

# Detailed Local Plan Technical Report

## Green Spaces

**May 2016**

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# 1 Introduction

## 1.1 Purpose of report

This Technical Report (TR) supports the Detailed Local Plan (DLP). It:

- a. Describes and analyses green space provision in St Albans City and District (SADC);
- b. Considers the current national and local policy framework; and
- c. Provides the evidential basis for DLP policy directions.

This report should be read in conjunction with the policies and supporting documents referenced in the text, particularly:

- a. Greenspace Strategy 2011<sup>i</sup>  
The Greenspace Strategy (GSS) was commissioned by the SADC Community Services department. The aim of the study was to identify SADC's green spaces, identifying areas of deficit, both quantitative and qualitative. This would allow SADC to identify areas in SADC where various types of green space were needed, through investment, enhancement or planning obligations. In addition the GSS was to recommend future local standards of provision. The work was undertaken by Kit Campbell Associates. It was completed in 2011.
- b. Playing Pitch Strategy 2005<sup>ii</sup>  
The Playing Pitch Strategy (PPS) was commissioned by SADC. It applied a demand-based approach to outdoor grass playing pitches in SADC, to assess surplus and deficit across sports. The work was undertaken by PMP. It was completed in 2005.
- c. Strategic Local Plan<sup>iii</sup>  
The Strategic Local Plan (SLP) was submitted to the Secretary of the State for examination on 2 August 2016. It sets the overarching planning policy for SADC 2011-2031. At the time of preparing this TR it was at Publication stage.

## 1.2 Scope

Green space is a sub-category of open space, and the terms are sometimes used interchangeably.

Open space is taken to include green space (such as parks, gardens, play areas, allotments, etc.), grey space (paved over open space, generally in urban settings), blue space (lakes and rivers) and the coast (not relevant to SADC).

Former Planning Policy Guidance 17 identified a typology of Green Spaces, which is used in the GSS. The typology used in the strategy is useful in understanding what is meant by green space. These types will be discussed in this report and are as follows:

- 1. Allotments
- 2. Amenity green space
- 3. Natural green space

4. Parks and gardens
5. Green corridors
6. Children's play areas
7. Teenage areas

Playing pitches should be added to this. These are not covered in the GSS because they are dealt with in the separate PPS.

The GSS additionally considers churchyards and cemeteries. Although these are important in terms of providing tranquil green space, it is not considered that their surplus or deficit should be considered in the context of green space.

The report does not consider educational site green spaces and related sports pitches and playing facilities. This is because:

- Across SADC schools are historically located on sites that do not fall within areas of urban structural open space of wider value to the community.
- Schools, public and private, are generally not providing overall public access to green space or joint use outdoor sports facilities. If they are this should be regarded as a supplement to green space, rather than a part of baseline provision.

It should however be noted that this approach does not necessarily apply to future planned provision, especially for East Hemel Hempstead, where it may be necessary and desirable to plan for joint use school provision within new strategic open spaces.

### 1.3 Report structure

This report is divided into seven sections. Section 1 introduces the report. Section 2 and Section 3 deal with the national policy framework and existing local policy. Section 4 presents the evidence base used. Section 5 analyses this evidence and considers existing provision deficit and suggests standards for provision. Section 0 highlights and evaluates the issues raised in relation to Green Space. Section 6 suggests the policy direction to be taken in the DLP.

## 2 National policy

### 2.1 The National Planning Policy Framework (NPPF)

The NPPF states the importance of open space and specifies that:

*Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required (paragraph 73).*

There is therefore a need for the Local Planning Authority (LPA) to base green space policy – as a subset of open space, sport and recreation – on an assessment of local provision and local needs.

The NPPF additionally 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 (paragraph 74).*

This therefore means that an LPA's default position will be not to build on existing green spaces, unless the space is considered to be surplus to the needs of the local community. The DLP will provide evidence and a policy basis identifying current value green space to be retained and any potential surplus of green space.

The NPPF finally states that:

*Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, designated, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.*

*The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:*

- *where the green space is in reasonably close proximity to the community it serves:*
- *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife: and*
- *where the green area concerned is local in character and is not an extensive tract of land (paragraphs 76-77).*

This gives a final level of protection appropriate for a certain type of green space: local, serving a community, demonstrably 'special' and non-extensive. These spaces will be identified in local plans or neighbourhood plans. This Technical Report provides evidence for the designation of Local Green Space (LGS).

The necessary outcomes of this Technical Report will therefore be:

- To identify surpluses and deficits of green space.
- To identify spaces to be designated as LGS.
- To identify and address qualitative deficits and ensure high quality in new provision.

## 2.2 Planning Practice Guidance

The NPPF is complemented by Planning Practice Guidance (PPG). The PPG to consider here is *Open space, sports and recreation facilities, public rights of way and local green space*. The most relevant parts of this are highlighted and discussed below.

### 2.2.1 Open space, sports and recreation facilities

PPG specifies that:

*Open space, which includes all open space of public value, can take many forms, from formal sports pitches to open areas within a development, linear corridors and country parks. It can provide health and recreation benefits to people living and working nearby; have an ecological value and contribute to green infrastructure.*

The guidance therefore clarifies that there are different types of open space to be considered from a planning perspective.

PPG continues:

*It is for local planning authorities to assess the need for open space and opportunities for new provision in their areas. In carrying out this work, they should have regard to the duty to cooperate where open space serves a wider area*

This reinforces the requirement to carry out an assessment of local need stated in the NPPF, and reminds of the duty to cooperate.



With regard to playing fields, PPG states:

*Local planning authorities are required to consult Sport England in certain cases where development affects the use of land as playing fields.*

*Where there is no requirement to consult, local planning authorities are advised to consult Sport England in cases where development might lead to:*

- *loss of, or loss of use for sport, of any major sports facility;*
- *proposals which lead to the loss of use for sport of a major body of water;*
- *creation of a major sports facility;*
- *creation of a site for one or more playing pitches;*
- *development which creates opportunities for sport (such as the creation of a body of water bigger than two hectares following sand and gravel extraction);*
- *artificial lighting of a major outdoor sports facility;*
- *a residential development of 300 dwellings or more.*
- *Authorities should also consider whether there are planning policy reasons to engage other consultees.*

#### 2.2.2 Local Green Space designation

With regard to LGS, and development, PPG clarifies:

*Plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making*

*Local Green Space designation will rarely be appropriate where the land has planning permission for development*

The two points here are that LGS designation must be applied with development needs in mind: there is a balance to be found between the need to set land aside for development and the need to protect certain green spaces from development. If land is already set aside for development, it is not appropriate to then designate it as LGS.

