

CHAPTER 4: HEALTHY PLACES

Policy HP1: Improving Health and Wellbeing

ID	Rep ID	Name. Organisation	Legally compliant	Duty to Co-operate	Sound	Positively prepared	Justified	Effective	Consistent with national policy	Hearing/ written rep	Supporting docs	Summary of representation	Proposed change to Local Plan	Council response	Contact details
Representations from Technical Stakeholders															
1007301	LPPuD37	Essex County Council – Matthew Jericho	Y	Y	N			X		H	N	[Summaries prepared by Council Officers but the full original representations will be available to the Inspector and for public view] An amendment is required to ensure a Health Impact Assessment (HIA) is a requirement for both residential and non-residential development. This would align the policy with requirements outlined in the Braintree and Colchester Local Plans.	Change Policy HC1 Part e) to incorporate HIA for non-residential developments with an appropriate threshold. This would align with Braintree and Colchester Local Plans.	The requested additional reference, to include commercial development of 1000sq.m or more, to accord with the Essex Planning Officers Association guidance referred to in the policy, would be supported. A modification is recommended.	Details only available to the local authority and the Inspector's Programme Officer.
908048	LPPuD2	Essex Bridleway Association - Sue Dobson	Y	Y	N	X	X	X	X	H	N	Essex Bridleways Association suggest Policy HP1 specifies that access to green spaces are open to all user groups, including equestrians.	Specify, within Policy HP1, that access to green spaces are open to all user groups, including equestrians.	No change is required; the policy criterion promotes access for all and does not seek to include or exclude any particular user groups.	Details only available to the local authority and the Inspector's Programme Officer.
714889	LPPuD64	Essex Wildlife Trust – Annie Gordon	Y	Y	Y					W	N	We welcome the inclusion within the policy of a commitment to ensure increased contact with nature.	None.	Support is noted.	Details only available to the local authority and the Inspector's Programme Officer.
Representations from Businesses, Landowners and Developers															
1022640	LPPuD240	Persimmon Homes – David Moseley.	Y	Y	Y					H	N	Persimmon Homes supports Policy HP1.	None.	Support is noted.	Details only available to the local authority and the Inspector's Programme Officer.
1106162	LPPuD394	Persimmon Homes – Matthew Parsons	Y	Y	Y					H	N	Persimmon Homes supports Policy HP1.	None.	Support is noted.	Details only available to the local authority and the Inspector's Programme Officer.
Representations from Community Representatives															
1007323	LPPuD194	Mistley Parish Council	Y	Y	N			X		H	N	Policy HP 1 paragraph (a) needs 'readily' inserted after 'residents'	Insert the word 'readily' after the word 'residents'.	Adding the word "readily" would suggest that the planning process can maintain or improve the speed of access to medical services. There are limits to planning and the ease of access to health services at the point of delivery is a matter for which the health commissioners and providers are responsible.	Details only available to the local authority and the Inspector's Programme Officer.
Representations from Members of the Public															
1007238	LPPuD485	Carol Bannister	Y	Y	N		X		X	H	N	Policy SP5 sets out for better connected places, Weeley's transport network is already heavily congested and not direct or frequent enough to larger urban areas, road improvements would take years to complete, is difficult or dangerous to attempt. Therefore large scale development is not suitable for this area. Long transport development times would cause misery for many residents including the high elderly population in the area and have adverse effects on their health and wellbeing; this is contrary to the principles set out in policy CP1 and HP1.	No specific changes to Policy HP1 suggested.	This comment is made in response to the allocation of land for development at Weeley through Policy SAMU5. Such issues are addressed in relation to that policy. No changes to Policy HP1 are being suggested.	Details only available to the local authority and the Inspector's Programme Officer.

The suggestion from Essex County Council in respect of non-residential development being supported by a Health Impact Assessment is accepted to bring Policy HP1 and its supporting text more in line with those of Braintree and Colchester Councils. The suggestions from the Essex Bridleway Trust and Mistley Parish Council are noted, but no changes to the policies are considered necessary in response to these points.

Suggested modification: Reword the final sentence of paragraph 4.1.10 in response to reflect the modification proposed to Policy HP1:

4.1.10 Most development has a potential impact upon the health services and facilities in the District but good design can help to promote healthy living. These impacts and opportunities need to be assessed to ensure that adequate health and services are provided for the community as a whole. Local authorities across Essex are in agreement that applications for residential developments over 50 dwellings and non-residential developments involving the creation of 1,000 square metres or more floor space should be accompanied by a 'Health Impact Assessment'.

