

**Open Space Addendum to Knight, Kavanagh & Page Open Space Assessment
Report and Standards Paper**

Wyre Forest District Council- October 2018

1 Introduction

- 1.1 As part of the Wyre Forest Local Plan Review management consultants Knight, Kavanagh & Page Ltd (KKP) were asked to undertake an Open Space Assessment of the District in 2017. This was to give the council robust evidence to shape future policy and also to enable the council to be line with National Planning Policy Framework (NPPF). The technical papers were then approved by cabinet in November 2017. Since the publication of the papers both the local plan and also national planning policy has evolved, resulting in the need to produce this addendum report. Since the publication of the papers both the local plan and also national planning policy has evolved, resulting in the need to produce this addendum report.

- 1.2 In July 2018 the government published the updated NPPF document. This has been reviewed in regard this addendum on the open space of the district.

In the updated NPPF published July 2018 open space policy is outlined in paragraph 96-

"Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate".

- 1.3 Therefore by updating our open space assessments this will help to add to the evidence base in order to plan to accommodate future provision of needs within the district.

Paragraph 97 in the July 2018 NPPF also states that-

'Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- *an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- *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.*

- 1.4 The importance of open or green space has been emphasised to a greater extent in the revised NPPF. Paragraph 92 (b) states that planning policies should *'take into account and support the delivery of local strategies to improve health, social and cultural wellbeing for all sections of the community'*, which includes the use of open space. Additionally the

importance of safety for all types of community spaces has also been discussed in greater detail in the revised NPPF. For example paragraph 95 states that -

‘Planning policies and decisions should promote public safety and take into account wider security and defence requirements by anticipating and addressing all plausible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate’.

Therefore the importance of safety will need to be considered in any current or future proposed open space for use of local communities.

- 1.5 The completed assessment was received from KKP after the release of the Preferred Options Document (June 2017). This addendum is to update the findings from the KKP Open Space assessment report and standards paper following the consultation exercise for the Preferred Option Document and also the publication of the revised NPPF in July 2018.
- 1.6 The Preferred Option Document was open for an eight week consultation period from the 15th June 2017 to the 14th August 2017. This resulted in a high public response of over 5,000 comments. Because of this high response rate the delivery timetable of the Local Plan was amended to allow the Council more time to consider the consultation responses. The Pre-Submission consultation of the Local Plan will take place this autumn. The Local Plan will then be submitted to the Planning Inspectorate in 2019 and the adoption of the Local Plan is anticipated to be in summer 2020.
- 1.7 The National Planning Policy Guidance on open space, sports, and recreations facilities states that *‘it is for local planning authorities to assess the need for open space and opportunities for new provision in their areas’*.¹The KKP publications and this additional addendum will help to assess the need for open space provision for the district. At the time of writing this NPPG chapter has yet to be updated following the publication of the new NPPF. The KKP publications and this additional addendum will help to assess the need for open space provision for the district.²

2 Methodology

- 2.1 The Open Space strategy is to be consistent with the NPPF policies as outlined below and to provide evidence base to policy 20 of the emerging Local Plan. Policy 20C in the Local Plan summarises that any development proposals for 10 or more dwellings should make provision for green space and outdoor uses. The importance of providing opportunities for recreation and play is also raised in Policy 9 of the Local Plan in relation to promoting good health. Policy 20C also states that *‘On-site provision of green space will have regard to the following accessibility standards:*

¹ National Planning Policy Guidance, ‘Open Space, sports, and recreation facilities’
<https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

² National Planning Policy Guidance, ‘Open Space, sports, and recreation facilities’
<https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

Local Area for Play- within 100m

Local Equipped Area for Play- within 400m

Neighbourhood Equipped Area for Play- within 1km'

- 2.2 Policy 14B in the Local Plan states that *“New development will be expected to retain, protect and enhance Green Infrastructure (GI) assets by integrating GI into developments and contributing positively to the District’s green infrastructure network. Housing and employment development proposals (including mixed use schemes) will be required to contribute towards the provision, maintenance, improvement and connectivity of GI, directly delivering GI as follows, subject to viability requirements designated by the NPPF:*

For Greenfield sites exceeding 1ha (gross): 40% GI

For Greenfield sites of less than 1 ha but more than 0.2ha (gross) 20% GI

For Brownfield sites: no specific GI Figure.”

The importance of providing opportunities for formal and informal exercise is also raised in Policy 9 of the Local Plan in relation to promoting good health.

- 2.3 The table below uses the same calculations as the open space study, but has used the latest ONS population statistics. The ONS 2016 mid year estimate has the population of Wyre Forest at 100,007, compared to the ONS 2015 mid year estimate of 99,503 as used in the Open Space Assessment.
- 2.4 In relation to paragraph 14 of the Open Space Assessment Report (KKP, 2017), there are a few changes if using the new ONS data. There are still more females than males in Wyre Forest. There is still a higher proportion of 65-79 year olds in Wyre Forest (18.3%) compared to the West Midlands (13.7%), and this age group will continue to increase. By 2036 this age group will be 19.28% of the Wyre Forest population.

Type of Open Space	Total current hectares	Quantity Standard (ha per 1,000 population)
Parks and Gardens	56.20	0.56
Natural and Semi Natural	426.22	4.26
Amenity Green space	77.81	0.78
Allotments	17.60	0.18
Provision for Children & Young People	12.17	0.12

Table 1- Open Space Requirement summary for Wyre Forest using ONS 2016 mid year estimate (100,007)

- 2.5 The quality standard in table 1 has been calculated using the current hectares of green space per typology, divided by the current population of the district (100,007 as of 2016), and multiplied by 1000. The updated calculation has resulted in one small change in the quantity standard for the Natural and Semi Natural typology. This has slightly reduced from 4.28 ha per 1,000 populations to 4.26. The other four typologies have seen no changes. This updates table 3.18: Recommended Quality Standards Table in the Open Space Study.

The typology definitions are as follows-

Type of Open Space	Definition
Parks and Gardens	Urban parks and formal gardens
Natural and Semi Natural	19 areas from the Worcestershire Biodiversity Action Plan, with an additional 7 identified in KKP report
Amenity Green space	Sites to offer opportunities for informal activities close to work or home
Allotments	Open space to provide opportunities to grow practice
Provision for Children & Young People	Sites offering formal equipped play facilities for children 12 years or younger

Table 2- Open Space Definitions

- 2.6 The KKP Open Space Study provided open space requirements based on the options A and B housing site developments as stated in the Preferred Options document. However since the Preferred Options consultation in summer 2017, the two option proposal has been superseded by a singular site development list as published in the Pre-Submission Publication. Therefore this has to be amended in the open space technical studies.
- 2.7 Using data from table 1, overall additional open space requirements can be calculated based on future housing growth of the entire district. The revised Housing Need Study (2018) for Wyre Forest District uses the Government's standardised methodology and calculates the housing need for the district as 276 homes per year. Based on the plan period 2016-2036, this will require a need of an additional 5,520 homes. Using the 2.24 occupancy rate persons per household taken from the Objective Assessment of Housing Need Study (Amion, 2017) Housing Needs Study (2018), this will produce a population increase of 12,365.

Type of Open Space	Quantity Standard (ha per 1,000 population)	Open Space requirement for district, 2016-2036 (hectares)
Parks and Gardens	0.56	6.92
Natural and Semi Natural	4.26	52.67
Amenity Green space	0.78	9.64
Allotments	0.18	2.23
Provision for Children & Young	0.12	1.48

People		
--------	--	--

Table 3- Open Space Requirement for current population growth, based on housing need of 276 homes per year 2016-2036.

- 2.8 The open space requirement has been calculated by dividing the quality standard by 1000 and multiplying by 12,365. The 12,365 figure is the total population growth based on the current 2.24 occupancy rate and the housing need for the district.
- 2.9 Using the amended Wyre Forest quantity standards to the updated housing site allocation from the local plan, new calculations are required to show the potential open space and play provision requirements.

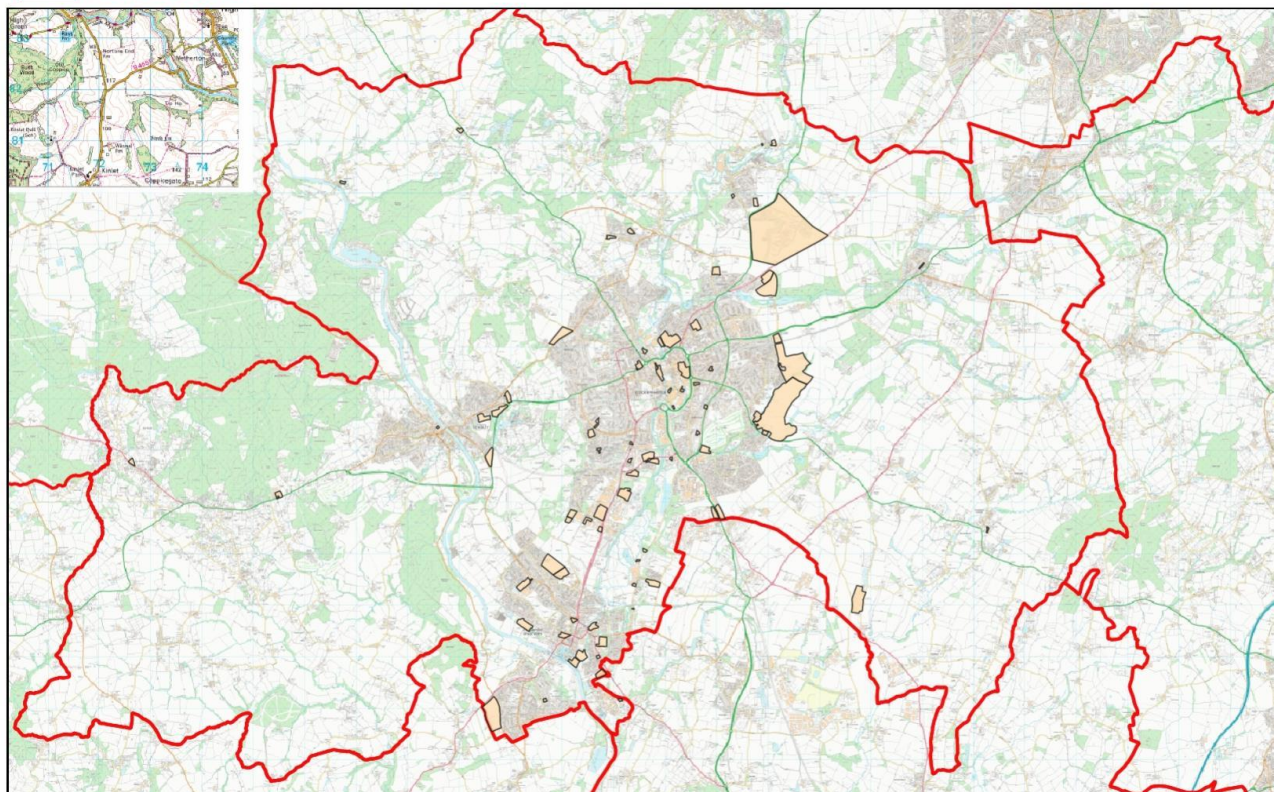
3 Open Space addendum update in relation to Part 4 Housing Growth Study³

- 3.1 Number of dwellings for each area- updating table 4.2 of the Open Space Study

Area	Number of Dwellings	Total Population
Kidderminster Town	992	2222
Kidderminster North	1647	3689
Kidderminster East	1440	3226
Stourport	1164	2607
Bewdley	221	495
Rural Villages	58	130

- 3.2 As discussed in paragraph 3.1 above, since the publication of the Open Space Study by KKP the Wyre Forest Local Plan has evolved further during pre-submission stage. The map below shows the proposed new development site areas as of October 2018 –

³ Paragraphs 72-108 Open Space Study



Crown Copyright 100018317 29 October 2018

Map 1- Wyre Forest development sites, updating map 4.1 within the Open Space Study.

4 Open space requirements for dwelling areas

4.1 The calculations below are to update sections 4.2.1 to 4.2.4 scenarios in the Open Space Study. Since the KKP publication the areas within Wyre Forest have been broken down to Kidderminster Town, Kidderminster North, Kidderminster East, Stourport, Bewdley, and the Rural Villages.