*If land is already protected by Green Belt policy, or in London, policy on Metropolitan Open Land, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.*

*One potential benefit in areas where protection from development is the norm (e.g. villages included in the Green Belt) but where there*

*could be exceptions is that the Local Green Space designation could help to identify areas that are of particular importance to the local community.*

This is particularly useful for SADC since much of the area is Green Belt. It will not be appropriate to designate green spaces which are entirely in Green Belt as LGS except, in certain cases, in the case of Green Belt settlements where development is possible in exceptional circumstances.

*New residential areas may include green areas that were planned as part of the development. Such green areas could be designated as Local Green Space if they are demonstrably special and hold particular local significance.*

This gives further guidance on the type of green space that can be designated LGS.

*The proximity of a Local Green Space to the community it serves will depend on local circumstances, including why the green area is seen as special, but it must be reasonably close. For example, if public access is a key factor, then the site would normally be within easy walking distance of the community served.*

This gives further guidance on accessibility requirements of green space that can be designated LGS. This specifies that there are no hard rules for accessibility, but that this will depend on the type of space.

*There are no hard and fast rules about how big a Local Green Space can be because places are different and a degree of judgment will inevitably be needed. However, 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 area of Green Belt by another name.*

*There is no lower size limit for a Local Green Space.*

This clarifies that there are both no maximum or minimum size limits for LGS designation, but that vast tracts of land cannot be designated LGS. This is not relevant to SADC since its extensive areas of countryside are Green Belt in any case.

*Land could be considered for designation even if there is no public access (e.g. green areas which are valued because of their wildlife, historic significance and/or beauty).*

This gives further guidance on types of green space that can be designated LGS. The point here is that although public access is often an important consideration, it is not the only one, and land that is valuable for other factors but not accessible can still be designated LGS.

*A Local Green Space does not need to be in public ownership. However, the local planning authority (in the case of local plan making) or the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space.*

This gives further guidance on types of green space that can be designated LGS.

*Management of land designated as Local Green Space will remain the responsibility of its owner. If the features that make a green area special and locally significant are to be conserved, how it will be managed in the future is likely to be an important consideration.*

This final point is not strictly a planning point but raises the issue that management of green space and green space value are linked issues. This will be picked up in paragraph 5.5.

## 2.3 Policy evolution

### 2.3.1 Planning Policy Guidance 17

Prior to the NPPF's introduction, Planning Policy Guidance (PPG) 17 applied. PPG 17 is still useful to consider since it helps in understanding the current policy approach. PPG 17 required LPAs to undertake audits of local open space and recreation facility provision. LPAs were required to assess local needs and 'quantitative or qualitative deficits or surpluses on open space'.

A PPG 17 compliant audit can therefore be used as an evidence base for NPPF-compliant planning policies. The GSS was proposed as a PPG 17 based audit.

### 2.3.2 Implications of changed policy

The changed policy is significant in requiring local areas to set local standards. Previously, national standards were applied. This meant that standards for appropriate amounts of open space were the same in different parts of the country, and the same standards would apply regardless of the environment. This is challenging given the environmental differences between different areas. Allowing LPAs to set local standards enables realistic standards, which are appropriate to the rest of the built environment, to be applied.

### 2.3.3 National standards

Various national standards are still useful and can help in guiding open space policy.

#### a. Fields in Trust (FIT) targets

FIT, formerly the National Playing Fields Association (NPFA), sets guidelines for open space provision; particularly in relation to playing fields and children's play areas.

FIT is a charity, founded in 1925, with the aim of safeguarding outside recreation space. FIT is best known for the '6 acre standard' (6 acres of open space per 1000 people), however also sets other standards and provide guidelines. Its guidelines on access to playing areas for children are particularly useful, especially with regard to accessibility. FIT standards cannot be relied on for local policy, since they are general, national standards. They can however, be used as a useful guide. The standards for play are as follows:

#### Quantity

| <b>Children's Playing Space</b>                                       | <b>Benchmark Standard<br/>(Hectares per '000)</b> |
|---|---|
| <b>Designated Playing Space, including<br/>equipped playing space</b> | 0.25  |
| <b>Informal Playing Space</b>   | 0.55  |
| <b>Total Children's Playing Space</b>                                 | 0.80  |

#### Accessibility

| <b>Type of Space</b>   | <b>Distance Criteria (metres)</b> |                                   |
|--|-----------------------------------|-----------------------------------|
|  | <b>Walking Distance</b>           | <b>Straight Line<br/>Distance</b> |
| <b>Local areas for play or<br/>'door-step' spaces – for<br/>play and informal<br/>recreation (LAPs)</b>  | 100                               | 60                                |
| <b>Local equipped, or local<br/>landscaped, areas for<br/>play – for play and<br/>informal recreation<br/>(LEAPs)</b>  | 400                               | 240                               |
| <b>Neighbourhood<br/>equipped areas for play<br/>– for play and informed<br/>recreation, and<br/>provision for children<br/>and young people<br/>(NEAPs)</b> | 1000                              | 600                               |

#### b. Accessible Natural Greenspace Standard (ANGSt)

Natural England provides guidance on accessibility standards for natural green space. Natural England is an executive non-departmental public body sponsored by the Department for Environment, Food & Rural Affairs. As with the FIT standards, ANGSt is a national standard and so its value in the current planning context is questionable.

The ANGSt standards are detailed below:

| Size of natural green space     | Accessibility |
|---------------------------------|---------------|
| 2 ha                            | 300 metres    |
| 20 ha                           | 2 km          |
| 100 ha                          | 5 km          |
| 500 ha                          | 10 km         |
| Quantity of natural green space | Population    |
| 1 ha                            | 1000 people   |

### 3 Local policy

#### 3.1 St Albans City and District Council Local Plan Review 1994

The Local Plan 1994 includes a number of policies on open space provision. The Local Plan does not comply with current national policy as it relies on NPFA standards (as opposed to these being a useful guide). The relevant policies are:

- Policy 70 Density and Layout of New Housing (xi) Amenity space around dwellings
- Policy 75 Green Space Within Settlements
- Policy 93 New Areas of Public Open Space
- Policy 95 Allotments

There are elements of these policies which are particularly useful and relevant. This is particularly the case for Policy 75 which requires consideration of potential green space deficit in the case of development of green space. It also notes the importance of green chains (now referred to as Green Corridors in GSS and the remainder of the TR) and of strategic open space.

#### 3.2 Strategic Local Plan

The following SLP policies are relevant to green space

- Policy SLP 13 – Broad Locations
- Policy SLP 26 – Natural Environment
- Policy SLP27 – Green Infrastructure

The SLP provides the strategic framework for spatial planning in SADC over the next two decades. The Detailed Local Plan (DLP) will provide the detail on SLP policies.

#### 3.3 Local policy comparison

##### 3.3.1 Purpose and method

The purpose of local policy comparison is to understand other LPAs' approaches to green space provision, to benchmark provision standards and to contextualise SADCs planning policies.

LPAs are selected using the selection methodology described in 3.3.2 below. Their policies on green space or open spaces are identified, described and compared.

##### 3.3.2 Selection methodology

Criteria for inclusion:

- Post-NPPF
- Recent adoption
- Comparable planning characteristics

- Some detail on green space

A list of local plans adopted following the introduction of the NPPF (2012) was established. A final list of plans to be considered was created by choosing LPAs covering areas with similar characteristics to SADC in terms of settlement size spread across the district: a mixed area of countryside, larger settlements (large towns and small cities) and smaller settlements. All three LPAs used to compare have published their local plan recently. They are similar to SADC in their mix of settlement size and type, and their areas of open countryside (although their main settlements are smaller in population than St Albans).

The final local plans and green space strategies (or equivalent) identified for comparison are:

- Brentwood
- Cherwell
- Chichester
- Lichfield
- Maidstone
- Stevenage
- Hertsmere

It would have been preferable to use an example from the Metropolitan Green Belt (MGB). However, given the complexities of plan making in the Green Belt, many MGB LPAs have not progressed local plans recently.

However, Dacorum Borough Council and Guildford Borough Council were both considered.

Dacorum Borough Council is partly Green Belt and neighbours SADC. However, their green space policies have not yet reached a sufficiently detailed stage as to be useful. The Core Strategy references the Green Infrastructure Strategy, which to date has not been published.

Guildford Borough Council is a useful LPA to use as a comparison to SADC in terms of geography and demographics, and is currently in the process of producing a new local plan. However, the plan is not currently published. In terms of the evidence base, work on green space includes a PPG-17 audit from 2006 which may form the basis of green space policies. This includes comment on new green space to be provided in new residential developments which specifies that contributions towards amenity green space, children's play areas and playing fields will be required. However, specific standards are not given.

### 3.3.3 Green Space policy and standards benchmarking

## **Brentwood (no standards available)**

### *Policies*

Draft Local Plan 2013-2033 (2016)<sup>xiii</sup>; Green Infrastructure Strategy 2015<sup>xiv</sup>; and Brentwood Open Space Strategy<sup>xv</sup>.

### Draft Local Plan 2013-2033 (2016) Policy 10.9 Open Space, Community, Sport and Recreational Facilities

This policy outlines that within the Borough's urban areas, permission will not be granted for development of land allocated on the Proposals Map as protected Open Space or Local Green Space unless it can be demonstrated:

- a. that alternative and improved provision can be created in a location well related to the functional requirements of the relocated use and existing and future users;
- b. the proposal would relate to the enhancement of the open space, contributing to both the character and amenity of the area; or
- c. the provision of new open space creates no additional displacement within the Green Belt.

Only in cases where developments will provide alternative facilities of equal or better quality and convenience will the loss of open space be permitted.

Open Space standards set out within Brentwood's Local Plan are fairly brief, with only quantity standards accounted for in three categories including Outdoor Sport, Children's Playing Space and Allotments and Community Gardens. Accessibility standards are unaccounted for within the Local Plan which suggests there is substantial lack of detail compared to the Open Space standards outlined in St. Albans Draft Technical Report on Green Space.

### Green Infrastructure Strategy 2015

This document highlights sports facilities as areas which aren't usually protected by any planning or biodiversity designations and therefore could be suitable for protection through Local Green Space Designation in order to eliminate vulnerability to imposing development.

Brentwood additionally aims to designate Local Green Spaces where appropriate to protect the wildlife value of green spaces valued by the community.

### Brentwood Open Space Strategy

Although there is no set provision of sites which would be allocated as LGS, this document includes the number of different types of open spaces that are



considered high quality, accessible and well-used, based on site assessment scoring.

- Natural Open Spaces- 3 out of a total of 76 sites
- Amenity Green Spaces- 2 out of 131
- Parks and Gardens- Generally all highly regarded, totalling 11 parks and 4 country parks.
- Children and Young People- 7 out of 28 sites
- Outdoor Sports Facilities- The council only own Brentwood golf course but all sites scored an average of 73% for quality.
- Allotments and Community Gardens- There is a total of 15 sites in the Borough- No set standards were given, although it was stated that the provision of 0.176 ha per 1000 population was above the national recommendation of 0.125 ha per 1000 population.

Although this information does not provide an exact provision, if the provision of LGS is based on high quality, accessibility and usage based on site assessment scoring, it gives an indication of a fairly low level of LGS designation.

#### *Current quantity provision*

| Type                                    | Current quantity provision   |
|---|------------------------------|
| <b>Parks and Gardens</b>                | 7.62 ha per 1000 population  |
| <b>Amenity Green Space</b>              | 0.45 ha per 1000 population  |
| <b>Natural open spaces</b>              | 5.62 ha per 1000 population  |
| <b>Children and young people</b>        | 0.08 ha per 1000 population  |
| <b>Allotments and community gardens</b> | 0.176 ha per 1000 population |
| <b>Outdoor sports facilities</b>        | 11.69 ha per 1000 population |

### **Cherwell**

#### *Policies*

Cherwell's green space policies can be found in the following document:

- Cherwell Local Plan (adopted 20 July 2015) <sup>iv</sup>

Cherwell's policies with regard to green space are to protect certain sites, and to address deficit by enhancing and improving access to existing spaces.

They also aim to create new spaces and to receive contributions towards this from new developments.

### *Standards*

As well as the standards detailed below, Cherwell sets the minimum provision in terms of quantity and a threshold for on-site provision.

| Type  | Quantity standard                         | Accessibility standard  |
|---|---|---|
| <b>General green space (parks and gardens/natural and semi-natural/</b>                                     | 2.4 ha per 1000 urban dwellers            | 5 minute walk (amenity) / 400 m   |
|   | 2.7 ha per 1000 rural/urban edge dwellers | 15 minute walk (other) / 1200 m   |
| <b>Play space (provision for younger and older children</b>   | 0.78 ha per 1000 people                   | 5 minute walk (400 m) except for NEAPs 15 minutes walks (1200 m)  |
| <b>Outdoor sports provision (including tennis courts, bowling greens, golf courses and playing pitches)</b> | 1.13 ha per 1000 people                   | Football, rugby, cricket: 10 minute walk (800 m) in urban areas, 10 minute travel time (8 km) in rural areas<br>Tennis courts: 15 minute walk (1200 m) in urban areas, 15 minute travel time (12 km) in rural areas<br>Bowling greens, golf courses: 15 minute travel time (12 km)<br>Hockey: 20 minute travel time |
| <b>Allotments</b>   | 0.37 ha per 1000 people                   | 10 minute walk (800 m)  |

## **Chichester**

### *Policies*

Chichester's green space policies can be found in the following documents:

- Chichester Local Plan: Key Policies 2014-2029 (adopted 14 July 2015) <sup>v</sup>
- Open Space, Sport & Recreation Facilities Study 2013 – 2029 <sup>vi</sup>

Chichester's green space policies are to retain, enhance and increase the quantity and quality of open space and to improve access to them.

Development involving the loss of open space is only granted if an alternative open space is provided or if there is a surplus of open space, and new developments must contribute towards providing new or improving existing facilities.

## Standards

Local standards are set, to be applied in the case of new developments. Quantity and accessibility standards are provided. Chichester distinguishes between standards for the main developed areas and new housing development areas on the one hand, and parishes on the other. The standards are as follows:

| Type                                 | Quantity standard (ha per 1000) |          | Accessibility standard   |
|--------------------------------------|---------------------------------|----------|--|
|                                      | Main areas                      | Parishes |  |
| Allotments                           | 0.40 ha                         | 0.50     | 480 metres or 10 minute walk   |
| Amenity open space                   | 0.50                            | 0.50     | 480 metres or 10 minute walk   |
| Natural and semi-natural green space | 1.00                            | 1.00     | 960 metres or 20 minute walk<br>Analysis will also include ANGSt                                       |
| Parks, Sport and Recreation grounds  | 1.60                            | 1.60     | 600 metres or 12-13 minute walk  |
| Play Space                           | 0.15                            | 0.15     | • Childs space:<br>480 metres or 10 minute walk<br>• Teenage space:<br>600 metres or 12-13 minute walk |
| Total                                | 3.65                            | 3.55     |  |

## Hertsmere (no standards available)

### Policies

Relevant documents: Local Plan, Development Plan Document- Core Strategy 2013<sup>xvi</sup>; Green Spaces and Amenity Land Report 2012 and Hertsmere Site Allocation<sup>xvii</sup>; Development Management Policies Plan 2015<sup>xviii</sup>; and Examination of the Hertsmere Site Allocations and Development Management Policies Plan, 2015<sup>xix</sup>

### Local Plan, Development Plan Document- Core Strategy 2013

Relevant Policy: Policy CS15 Promoting recreational access to open spaces and the countryside.

This Policy outlines how the council will work with its partners and relevant agencies to safeguard, enhance and facilitate access to parks, open spaces, rural visitor attractions and to the wider local countryside.

Policy CS19- Key community facilities. This Policy states that the loss, reduction or displacement of facilities and sites will not be permitted unless it

can be demonstrated that they are surplus to the needs of the local community or are no longer fit for purpose. This includes many forms of Local Green Space and Open Space.

#### Green Spaces and Amenity Land Report 2012

Relevant Policy: Proposed Policy- Local Green Space (P 23)

Every existing urban open land site was reviewed for future designation or re-allocation, available suggested sites for new local green space designation and policy recommendations for the forthcoming site allocations and development management policies.

93 sites are designated as 'urban open land' in Hertsmere, partially due to the quality assessment of each site. This assessment is made up of value factors and a score system relating to the level the site contributes to each factor.

It is stated that sites have only been considered for local green space allocation if they have a score of 11 or more, indicating their level of social, amenity or environmental benefits- weighting of the scoring system is noted within the original report (P 11/12). Additionally, designations have been reviewed on a town by town basis rather than for the entire borough as they all hold different characteristics and needs.

#### Hertsmere Site Allocation and Development Management Policies Plan, 2015

Relevant Policy: Policy SADM36 - Local Green Space and Policy SADM38 - New and Improved Public Open Spaces.

Policy SADM36 outlines that "Development proposals, which would result in the loss of a Local Green Space defined on the Policies Map or would have a negative impact on the features which make it locally significant, will not be permitted unless exceptional circumstances can be demonstrated" (P 61).

Policy SADM38 states that "Developments in excess of 50 residential units or 2,500 sq.m gross external floorspace, or where a specific need has been identified by the Council, are required to provide public open space on site" (P 62). The Policy then presents new open space standards and design elements required.

#### Examination of the Hertsmere Site Allocations and Development Management Policies Plan, 2015

Inspectors note in respect of Policy SADM36 Local Green Space where "basic concerns remain" including:

- Methodology for assessment based too strongly on the PPG17 Companion Guide.