Suggested modification: Amend criterion e. in Policy HP1 as advised by Essex County Council:

e. requiring a Health Impact Assessment on all residential developments delivering 50 or more dwellings and all non-residential developments delivering 1,000 square metres or more gross internal floor space. The HIA should be carried out in accordance with the advice and best practice published by Public Health England and locally through the Essex Planning Officers Association;

Suggested modified wording for Policy HP1: With the above suggested modification, Policy HP1 would read as follows:

Policy HP 1

IMPROVING HEALTH AND WELLBEING

The Council will work to improve the health and wellbeing of residents in Tendring by:

- a. working in partnership with the NHS and Public Health to ensure that our residents can access high quality primary and secondary health care services and that new and improved services are put in place, where appropriate, to serve the growing population;*
- b. supporting the NHS (including local GP Surgeries) and Public Health to deliver a service which meets the needs of residents in Tendring District;*
- c. working with stakeholders on projects that provide better service integration, locating services where access can be improved, particularly for vulnerable groups and communities;*
- d. encouraging healthier communities through targeting of unhealthy lifestyles such as smoking and those which cause obesity as identified in the Joint Strategic Needs Assessment. The Council will work in collaboration with partners, including Public Health, to avoid a concentration of fast food takeaways, where the number of outlets would be likely to harm public health objectives, particularly in deprived communities; local areas of poor health and near schools;*
- e. requiring a Health Impact Assessment on all residential developments delivering 50 or more dwellings and all non-residential developments delivering 1,000 square metres or more gross internal floor space. The HIA should be carried out in accordance with the advice and best practice published by Public Health England and locally through the Essex Planning Officers Association;*
- f. seeking mitigation towards new or enhanced health facilities from developers where new housing development would result in a shortfall or worsening of health provision; and*
- g. ensuring increased contact with nature and access to the District's open spaces and offering opportunities for physical activities through the Haven Gateway Green Infrastructure and Open Space Strategies.*

This Policy contributes towards achieving Objectives 5 and 8 of this Local Plan.

Policy HP2: Community Facilities

ID	Rep ID	Name. Organisation	Legally compliant	Duty to Co-operate	Sound	Positively prepared	Justified	Effective	Consistent with national policy	Hearing/written rep	Supporting docs	Summary of representation [Summaries prepared by Council Officers but the full original representations will be available to the Inspector and for public view]	Proposed change to Local Plan	Council response	Contact details
Representations from Technical Stakeholders															
143529	LPPuD1	The Theatres Trust – Ross Anthony	Y	Y	Y					H	N	Policy HP2 is supported.	No specific changes to Policy HP2 suggested.	Support is noted.	Details only available to the local authority and the Inspector's Programme Officer.
Representations from Businesses, Landowners and Developers															
1106162	LPPuD395	Persimmon Homes – Matthew Parsons.	Y	Y	Y					H	N	Policy HP2 is supported.	No specific changes to Policy HP2 suggested.	Support is noted.	Details only available to the local authority and the Inspector's Programme Officer.
Representations from Community Representatives															
1007323	LPPuD195	Mistley Parish Council	Y	Y	N			X		H	N	Reference in paragraph 4.2.1 should reflect the need to include banks as important community facilities. Public houses are specifically mentioned in paragraph 4.2.1.3. on page 98, but given the essential role in supporting small businesses and struggling High Street environment, banks need to be specified too.	Include banks in the facilities listed in paragraph 4.2.1.	The list of examples at paragraph 4.2.1 is not exclusive; although banks are not included as they would rarely be a suitable candidate for local listing, even if one was the last such facility in a settlement and a valued service.	Details only available to the local authority and the Inspector's Programme Officer.
1106192	LPPuD182	Plymouth Brethren Christian Church (Richard Hopkins)	Y	Y	Y					H	N	We welcome the reference to Places of Worship in Section 2 of the Plan under the paragraph 4.2 Community Facilities, Item 4.2.1. This is much appreciated.	No specific changes to Policy HP2 or supporting text suggested.	Support is noted	Details only available to the local authority and the Inspector's Programme Officer.
Representations from Members of the Public															
None received.															