4.2 Kidderminster Town

This area has been identified as having capacity for 992 dwellings. Using the Wyre Forest occupancy rate of 2.24 persons per household this will result in a population growth of 2,222. The recommended quantity standard provision for Wyre Forest is used to calculate the potential open space and play requirements as:

Typology	Quantity Standard	Open Space Requirement
Parks and Gardens	0.56	1.24
Natural and semi-natural	4.26	9.47
Amenity Greenspace	0.78	1.73
Allotment	0.18	0.40
Provision for children and young people	0.12	0.27

(ha per 1,000 population)

4.3 Kidderminster North

This area has been identified as having capacity for 1647 dwellings. Using the Wyre Forest occupancy rate of 2.24 persons per household this will result in a population growth of 3,689. The recommended quantity standard provision for Wyre Forest is used to calculate the potential open space and play requirements as:

Typology	Quantity Standard	Open Space Requirement
Parks and Gardens	0.56	2.07
Natural and semi-natural	4.26	15.72
Amenity Greenspace	0.78	2.88
Allotment	0.18	0.66
Provision for children and young people	0.12	0.44

4.4 Kidderminster East

This area has been identified as having capacity for 1440 dwellings. Using the Wyre Forest occupancy rate of 2.24 persons per household this will result in a population growth of 3,226. The recommended quantity standard provision for Wyre Forest is used to calculate the potential open space and play requirements as:

Typology	Quantity Standard	Open Space Requirement
Parks and Gardens	0.56	1.81
Natural and semi-natural	4.26	13.74
Amenity Greenspace	0.78	2.52
Allotment	0.18	0.58
Provision for children and young people	0.12	0.39

4.5 **Stourport-on-Severn**

The scenario is identified as having capacity for 1164 dwellings. Using the Wyre Forest occupancy rate of 2.24 persons per household this will result in a population growth of 2,607. The recommended quantity standard provision for Wyre Forest is used to calculate the potential open space and play requirements as:

Typology	Quantity Standard	Open Space Requirement
Parks and Gardens	0.56	1.46
Natural and semi-natural	4.26	11.11
Amenity Greenspace	0.78	2.03
Allotment	0.18	0.47
Provision for children and young people	0.12	0.31

(ha per 1,000 population)

4.6 **Bewdley**

The scenario is identified as having capacity for 221 dwellings. Using the Wyre Forest occupancy rate of 2.24 persons per household this will result in a population growth of 495. The recommended quantity standard provision for Wyre Forest is used to calculate the potential open space and play requirements as:

Typology	Quantity Standard	Open Space Requirement
Parks and Gardens	0.56	0.28
Natural and semi-natural	4.26	2.11
Amenity Greenspace	0.78	0.39
Allotment	0.18	0.09
Provision for children and young people	0.12	0.06

(ha per 1,000 population)

4.7 **Rural Villages**

The scenario is identified as having capacity for approximately 58 dwellings. Using the Wyre Forest occupancy rate of 2.24 persons per household this will result in a population growth of 130. The recommended quantity standard provision for Wyre Forest is used to calculate the potential open space and play requirements as:

Typology	Quantity Standard	Open Space Requirement
Parks and Gardens	0.56	0.07
Natural and semi-natural	4.26	0.55
Amenity Greenspace	0.78	0.10
Allotment	0.18	0.02
Provision for children and young people	0.12	0.02

(ha per 1,000 population)

4.8 Strategic Allocation Sites

In recognising that for large scale developments proposals such as new settlements or urban extensions, most of the provision should look to be delivered on site. The Local Plan proposes two strategic allocation sites for development. These have been separated out below to show the open space requirements.

4.9 Lea Castle Development

The scenario is identified as having capacity for 1400 dwellings. Using the Wyre Forest occupancy rate of 2.24 persons per household this will result in a population growth of 3,136. The recommended quantity standard provisions for Wyre Forest is used to calculate the potential open space and play requirements as:

Typology	Quantity Standard	Open Space Requirement
Parks and Gardens	0.56	1.76
Natural and semi-natural	4.26	13.36
Amenity Greenspace	0.78	2.45
Allotment	0.18	0.56
Provision for children and young people	0.12	0.38

(ha per 1,000 population)

4.10 Eastern Extension development

The scenario is identified as having capacity for approximately 1,440 dwellings. Using the Wyre Forest occupancy rate of 2.24 persons per household this will result in a population growth of 3,136. The recommended quantity standard provision for Wyre Forest is used to calculate the potential open space and play requirements as:

Typology	Quantity Standard	Open Space Requirement
Parks and Gardens	0.56	1.81
Natural and semi-natural	4.26	13.74
Amenity Greenspace	0.78	2.52
Allotment	0.18	0.58
Provision for children and young people	0.12	0.39

(ha per 1,000 population)

- 4.11 The table below is the updated version of table 4.15: Open Space Requirements for individual residential developments sites in the Open Space Study. The exact nature and location of provision associated with these developments should be fully determined through the local planning process, which may in some instances, for example, include off site contributions in the form of enhancing existing sites where appropriate.