- Majority of the small LGS are not 'extensive' and therefore the third bullet point in paragraph 77 of the NPPF is not satisfied.
- No clear justification given for the choice of a threshold of 11 points for inclusion of a site as a Local Green Space- is 20 or 30 more appropriate?
- The wording of 'exceptional circumstances' in policy could cause difficulty during implementation. Therefore 'very special circumstances' would be more fitting.

## **Lichfield**

### *Policies*

Lichfield's green space policies can be found in the following document:

- Lichfield Local Plan 2008-2029 (adopted 17 February 2005) <sup>vii</sup>

Lichfield's open space policies are considered from a development management perspective. The general policy is to improve the quantity, quality and accessibility of open spaces, and in particular to address deficit.

### *Standards*

| Type   | Quantity standard                       | Accessibility standard   |
|--|---|--|
| <b>Play</b>  | n/a                                     | 480 metres / 10 minute walk  |
| <b>Amenity Green Space including parks and gardens</b> | 1.43 ha per 1000 people                 | 480 metres / 10 minute walk  |
| <b>Natural / semi-natural green space</b>              | Statutory nature reserve: 1 ha per 1000 | 2 ha site – 480 m/10 minute walk<br>20 ha site – 2 km<br>100 ha site – 5 km<br>500 ha site – 10 km |
| <b>Allotments</b>                                      | 1 plot (150 sq m) per 32 households     | n/a  |

## **Maidstone**

### *Policies*

Maidstone's Green Spaces policies can be found in the following documents

Maidstone Borough Local Plan Publication February 2016 Consultation Draft  
<sup>xi</sup>; Green and Blue Infrastructure Strategy 2013<sup>xii</sup>

Maidstone's green space policies revolve around meeting the set standards described in these policies. There is much emphasis on new developments and particularly how they meet their open space requirements, which were allocated in association with the housing development.

Maidstone states in their February 2016 consultation draft that "proposals for new development which would result in the net loss of open space or sport and recreation facilities will not be permitted unless there is a proven overriding need for the development. In addition, there are set criteria which the development has to meet before it is permitted".

Maidstone has adopted Natural England's recommended ANGSt. This recommends that people live within 300m of a 2ha natural green space, 2km of a 20ha natural green space and 5km of a 100ha natural green space.

#### *Standards*

| Type   | Quantity standard  | Accessibility standard   |
|--|--|--|
| <b>Provision for children and young people</b> | 0.25 ha/1000 population. Minimum size of facility 0.25 ha                      | 600m   |
| <b>Amenity Green Space</b>                     | 0.7 ha/1000 population. Minimum size of facility 0.1 ha                        | 400m   |
| <b>Natural / semi-natural green space</b>      | 6.5 ha/1000 population. Minimum size of facility 0.2 ha                        | 300m (2 ha site)<br>2km (20 ha site)<br>5km (100 ha site)<br>10 km (500 ha site) |
| <b>Allotments and community gardens</b>        | 0.2 ha/1000 population. Minimum size of facility 0.66 ha.                      | 1000m  |
| <b>Publically accessible outdoor sports</b>    | 1.6 ha/1000 population. Minimum size of facility is outlined by Sport England. | 1000m  |

### **Stevenage**

#### *Policies*

Local Plan 2011-2031- Publication Draft Jan 2016<sup>xxi</sup>; Green Space Strategy for Stevenage 2010-2020<sup>xxii</sup>

#### Local Plan 2011-2031- Publication Draft Jan 2016

Policy NH1: Principal Open Spaces, Policy NH6: General protection for open space and Policy NH7: Open space standards.

Policy NH1: Principal Open Spaces including principal parks, principal amenity green spaces and principal woodlands. The Policy outlines protection of the identified principal open spaces against loss or adverse impact.

The Policies set out in the Local Plan 2011-2031 are similar in detail and direction to those within this TR.

#### Green Space Strategy for Stevenage 2010-2020

Stevenage assessed the provision of 532 open space sites against three criteria: Accessibility, Quantity and Quality. This is a very similar strategy used by other local planning authorities including St. Albans.

Stevenage outlines a series of strategic objectives for the present day and future, alongside action plans to suit across a range of categories. These categories include:

- Maintenance and management
- Community Safety
- Community Involvement
- Wildlife conservation
- Provision for children and young people
- Outdoor sports provision
- Allotments
- Cemeteries
- Green Corridors
- Water
- Promotion
- Health and Safety

#### *Standards*

| Type                     | Quantity standard           | Accessibility standard   |
|--------------------------|-----------------------------|--|
| <b>Parks and Gardens</b> | 0.73 ha per 1000 population | 15 minute drive (6km) to Fairlands Valley Park as a strategic town wide open space resource.<br>10 minute walk (0.8km) for all remaining parks and gardens |

|   |   |   |
|---|---|---|
| <b>Amenity Green Space</b>                | 1.1 ha per 1000 population  | 5 minute walk (0.4 km)  |
| <b>Natural / semi-natural green space</b> | 1.78 ha per 1000 population   | 5 minute walk (0.8 km)  |
| <b>Children and young people</b>          | 0.8 play areas per 1000 population (64 play areas)  | 5 minute walk (0.4 km to play area)   |
| <b>Allotments and community gardens</b>   | 0.25 ha per 1000 population   | 15 minute walk (1.2 km)   |
| <b>Outdoor sports facilities</b>          | 2.2 hectares per 1000 population (excluding the golf course).<br>Quantity Standard for land within Outdoor Sports Facility Open Space set<br><br>aside specifically for Playing Pitches.<br><br>1.45 hectares per 1000 population | 10 minute drive for Bowling, Hockey, Cricket, Football and Rugby<br>10 minute walk (0.8km) for Multi Use Games Areas and Tennis |

### Summary of findings

The most suitable LPAs to support the approach of St. Albans City and District to Local Green Space (LGS) includes Brentwood, Cherwell, Chichester, Lichfield, Maidstone and Stevenage.

All of these LPAs hold similar levels of detail for Local Green Space standards and the Quantity, Accessibility and Quality standards reflect similarly to those held by St. Albans City and District.

Additionally, the relevant policies on LGS in each LPA listed holds similar content to St. Albans LGS policies including strong protection against development in areas designated as LGS unless under certain circumstances and standards for new provisions of LGS.

