

8.9. National guidance requires local planning authorities to take into account the importance of local shops and services to communities when considering planning applications affecting such facilities. The guidance states that planning policies and decisions should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.

8.10. Policy HS3 requires applicants submitting any proposal to redevelop an existing local facility to an alternative use, which would not be of benefit to the community and would result in a significant or total loss of that service or facility, to either provide alternative provision or demonstrate that there are no suitable, viable alternative community uses. Where decisions on viability are finely balanced, a third party will be expected to advise the Borough Council and this will be at cost to the applicant.

8.11. Current inadequate profitability of a facility will not, however, be considered a sufficient reason in itself to merit its loss as the future potential of the premises as a local service or community facility could be made more viable or run in an alternative manner such as a social enterprise. On this basis, the Council must also be satisfied that there is no other interested party prepared to re-open the facility or that there is no scope for an alternative community use.

8.12. In terms of demonstrating that all reasonable efforts to secure a suitable alternative community re-use has been explored, applicants will firstly be expected to demonstrate that they have consulted the Parish and the Borough Council. The applicant will be expected to demonstrate that the premises has been marketed for a period of 12 months or a period agreed by the Local Planning Authority prior to application submission, before the Council will consider a change of use and the valuation attributed to the property should properly reflect its current use.

8.13. Applicants proposing the provision of new local services or facilities should engage with both the Council and local community to ascertain the needs in the area. It is imperative that the Council works closely with partnership organisations such as service providers, transport operators and neighbouring authorities to support and enhance an accessible public transport system that affords residents access to a wider range of local services and community facilities.

Policy HS4: Open Space, Sports Facilities and Recreation		
A. Residential development of 10 dwellings and above, shall provide or contribute towards the attainment of the Council's open space standards set out below:		
	Urban Area	Rural Area
Children's Play	0.2 ha per 1,000 pop'n	0.2 ha per 1,000 pop'n
Natural and Semi Natural Green Space	2.5 ha per 1,000 pop'n	2.5 ha per 1,000 pop'n
Parks and Gardens	1.5 ha per 1,000 pop'n	1 ha per 1,000 pop'n
Amenity Green Spaces	1.1 ha per 1,000 pop'n	0.5 ha per 1,000 pop'n
Allotments	0.65 ha per 1,000 pop'n	0.8 ha per 1,000 pop'n
Outdoor Sports Playing pitches		

Football Pitches	0.38 ha per 1000 pop'n
Cricket Pitches	0.23 ha per 1000 pop'n
Rugby Pitches	0.32 ha per 1000 pop'n

As a default, Rugby's average household size of 2.4 people per dwellings (Census 2011 or any subsequent update) should be used to identify the population of new developments and its subsequent open space requirement. Account will be taken of the existing open space provision within the ward or parish the development proposal is located within (contained within Appendix 4). Contributions through CIL/S106 will be sought from developments where the proposal would further increase an existing deficit in provision or where the proposal will result in the provision standards not being met within the ward or parish it is located within. For the outdoor sports playing pitches account should be taken of the latest Playing Pitch Strategy standard to ascertain whether the demand arising from a proposed development can be met within the existing network of accessible playing pitches that are of sufficient quality, or whether new or improved quality provision will be required.

Dependent upon the size and layout of the development, the provision of open space, may be required on-site or may form part of a contribution towards off-site provision of either new or improved facilities. In such circumstances off-site provision towards local facilities should be made in a location which adequately services the new development and a planning obligation may be used to secure this.

Developer contributions will also be spent on built recreation facilities where justified by an increase in population.

B. New open space should be accessible and of high quality, meeting the following criteria:

- Be appropriately maintained, if necessary, through the use of developer contributions;
- Be secure and safe;
- Attractive in appearance;
- Enhance the natural and cultural environment;
- Conveniently accessed and facilitates access to other areas of open space, including the countryside;
- Facilitates access by a choice of transport; and
- Avoid any significant loss of amenity to residents, neighbouring uses or biodiversity.

C. Public open space, sports and recreational buildings and land, including playing fields within Open Space Audit evidence and/or defined on the Policies Map and/or last in sporting or recreational use should not be built upon unless:

- An assessment has been undertaken which has clearly shown the open space, building or land to be surplus to requirements; or
- It can be demonstrated that the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Planning permission will be granted for development, which enhances the quality and accessibility of existing open space providing it accords with section B of this Policy.

8.14. The Open Space Audit, Built Facilities and Playing Pitch Strategy 2015 (and any subsequent updates) has helped inform the open space standards contained within Policy HS4. The standards will underpin future decisions around existing and proposed new open spaces and sport and recreation facilities across the Borough and, together with the factors set out within the Open Space Audit, Built Facilities and Playing Pitch Strategy include accessibility standards and the types of improvements sought. The current open space provision standard is contained within Appendix 4 and will be periodically updated within the Planning Obligations SPD.

8.15. All open space of public value can be defined as primarily open land, whether green or hard surfaced and areas of water including canals, which offer important opportunities for sport and recreation and can act as a visual amenity.

8.16. The provision of public open space in association with new developments provides an important link to Green Infrastructure provision assisting in promoting access to nature where uses are compatible, and also helps to provide a good quality of life. New developments which require open space provision will be expected to create new open spaces on-site in accordance with the standards. The provision of new open spaces and improvements to existing sites, should be in keeping within the environment it is set within and of high quality to enable users to enjoy their visit in a safe environment.

Policy HS5: Traffic Generation and Air Quality, Noise and Vibration

Development proposals should promote a shift to the use of sustainable transport modes and low emission vehicles (including electric/hybrid cars) to minimise the impact on air quality, noise and vibration caused by traffic generation. Proposals should be located where the use of public transport, walking and cycling can be optimised. Proposals should take full account of the cumulative impact of all development including that proposed in this Local Plan on traffic generation, air quality, noise and vibration. Development proposals should complement the Air Quality Action Plan.

Development throughout the Borough of more than 1,000 sqm of floorspace or 10 or more dwellings or development within the Air Quality Management Area (see Appendix 8) that would generate any new floorspace must:

1. Achieve or exceed air quality neutral standards; or
2. Address the impacts of poor air quality due to traffic on building occupiers, and public realm or amenity space users by reducing exposure to and mitigating their effects, proportionate to the scale of the development. This can be achieved using design solutions that include: