

- 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