There are a few sections amongst the documents referring to LGS from the LPAs stated above which have been expanded upon within this report, and the summary below will state the main elements which need consideration:

- The criteria and guidelines set out in policy for Maidstone and Hertsmere which provide a sustainable and strong future for new LGS, could be useful for policy or a supplementary document for the St. Albans Detailed Local Plan.
- Maidstone's use of ANGSt for the accessibility standards for natural/ semi-natural areas of open space.



- Hertsmere's quality assessment scoring system including the proportion which scored above 11 and therefore qualified for designation as a LGS.
- The concerns raised by the Inspector during Hertsmere's examination surrounding policy SADM36- Local Green Space.
- Criticism of management and maintenance in Luton during the consultation response in the Green Space Strategy Review might be something for SADC to investigate.

## 4 Evidence

### 4.1 Greenspace Strategy 2011

The Greenspace Strategy (GSS) is a PPG-17 compliant study of the District's green space provision. It provides a qualitative and quantitative audit of all green space in the District.

#### a. Audit

The study identifies the District's green space into the following categories, and provides policy recommendations for each category. These are:

- Allotments
- Amenity Green space
- Natural Green space
- Parks and Gardens
- Green Corridors
- Children's Play
- Teenagers

The division of green space by type is useful in terms of better understanding an individual space's value to its local community. However, there are spaces which do not fit neatly into one category, and instances of overlap.

The study provides policy and recommends local standards for each category.

#### b. Quality and value of green space

Each green space is scored on both its 'quality' and 'value'. Quality refers to the range and the condition of the space, while its 'value' is to people and to biodiversity and is not a monetary assessment. Broadly, quality can be improved by repair and maintenance and by investment in the space. Value is more closely linked to a site's location and to other external factors such as infrastructure. Improved access and greater biodiversity could improve this score. Value can be thought of as intrinsic to a space.

Different categories of green space are assessed against different criteria. An amenity green space's heritage is considered, whereas an allotment's is not. Criteria are from best practice examples such as the Green Flag standard.

A summary audit score is assigned to each green space. This score is calculated by multiplying the quality score and the value score.

#### c. Areas

The study divides the district into 6 areas:

- Harpenden, Redbourn and surrounds

- Wheathampstead
- Sandridge
- The Central Area
- Colney Heath and London Colney
- Park Street and St Stephen

The level of provision of green space is assessed per area. This allows a quantitative assessment and analysis of deficit for each type of green space per area.

For the purposes of this report, this division of SADC settlement will be more useful than the divisions used in the GSS. However, in the case of the settlements in the Park Street and St Stephen area, these are too small to be considered individually and so the area is considered as a whole. Additionally, the approach in the GSS was to consider Sandridge and Colney Heath in terms of their parish boundaries, not settlement boundaries. This needs to be replicated here since the GSS is the main evidence base for quantity and accessibility. Consequently, the approach in the Technical Report is to divide the district as follows:

- Harpenden (Harpenden Town boundaries)
- Redbourn (Redbourn Parish boundaries)
- Wheathampstead (Wheathampstead Parish boundaries)
- Sandridge (Sandridge Parish boundaries – note this includes large parts of the eastern St Albans urban area)
- St Albans (unparished area)
- Colney Heath (Colney Heath Parish boundaries – note this includes part of eastern St Albans area)
- London Colney (London Colney Parish boundaries)
- Park Street and St Stephen (St Stephen Parish Boundaries)

## Map of parish boundaries



Map of Parish Boundaries



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d. Quantity and accessibility

The quantity of each type of green space per area is calculated. The GSS goes further than merely providing quantity. It comments, assesses and visually represents accessibility of green space. This is done by applying the accessibility standard to each green space to assess which areas are accessible to it, and therefore to understand which areas are out of the accessibility threshold. See Image 1 below for an illustration.