Location	Ref	Total Housing Capacity	Population	Parks	NSN	AGS	Allotment	Play
Kidderminster Town								
Comberton Place	AS/1	23	52	0.03	0.22	0.04	0.01	0.01
Chester Road SSS	AS/3	10	22	0.01	0.10	0.02	0.00	0.00
Victoria Sports Ground	AS/5	45	101	0.06	0.43	0.08	0.02	0.01
Lea St School	AS/6	24	54	0.03	0.23	0.04	0.01	0.01
N of Bernie C. Walk	AS/20	9	20	0.01	0.09	0.02	0.00	0.00
Bromsgrove St	BHS/2	35	78	0.04	0.33	0.06	0.01	0.01
Timber Yard Park Lane	BHS/16	55	123	0.07	0.52	0.10	0.02	0.01
Blakebrook School	BHS/18	41	92	0.05	0.39	0.07	0.02	0.01
Kidderminster Fire Station	BHS/38	20	45	0.03	0.19	0.03	0.01	0.01
Boucher Building	BHS/39	10	22	0.01	0.10	0.02	0.00	0.00
Churchfields	BW/1	231	517	0.29	2.20	0.40	0.09	0.06
Limekiln Bridge	BW/2	80	179	0.10	0.76	0.14	0.03	0.02
Sladen School	BW/3	72	161	0.09	0.69	0.13	0.03	0.02
BT building Mill Street	FHN/11	40	90	0.05	0.38	0.07	0.02	0.01
Ambulance Station	FPH/5	12	27	0.02	0.11	0.02	0.00	0.00
British Sugar Phase 2	FPH/10	58	130	0.07	0.55	0.10	0.02	0.02
Severn Grove shops Rifle Range	FPH/15	12	27	0.02	0.11	0.02	0.00	0.00
Naylors Field Sutton Park Rise	FPH/18	35	78	0.04	0.33	0.06	0.01	0.01
164/5 Sutton Park Road	FPH/19	4	9	0.01	0.04	0.01	0.00	0.00
Stourminster School	OC/11	56	125	0.07	0.53	0.10	0.02	0.02
Land at Low Habberley Phase 1	WA/KF/3	120	120	0.15	1.15	0.21	0.05	0.03
Kidderminster North								
Stourbridge Road ADR	BW/4	91	204	0.11	0.87	0.16	0.04	0.02
Kimberlee Avenue ADR	WFR/WC/10	30	67	0.04	0.29	0.05	0.01	0.01
Lawnswood Cookley	WFR/WC/12	23	52	0.03	0.22	0.04	0.01	0.01