No changes to the wording of Policy HP2 have been suggested by those making representations. The only issue of concern raised is that banks are not specifically mentioned in the supporting text in paragraph 4.2.1. It is not considered appropriate or necessary to refer to banks in this paragraph. Policy HP2 is considered to be sound and no modifications are required.

Policy HP3: Green Infrastructure

ID	Rep ID	Name. Organisation	Legally compliant	Duty to Co-operate	Sound	Positively prepared	Justified	Effective	Consistent with national policy	Hearing/ written rep	Supporting docs	Summary of representation	Proposed change to Local Plan	Council response	Contact details
Representations from Technical Stakeholders															
908048	LPPuD3	Essex Bridleways Association – Sue Dobson	Y	Y	N	X	X	X	X	H	N	Where paragraph 4.3.3 mentions accessibility of green infrastructure for pedestrians and cyclists it should be amended to include equestrians. Policy HP3 is supported but to be sounder it should specify the user groups as pedestrians, cyclists, equestrians and the disabled.	Include reference to equestrians within Policy HP3 and the supporting text.	Para. 4.3.3 refers to all users and does not seek to highlight one or more particular user group/s.	Details only available to the local authority and the Inspector's Programme Officer.
714889	LPPuD65	Essex Wildlife Trust – Annie Gordon	Y	Y	Y					W	N	Policy HP3 is supported.	No specific changes to Policy HP3 suggested.	Support is noted.	Details only available to the local authority and the Inspector's Programme Officer.
1104418	LPPuD101	Environment Agency – Andrew Hunter	Y	Y	Y					H	N	Policy HP3 is supported.	No specific changes to Policy HP3 suggested.	Support is noted.	Details only available to the local authority and the Inspector's Programme Officer.
1022801	LPPuD521	Jack Haynes, Natural England	Y	Y	Y					?	N	We welcome that this policy now requires that new development in the district includes/creates new green infrastructure (as appropriate), as well as protects and enhances existing green infrastructure. We also welcome that the policy requires that new green infrastructure should incorporate semi-natural habitats and provide net gains in biodiversity wherever possible.	No specific changes to Policy HP3 suggested.	Support is noted.	Details only available to the local authority and the Inspector's Programme Officer.
Representations from Businesses, Landowners and Developers															
1022789	LPPuD372	Britton Properties Ltd (c/o Martin Robeson – MRPP)	Y	Y	N		X			H	N	The policy explains that such Infrastructure is identified on the Policy Map. This map includes a resource locally referred to as the Pickers Ditch Walkway. This skirts much of the existing Clacton Urban Area from Holland-on-Sea in the east to Jaywick in the west. However, considerable lengths of the original initiative were never completed. Our client secured planning permission (16/01250/OUT) for a mixed-use development on a site known as Brook Park West, which provided a significant enhancement to this Green Infrastructure and this is shortly to be dedicated to the Local Authority.	The Proposals Map relating to Clacton (B.6) will need to be amended to reflect the extended Pickers Ditch area.	No changes to the wording of Policy HP3 required, but it is agreed that the policies maps be modified to reflect the larger area of greenspace approved on the Brook Park West scheme. A modification is recommended.	Details only available to the local authority and the Inspector's Programme Officer.
Representations from Community Representatives															
None received.															
Representations from Members of the Public															
None received.															

No changes to the wording of Policy HP3 have been suggested by those making representations. The policy is therefore considered to be sound and no modifications are required. A modification to Map B.6 for Clacton has however been suggested by Britton Properties Ltd to show the Pickers Ditch Walkway extension secured through planning permission 16/01250/OUT (Brook Park West). This development is under construction and the new greenspace is set to be delivered in the short term, it is agreed therefore that the Policies Map can show this area as safeguarded Local Green Space. Please see the Council's response to comments on Local Map B.6 for details.

Policy HP4: Safeguarded Local Greenspace

ID	Rep ID	Name. Organisation	Legally compliant	Duty to Co-operate	Sound	Positively prepared	Justified	Effective	Consistent with national policy	Hearing/written rep	Supporting docs	Summary of representation	Proposed change to Local Plan	Council response	Contact details
Representations from Technical Stakeholders															
1022801	LPPuD522	Natural England – Jack Haynes	Y	Y	Y					?	N	We welcome that this policy seeks to prevent the loss of green space, including natural and semi-natural greenspace, and makes reference to your Council's Open Spaces Strategy.	No specific changes to Policy HP4 suggested.	Support is noted.	Details only available to the local authority and the Inspector's Programme Officer.
1105936	LPPuD89	Anglian Water – Stuart Patience	Y	Y	N		X			W	Y	Land in the ownership of Anglian Water located at Ardleigh Water Treatment Works to the north of Clover Way has been designated as a local green space as illustrated on the West Tendring Policies Map. Anglian Water objects to the proposed designation of the above land as local greenspace and therefore considers the Local Plan to be unsound on this matter. The land at Ardleigh Treatment works has limited access and there is no specific parking. The site does not meet the criteria to be considered as local greenspace.	We seek the removal of the local greenspace designation at Clover Way, Ardleigh Treatment Works as shown on the attached plan.	The land in question is clearly shown incorrectly in the Local Plan and a modification is suggested to address this issue.	Details only available to the local authority and the Inspector's Programme Officer.
Representations from Businesses, Landowners and Developers															
1106151	LPPuD316	Gladman Homes – Phil Bamford	Y	Y	N				X	H	Y	Paragraph 77 of the National Planning Policy Framework is clear that Local Green Space Designation should only be used where the green area concerned is not an extensive tract of land. Consequently, blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a "back door" way to try to achieve what would amount to a new are of Green Belt by another name.	No specific changes to Policy HP4 suggested.	Comment noted. The Local Greenspace designation has not been used as a way of protecting open countryside in the Local Plan so the Council is satisfied it has met the NPPF requirement.	Details only available to the local authority and the Inspector's Programme Officer.
1106169	LPPuD428	Brown & Meek (c/o Peter Le Grys – Stanfords)			N		X	X	X		N	This objection is an objection to the allocation of land to the south of Rush Green Road, Clacton-on-Sea. The suggestion in the plan is to provide a limited element of housing on land to the south of Rush Green Road for up to 75 houses, with the remainder to be retained as part of a strategic green gap. To date, the Council has not been able to offer any suggestions as to the use of this land, while providing an arbitrary development limit across the site. It is suggested that the allocation falls to have regard to the circumstances that apply to this land and does not Include a realistic and proportionate allocation of land for housing purposes. A development scheme is currently being developed which will provide significant public benefits for the community, subject to at least 3.6 hectares of housing being allocated for up to 100 dwellings. The scheme also includes substantial public benefits through the provision of a new football ground for FC Clacton together with the provision of other pitches for junior and youth teams.	Allocate additional land at Rush Green Road or include it within the Settlement Development Boundary.	This planning proposal is the subject of a refused planning application 17/00683/OUT for change of use of southern section of site to sports recreation ground (D2) incorporating football pitch, junior and practice pitches, car park for FC Clacton and section of public open space to the northern section of the site and outline application with all matters reserved for up to 100 dwellings with associated access. No changes to the specific wording of Policy HP4 are being suggested.	Details only available to the local authority and the Inspector's Programme Officer.
Representations from Community Representatives															
None received.															
Representations from Members of the Public															
1019420	LPPuD479	Mr. & Mrs. Peter and Karen Rose	Y	Y	N		X			W	N	This is an area on Map B.21 incorrectly identified as 'Safeguarded Green Space' along School Lane, Mistley. The area of garden and lawn at Yaffles identified on the current local plans as Safe Guarded Green Space does not have public amenity value and should not be classified as such.	Remove the incorrect classification of 'safeguarded green space' from the garden/lawn area of the property Yaffles, School Lane, Mistley on the policy local map B21.	Agreed that the land in question is wrongly shown as safeguarded greenspace and a modification to rectify this matter is recommended.	Details only available to the local authority and the Inspector's Programme Officer.

No changes to the wording of Policy HP4 have been suggested by those making representations. Gladman Homes are simply reminding the Council that the policy should not be applied to extensive tracts of land, which it is not. The proposal from Brown & Meek for land off Rush Green Road is subject of a site-specific representation and a current outline planning application, but no changes to Policy HP4 are being suggested. Similarly, Anglian Water and Mr. & Mrs. Rose do not challenge the wording of the policy itself, but they seek the removal of the erroneous safeguarded greenspace notation from their land. The Council agrees that these corrections should be made to the main Policies Map and to Local Map B.21 (please see the Council's response to comments on these maps for details), but the wording of Policy HP4 is considered to be sound and no modifications are required.

