (November 1996) – Building Design Partnership.

The District Council will produce a Technical Note showing plans of the deficiency areas and identifying priorities of action in these areas. This Note will also provide details of the type of open space required in relation to different types of development and also details of appropriate facility provision.