Lea Castle Hospital	WFR/WC/15	600	1344	0.75	5.73	1.05	0.24	0.16
Sion Hill School	WFR/WC/18	56	125	0.07	0.53	0.10	0.02	0.02
Lowe Lane Fairfield ADR	WFR/WC/22	26	58	0.03	0.25	0.05	0.01	0.01
Hayes Road ADR	WFR/WC/23	14	31	0.02	0.13	0.02	0.01	0.00
Lea Castle East A451	WFR/WC/32	300	672	0.38	2.86	0.52	0.12	0.08
Lea Castle West A449	WFR/WC/33	400	896	0.50	3.82	0.70	0.16	0.11
Lea Castle North Axborough Lane	WFR/WC/34	100	224	0.13	0.95	0.17	0.04	0.03
Rock Tavern car park Caunsall	WFR/WC/36	3	7	0.00	0.03	0.01	0.00	0.00
Land at Caunsall Road	WFR/WC/37	4	9	0.01	0.04	0.01	0.00	0.00
Kidderminster East								
Husum Way	OC/5	30	67	0.04	0.29	0.05	0.01	0.01
r/o Offmore	OC/6	300	672	0.38	2.86	0.52	0.12	0.08
Comberton Lodge	OC/12	10	22	0.01	0.10	0.02	0.00	0.00
Land at Stone Hill North	OC/13N	1100	2464	1.38	10.50	1.92	0.44	0.30
Stourport-on-Severn								
Bridge Street Basins	AKR/1	17	38	0.02	0.16	0.03	0.01	0.00
Cheapside	AKR/2	72	161	0.09	0.69	0.13	0.03	0.02
Swan Hotel/Working Mens Club	AKR/7	20	45	0.03	0.19	0.03	0.01	0.01
Queens Road shops	AKR/10	22	49	0.03	0.21	0.04	0.01	0.01
Pearl Lane	AKR/14	250	560	0.31	2.39	0.44	0.10	0.07
Yew Tree Walk	AKR/18	85	190	0.11	0.81	0.15	0.03	0.02
Carpets of Worth	AKR/20	110	246	0.14	1.05	0.19	0.04	0.03
Land west of former school site Consiton Crescent (formerly part of golf course)	LI/11	200	448	0.25	1.91	0.35	0.08	0.05
County Buildings	MI/1	40	90	0.05	0.38	0.07	0.02	0.01
Baldwin Road	MI/5	60	134	0.08	0.57	0.10	0.02	0.02
Steatite Way	MI/6	106	237	0.13	1.01	0.19	0.04	0.03
Worcester Road Car Sales (southern part)	MI/7	15	34	0.02	0.14	0.03	0.01	0.00

3 Sandy Lane Titton	MI/11	13	29	0.02	0.12	0.02	0.01	0.00
Wilden Top ADR	MI/21	37	83	0.05	0.35	0.06	0.01	0.01
Land adj. Rock Tavern Wilden Lane	MI/24	2	4	0.00	0.02	0.00	0.00	0.00
School site Coniston Crescent	MI/38	115	258	0.14	1.10	0.20	0.05	0.03
Bewdley								
Bewdley Fire Station	BR/BE/1	15	34	0.02	0.14	0.03	0.01	0.00
Stourport Road triangle	WA/BE/1	86	193	0.11	0.82	0.15	0.03	0.02
Catchem's End	WA/BE/3	75	168	0.09	0.72	0.13	0.03	0.02
Land south of Habberley Road	WA/BE/5	45	101	0.06	0.43	0.08	0.02	0.01
Rural Villages								
Lem Hill Nurseries	BR/RO/2	20	45	0.03	0.19	0.03	0.01	0.01
Alton Nurseries	BR/RO/21	4	9	0.01	0.04	0.01	0.00	0.00
Bellmans Cross Shatterford	WA/UA/1	16	36	0.02	0.15	0.03	0.01	0.00
Allotments Upper Arley	WA/UA/4	10	22	0.01	0.10	0.02	0.00	0.00
Red Lion Court Bridgnorth Road	WA/UA/6	2	4	0.00	0.02	0.00	0.00	0.00
Fold Farm Chaddesley Corbett	WFR/CC/8	6	13	0.01	0.06	0.01	0.00	0.00

6 Policy Advice and Recommendations

- 6.1 This is in relation to Part 5 of the Open Space Study. The overall recommendations remain unchanged from this addendum. This is due to the sites within the district and the implications and recommendations are unchanged since the 2017 publication. However table 5.1, opportunities at existing key sites, can be updated. Brinton Park's Heritage Lottery Fund application as of December 2017 has been successful. The park has received £217,500 funding, with an additional 25,100 from Wyre Forest District Council section 106 money⁴.

7 Summary

- 7.1 As stated in policy 20C in the Local Plan Pre-Submission, any development exceeding 10 or more dwellings should make provision for green space and outdoor community uses. For any semi natural green space in future developments this will also need to be consistent with Policy 14 in the local plan. In cases in which it will be impracticable and inappropriate to deliver all the open space typologies on site, developer contributions will be sought and secured through a legal agreement such as section 106 agreements. This will be consistent with the revised NPPF as shown in paragraph 96 in regard to good quality open space, and also the Local Plan policy 9 in promoting good health.

⁴ <http://www.wyreforestdc.gov.uk/news/2017-news/december-2017/brinton-park-project-wins-national-lottery-support.aspx>