Policy HP5: Open Space, Sports and Recreation Facilities

ID	Rep ID	Name. Organisation	Legally compliant	Duty to Co-operate	Sound	Positively prepared	Justified	Effective	Consistent with national policy	Hearing/written rep	Supporting docs	Summary of representation	Proposed change to Local Plan	Council response	Contact details
Representations from Technical Stakeholders															
1110144	LPPuD149	Sport England – Philip Raiswell	Y	Y	Y					W	N	Sport England states that HP5 is legally compliant. However they have not been involved in the preparation of the Sports Facilities Strategy therefore cannot confirm that the document fully meets the methodology.	No specific changes to Policy HP5 suggested.	The Strategy has been produced in accordance with the Sport England Playing Pitch Strategy Guidance (updated 2014).	Details only available to the local authority and the Inspector's Programme Officer.
1022801	LPPuD523	Natural England – Jack Haynes	Y	Y	N			X		?	N	Among its many functions, high quality natural and semi-natural informal open space within residential development sites can help absorb day-to-day recreational activities such as routine dog walking, thereby reducing the frequency of visits made to nearby designated sites which are sensitive to such disturbance. In order to serve this function, such open space must be of a suitable size and include circular walks of sufficient length for daily dog walking (i.e. 2.7 km), dogs-off-lead areas and waste bins etc. As recommended through your Local Plan (Part 2) HRA findings, we therefore advise that this policy should be modified to include specific reference to the role of open space in providing alternatives to European sites, and that such sites should be designed and managed appropriately to maximise their potential effectiveness in this role.	Modify Policy HP5 to include specific reference to the role of open space in providing alternatives to European sites, and that such sites should be designed and managed appropriately to maximise their potential effectiveness in this role.	Agreed that the policy should include reference to the role open space in residential developments can play in mitigating recreational disturbance at European sites, particularly given the presence of a number of such sites around the Tendring coast and the proximity of built up areas to those sites. A modification is suggested.	Details only available to the local authority and the Inspector's Programme Officer.
Representations from Businesses, Landowners and Developers															
1022640	LPPuD241	Persimmon Homes – David Mosely	Y	Y	Y					H	N	The threshold for the scale of open space being no less than 0.15ha is not conducive to delivery or good site planning; (a) Major developments of less than 1.5ha would either not qualify to provide open space or would have to deliver a higher proportion of open space in order to meet the 0.15ha minimum, which may in turn threaten viability. (b) Under the Policy, a "usable" open space would need to be 1500sq.m. The beyond six acre standards seek 100sq.m Local Areas of Play, 400sq.m for Local Equipped Areas of Play, 800sq.m for Neighbourhood Areas of Play. Therefore, if play space is provided within a development without the inclusion of a substantial proportion of associated open space, such play area(s) would count towards the 'usable' open space for the purposes of the policy. This is considered to be flawed as provision for children and young people should be encouraged and provided in accessible locations within a development.	It is recommended that the Policy is amended to state; "Based on trends and the 2007 Adopted Local Plan, Policy COM6, 10% of the gross site area should be open space. On sites over 1.5ha development should ensure that areas of open space are usable and seek to include open space parcel(s) not less than 0.15 hectares".	The wording suggested by the objector does not materially improve the operation of the policy. The Council is keen to ensure that open spaces are large enough to meet the needs of different user groups and that they are of a size and location that provide for efficient ongoing maintenance. The risk of having numerous small open spaces is that they could be under-used and costly to maintain.	Details only available to the local authority and the Inspector's Programme Officer.
1106162	LPPuD396	Persimmon Homes – Matthew Parsons	Y	Y	Y					H	N	The beyond six acre standards seek 100sq.m Local Areas of Play, 400sq.m for Local Equipped Areas of Play, 800sq.m for Neighbourhood Areas of Play. Therefore, if play space is provided within a development without the inclusion of a substantial proportion of associated open space, such play area(s) would count towards the 'usable' open space for the purposes of the policy. This is considered to be flawed as provision for children and young people should be encouraged and provided in accessible locations within a development.			Details only available to the local authority and the Inspector's Programme Officer.
1022789	LPPuD373	Britton Properties Ltd (c/o Martin Robeson – MRPP)	Y	Y	N		X			H	N	Whilst we have no specific concern with the content of this policy, the detail and its explanation might be more appropriately put in related Standards or a SPD. The development industry will, however, be focused on how new residential development should provide appropriate open space. That is dealt with in two paragraphs on page 106. However, there is no heading to these two paragraphs of text. The policy text needs to recognise that as well as the exceptional cases where provision might be best met off-site, there can be circumstances where adjacent recent urban development has, for whatever reason, over provided public open space and thus there is a local net excess arising from recent development that can applied to new planning applications. This would ensure that land is used sustainably and effectively whilst appropriate open space in accessible locations is provided.	Consider putting some of the detail into supplementary guidance. Policy should recognise opportunities to utilise neighbouring open space. Check the heading for the supporting text.	In the absence of any other objections to the level of detail within the policy, it is not considered necessary to move it into an SPD. The very specific circumstances where there might be a large area of under-utilised open space on a neighbouring site could be taken into account as a material consideration in the determination of planning applications and it is not necessary to attempt to address such a scenario through the wording of the policy. There is no heading above paragraphs 4.4.9 and 4.4.10 because Policies HP4 and HP5 operate together. However, there is an anomalous heading "4.5 Facilities" above Policy HP5 which need not be there. A minor modification is recommended to correct this.	Details only available to the local authority and the Inspector's Programme Officer.
Representations from Community Representatives															
None received.															
Representations from Members of the Public															
1019420	LPPuD480	Mr. & Mrs. Peter and Karen Rose	Y	Y	N		X			W	N	This is an area on Map B.21 incorrectly identified as 'Safeguarded Green Space' along School Lane, Mistley. The area of garden and lawn at Yaffles identified on the current local plans as Safe Guarded Green Space does not have public amenity value and should not be classified as such.	Remove the incorrect classification of 'safeguarded green space' from the garden/lawn area of the property Yaffles, School Lane, Mistley on the policy local map B.21.	Agreed that the land in question is wrongly shown as safeguarded greenspace and a modification to rectify this matter is recommended. See response to Policy HP4 and Local Map B.21.	Details only available to the local authority and the Inspector's Programme Officer.