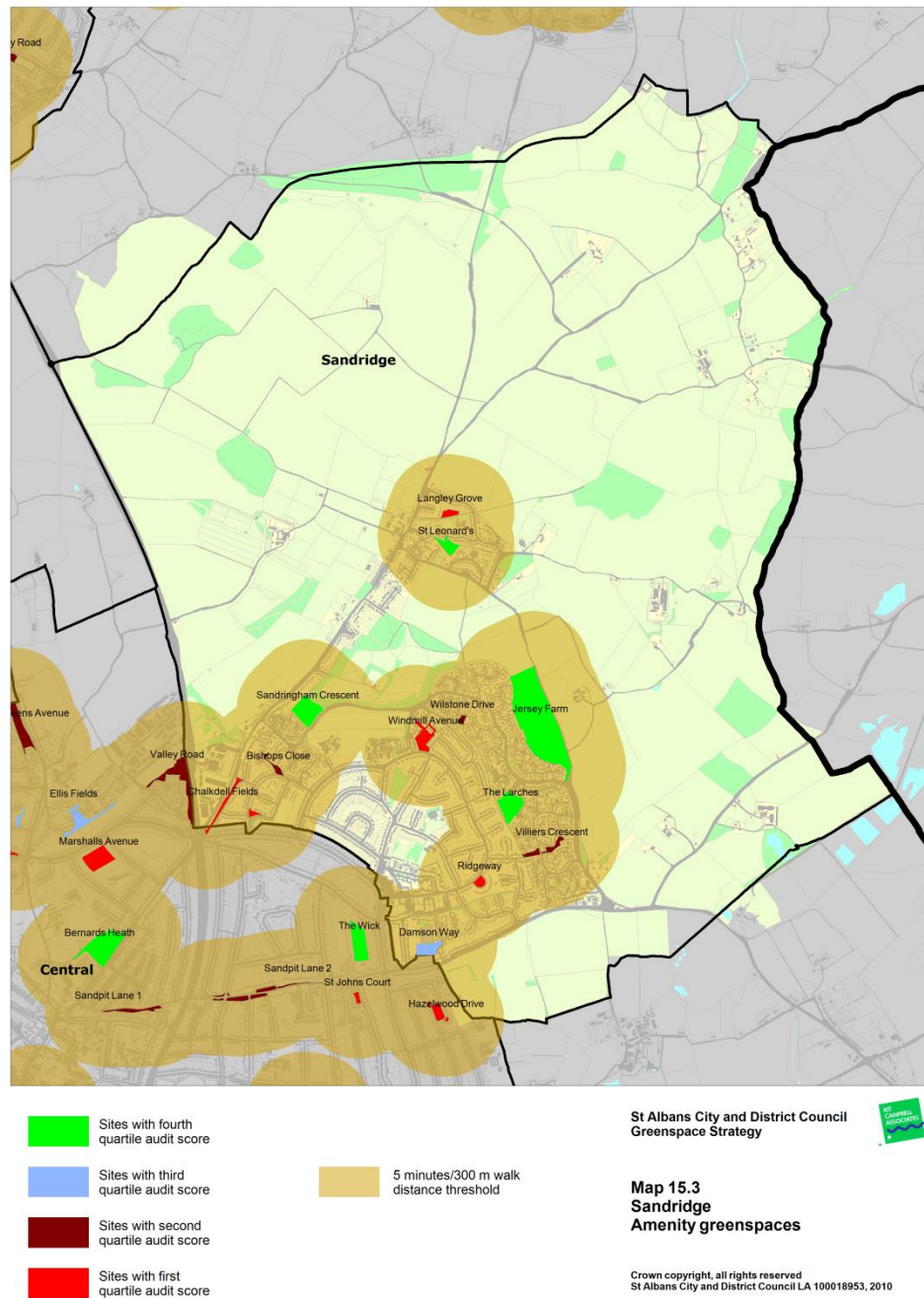


Image 1

e. Local standards

The GSS was commissioned by SADC's Green Spaces team, which sits within the Community Services Department. It is a PPG-17 compliant audit. However, some aspects of the study are more useful for green space management or for an internal SADC approach to green space, rather than as the basis for overall planning policy. Nonetheless, they may have some value as the basis for planning conditions, obligation recommendations and formulation of planning policy.

Broadly therefore, the GSS's value is as a comprehensive evidence base. It gives accurate indices as to provision, potential local standards, quantitative surpluses and deficit and a qualitative audit which is of value in the case of a surplus of space. It also recommends useful standards on accessibility and quantity, broken down by green space typology.

With regard to quality scores, these are useful in terms of LGS designation. Broadly, the approach in this TR is that spaces which are considered both high quality and high value have been recommended to be designated LGS. Some spaces which are high value and low quality have also been recommended to be designated LGS. However, this is not applied uniformly across all types of green space, and is considered and in some cases adjusted on a case by case basis. Given the shortage of green space across St Albans, all parks and gardens in the city have been recommended LGS regardless of their quality and value scores. This has led to two green spaces with a low quality and low value score being recommended as LGS: the Municipal Gardens and Victoria Playing Field. Since the work on the original document (GSS) was concluded, green spaces that scored low might have improved through community action and fundraising. This is particularly relevant in the case of Victoria Playing Field.

#### 4.2 Playing Pitch Strategy 2005

PPS considers the provision of playing pitches for football, rugby, cricket and hockey, including junior versions of these sports. PPS considers provision in SADC using a detailed sport by sport supply and demand predictive approach. Supply is the number of pitches available per sport and category (junior or senior), demand is the number of pitches required by providers and organisers of these sports. By considering supply and demand in relation to future population levels and age/sex breakdown, it is possible to assess whether there is a surplus or deficit of pitches.

By basing pitch provision standards on local demand, rather than on national standards, PPS's approach allows the study to be used as a basis for an NPPF compliant study.



Like GSS, PPS subdivides SACD into geographical areas. These are:

- Redbourn and surrounds
- West Harpenden and surrounds
- East Harpenden and Wheathampstead
- Sandridge
- Central
- Colney Heath
- London Colney
- Park Street and St Stephen

The main difference in approach from GSS is that that Harpenden is divided into East and West, and Wheathampstead is included in East Harpenden. This will need to be considered when overall green space provision in both Harpenden and Wheathampstead is addressed.

## 5 Analysis

### 5.1 Approach

Using the typology of the GSS, each category of green space is analysed.

Each type is defined. An accessibility standard and quantity standard is set, guided by the GSS's recommendations. The strategy's recommendations with regard to both accessibility and quantity are based upon resident surveys. The former is calculated by assessing how far residents are willing to travel to various types of green space, the latter by whether residents consider the space they have sufficient, surplus or insufficient. An analysis of each type of green space per individual area is conducted, with quantity provision and accessibility provision considered. Finally, an LGS designation will be recommended for certain green spaces.

### 5.2 Analysis by typology

#### **5.2.1 Allotments**

i. Definition and context

In addition to the evidence and analysis of the GSS, the Council has an Allotment Strategy 2014-2019<sup>viii</sup> to provide guidance on standards and policy direction.

The Allotment Strategy, primarily guidance on the management of allotments, does provide useful information on the number of plots and their waiting lists. At the Strategy's time of writing the number of people on the waiting list was at 251 people; currently it is at 145. National trends on allotment usage suggest that demographically this is broadening across ages and genders. Notably, allotments are particularly important to those without private gardens: a rise in the number of people living in flats could lead to a growing demand for allotments.

The allotment strategy notes that the National Society of Allotment and Leisure Gardeners sets national provision levels at 1 plot per 50 households, which equates to 20 allotments per 2200 people. St Albans City and District's current provision is higher than this. However, given the waiting list numbers current provision should not be considered too high.

The GSS sets the accessibility standard for allotments at 600 metres, based on the distance residents indicated they were willing to travel to access an allotment.

The quantity standard set is 4.5 square metres per person generally; however this rises to 6 square metres per person in Colney Heath; 5.5



square metres per person in Harpenden and 12.2 square metres per person in Wheathampstead. These standards are calculated based on the number of plots per area, the varying plot size per area and the number of people on waiting lists per area. The differences in quantity standards across the District are therefore a result of, firstly, varying plot size (434 square metres in London Colney; 169 in Sandridge) and secondly, varying levels of demand. In the context of the creation of new green space in developments in broad locations, a general quantity standard is necessary. It is sensible to set the standard at the lower end given that the average plot size has reduced over the years. A local standard of 4.5 square metres per person should therefore be taken.

