

APPENDIX 3: GENERAL APPROACHES IN ADDRESSING DEFICIENCIES

Consultant's recommendations

Consultants made the following recommendations (PMP, 2009):

Parks

- Recommended standard of 1.71 ha / 1000 population resulting in a shortfall of 6.19 ha in 2026
- Increase provision of parks in High Wycombe and the South East,
- Prioritize the South East as it faces the most significant shortfall in parks, both now and in the future. It has the fewest number of sites (10), has least large sites and scores lowest in quality in comparison with the other LCAs.

Gardens

- Recommended standard increases by 0.02 ha to 0.04 ha / 1000
- Prioritize the South East for gardens as it has a low provision of gardens and the highest dissatisfaction rate on the quality of gardens.
- The North has no gardens at all but people have better access to the surrounding countryside, which is considered to alleviate this need

Amenity green space and commons and village greens

- Recommended standard of 0.4 ha / 1000 for amenity spaces and 1.70 ha / 1000 for Commons
- In relation to quantity most of the analysis areas are below the recommended standard for one of these typologies, whilst being above it for the other
- High Wycombe, as is to be expected in an urban environment, is above the recommended standard for amenity green space (and will remain so up to 2026), but significantly below it for commons and village greens.
- the North and South West Analysis Areas are (and will remain) below the recommended standard for amenity green space, but are significantly above the recommended standard for commons and village greens.
- Prioritize South East analysis area as it is below standard in both typologies and are in similar locations resulting in strongly overlapping buffers.
- Improve quality of amenity spaces throughout the district

Natural and semi natural open space

- Recommended standard of 3.0 ha / 1000
- Prioritize the North and South West
- Improve of natural / semi-natural spaces throughout the district

Provision for children and young people

- Shortfall in LEAPs throughout the District with the exception of the North
- Prioritize High Wycombe for additional play areas
- Prioritize High Wycombe and the South East for facilities for young people
- Improve quality of play and teen facilities throughout the district

Outdoor sports facilities

- Significant overall shortfall in all LCAs with the exception of the North, where sport-specific deficiencies exist
- Prioritise High Wycombe and in the South East for public outdoor sport. As there are a significant number of private sports facilities in this area, the Council should negotiate access better use of such for the public where possible
- See Outdoor Sports Facilities Gap Analysis 2008 and Sports Facility Strategy 2009 for more detailed recommendations

Allotments

- General good provision but use is on the increase
- Prioritize High Wycombe as it has the greatest shortfall and the longest waiting lists
- Prioritize the north east and south west of High Wycombe for new provision
- Improve quality throughout
- See Allotment Review 2009 for more detailed recommendations with regard to High Wycombe

Cemeteries and churchyards

- PPG17 does not recommend a quantity standard for this typology.
- Local Authorities have to assess the need for more and allocated in the LDF
- The current quality of sites is good in comparison to other typologies.
- Key priorities for the future delivery of cemeteries and churchyards across the district include:
 - recognising and promoting the nature conservation value of closed cemeteries and churchyards and investigate the implementation of ecological management
 - enhancing the quality of sites where appropriate using the essential and desirable features as a guide
 - keeping under review the opportunities for the reuse, expansion or acquisition of suitable land to ensure the continued and sustainable provision of local cemeteries

Civic spaces

- PPG17 does not recommend a quantity standard for this typology.
- Incorporate civic spaces in masterplans for urban settings

Green corridors

- PPG17 does not recommend a quantity standard for this typology.
- Improve as part of the improvements of PROW
- Enhance the Thames Path in the south of the District.

Addressing deficiencies – by typology

The following paragraphs outline general approaches on addressing deficiencies with regard to each typology:

Allotments

- Conversion of parts of existing open spaces to allotments

- Acquisition of additional sites for allotments
- Provision of allotments as part of larger development sites

Outdoor sports

- Increase access to and use of restricted access sports facilities such as private sports clubs.
- Increase access to and use of restricted access sports facilities at school grounds
- Provide pitch sport as part of larger strategic development sites – feed site specific requirement into LDF
- Acquisition / allocation of new land for outdoor sports (probably urban fringe land) – feed requirement into the LDF
- Upgrade existing facilities to increase intensity of use, e.g. provision of STPs, provision of changing rooms etc
- A further level of detail on how outdoor sports deficiencies are going to be addressed is provided in the Council's Sport Facilities Strategy 2009 and will also be included in the open space strategy. Key recommendations include the development of multi-sports community hubs in the three main urban centres of the district, and the retention and increase in outdoor pitches throughout the District.

Amenity spaces

- Ensure the amenity spaces for informal recreation are integral part of any new larger development
- Acquisition of new sites where required
- Negotiate access to currently private sites
- Creation of 'home zone' areas where possible and appropriate to increase opportunities for informal play
- Improve quality of existing sites

Semi-natural

- Improvement of PROW (public rights of way) network;
- Acquisition of new sites
- Negotiate access to privately owned land for recreation where appropriate
- Create more semi-natural space, e.g. through change in management of formal open spaces where possible and appropriate. This is only an option where a surplus in another open space category exists locally.
- Pursue creation of Local Nature Reserves (LNR) offering interpretation and outdoor education facilities

Common & Greens

- The designation of commons & village greens is relatively difficult. Focus efforts on the creation of more semi-natural spaces and amenity spaces of a similar function

Play

- Rolling replacement programme of existing play areas (see Play Strategy)
- Improve quality and design of play areas in line with national and best practice guidance
- Create play areas in open spaces in areas of play deficiencies
- Support play officer and play partners to secure funding for upgrades or new play areas

Teen facilities

- Improve quality and variety of teen facilities
- Create more teen facilities in existing open spaces
- Integrate provision of teen facilities in strategic development sites;
- Investigate potential to formalise/increase shared use spaces, e.g. use of large car parking areas of business parks for informal games, in areas of limited opportunities

Parks

- Incorporate large multi-functional open space in new strategic development sites
- ‘conversion’ of existing different typology open spaces to parks by improving multi-functionality). This is only a measure to address deficiencies in accessibility and is only potentially appropriate if a surplus in another category exist.
- Acquisition of land for open space

Gardens

- Conversion of amenity spaces into gardens in places

Addressing deficiencies through 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, which have not been implemented to date but which will contribute towards play, outdoor sport and 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, 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.

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.

As a general rule open space will have to be provided in accordance with local standards.