The main objection to Policy HP5 comes from Persimmon Homes who suggest that the policy be more flexible in allowing for smaller open spaces in new development than the 0.15ha suggested. The proposed change is considered unnecessary and the Council is keen to ensure that new open spaces are useable by a range of user groups and can be maintained efficiently. Britton Properties Ltd have raised the prospect of under-utilised open spaces on adjoining sites being a consideration in determining the right levels of open space in new developments. It is agreed that this could be a material consideration, but not one that wording within the policy should attempt to foresee.

The suggestion from Natural England in respect of the role that open space can play in mitigating potentially significant adverse impacts on European sites is agreed. There have been a number of instances in Tendring where larger open spaces than the regular 10% requirement have been secured where Habitats Regulation Assessment (HRA) has identified issues with increased recreational disturbance, particularly in the Manningtree, Lawford and Mistle area. Some additional wording is proposed. There is also a small typographical issue that needs to be resolved and that is the deletion of the anomalous heading 4.5 'Facilities'.

Suggested modification: Delete the unnecessary heading within the supporting text that says "4.5 Facilities":

4.5 Facilities

Suggested modification: Include additional wording within Policy HP5 in the section dealing with open space within residential developments, in response to the suggestion from Natural England:

All new residential developments of 11 or more dwellings will be required to contribute to open space by either providing new areas or improving the quality or accessibility of existing open space. However, due to viability issues small schemes may not prove cost effective for the council to administer

Where residential developments have the potential to give rise to significant adverse impacts on internationally important wildlife sites (Ramsar, SPA and SAC) through increased recreational disturbance, the Council may require, as part of any mitigation programme, the provision of larger areas of high quality natural and semi-natural open space to absorb day-to-day recreational activities such as routine dog walking to reduce the frequency of visits made to nearby designated sites. In order to serve this function, such an open space must be of a suitable size and include circular walks of sufficient length for daily dog walking, dogs-off-lead areas and waste bins.

The quality standards for each typology of Open Space, Sports and Recreation Facilities are sets out in the Council's Open Space Strategy (2017). Developers are required to take into consideration the local quality standards for new open spaces or enhancement of existing open spaces in the District.