With regard to the quality of allotments, this is a matter that is largely dependent upon their individual tenants.

However, it should be noted that all allotments received a score of 100% for their biodiversity. All other green space types are assessed for their ecological value. There is no category where all spaces receive 100% for their ecological value, although in the case of Green Corridors all spaces but one receives 100%.

It is suggested not to recommend any allotments for LGS designation. This is because they are already protected through the Allotments Act<sup>ix</sup>. Additionally, although allotments do serve the community and contribute to the natural environment, they are not accessible to the public in the traditional sense.

ii. Local standards

a. Quantity Standards

The quantity standard is 4.5 square metres per person.

b. Accessibility standard

The accessibility standard is 600 metres.

iii. Audit by area

a. Harpenden

• Quantity

Harpenden has 14 allotment sites which provide 600 plots. In terms of area, there are 13 ha of allotments in Harpenden. Using the Harpenden provision standard of 5.5 square metres per person leads to a need for 15.8 ha, so there is a slight deficit. Harpenden has a waiting list for its allotments.

• Accessibility

68% of properties are within the accessibility threshold for allotments. The majority of sites (all but one) are to the east of the railway line. There are large areas outside the accessibility

threshold to the west of Harpenden Common, in the central part of Harpenden and to the very North West. The lack of provision to the west of Harpenden may be more problematic in the case of major new housing development in the North West Harpenden Broad Location, where new allotments may be required.

b. Redbourn

- Quantity

Redbourn has 3 allotment sites which provide 82 plots. In terms of area, there are 1.5 ha of allotments in Redbourn, a deficit of 1 ha using the quantity standard of 4.5 square metres. Some plots are untenanted due to their poor condition. There is a small waiting list for Redbourn allotments.

- Accessibility

Much of the area lies within the accessibility threshold for allotments.

Other issues

Redbourn does not have a deficit of allotments in terms of either quantity or accessibility. However, all sites are low quality. It is therefore recommended that should any development on allotment sites in Redbourn occur, alternative allotment provision be provided of higher quality and value than is currently the case.

c. Wheathampstead

- Quantity

Wheathampstead has 4 allotment sites which provide 194 plots. In terms of area, there are 5.9 ha of allotments in Wheathampstead. Using the Wheathampstead provision standard of 12.2 square metres per person leads to a need for 7.4 ha, so there is a slight deficit. However, this is using the considerably higher quantity standard. A sensible approach to this might be to divide allotments into smaller plots when they become available, rather than creating new allotment sites, thus lowering the area quantity standard.

- Accessibility

60% of properties are within the accessibility threshold for allotments in Wheathampstead, particularly towards to the west of the village.

d. St Albans

- Quantity

St Albans has 11 allotment sites, with one exception being Burydell in Park Street. This is a long standing historical agreement with the land owner, Gorambury Estate. These sites provide 774 plots. The area is 10 ha short to meet the quantity standard. Additionally, there is a sizeable waiting list (making up the vast majority of SADC's overall waiting list).

- Accessibility  
67% of properties lie within the accessibility threshold. Several areas are not served, in particular the area to the east of the railway line, north of Clarence Park, the north and south western edges of the city and a small patch due south.

e. Sandridge

- Quantity  
There is one allotment site in Sandridge which provides 15 plots. The total area is 0.25 ha. This leads to an overall deficit of 5 ha.
- Accessibility  
Only 10% of Sandridge is within the accessibility threshold for an allotment site. None of the part of Sandridge Parish Council which directly borders St Albans is within the accessibility threshold.

f. Colney Heath

- Quantity  
Colney Heath is served by one allotment site at Gloucester Park which provides 15 plots. The total allotment area is 0.4 ha, leading to a deficit of 1.5 ha.
- Accessibility  
Highfield Park allotment site, which is a privately run site, serves the part of Colney Heath which borders the edge of St Albans, not the village. 52% of properties in the area are within the accessibility threshold.

g. London Colney

- Quantity  
There are two allotment sites at London Colney, providing 65 plots. These provide 2.3 ha of allotment space, a deficit of 1.5 ha.
- Accessibility  
The two sites are positioned such that the majority of London Colney lies within the accessibility threshold for allotments.

- h. Park Street and St Stephen
  - Quantity  
There are four allotment sites in the area providing 107 plots. There are 2.7 ha of allotments, with the local quantity standard requiring 5.5 ha.
  - Accessibility  
44% of properties are within the accessibility threshold. Bricket Wood and How Wood are the main areas outside this threshold.
- iv. Policy conclusions
  - a. Standards recommended  
As discussed above the standards recommended to be applied in the case of new development are as follows:
    - Quantity standard: 4.5 square metres per person.
    - Accessibility standard: 600 metres.
 The creation of any new allotments should attempt to provide a sufficient quantity of allotments and be positioned in such a way as to enable as many people as possible to fall within the accessibility standard.
  - b. Quantity  
There is a deficit in allotment quantity. Overall there is 41.5 ha, which amounts to 3.2 square meters per person, well below the quantity standard of 4.5 square metres. There is therefore a District-wide need for more allotment sites.
  - c. Accessibility  
60% of properties are within the accessibility threshold of an allotment site. The main areas in which residents are not able to access an allotment easily are the north-west of St Albans and the area which straddles the Sandridge Parish boundary (Marshalswick), the north of St Albans, the centre and south of Harpenden, Colney Heath, Bricket Wood and How Wood. Any new allotment provision should attempt to address the shortage of provision in these areas. Additionally, any major new housing development in broad locations will also need to be provided for.

## **5.2.2 Amenity green space**

### **v. Definition and context**

Amenity green space is defined in the GSS as ‘including informal recreation spaces, green spaces in and around housing, domestic gardens and village greens’. It is a category which at times overlaps with others, for example Commons can be classified as either amenity green space or natural green space (and they are considered partly in both categories in the GSS). Amenity green space is particularly important to this study since this will need to be provided in major new housing developments in broad locations, and guidance as to the appropriate minimum quantity and accessibility is necessary.

### **vi. Local standards**

#### **a. Quantity Standards**

The quantity standard is set at 15 square metres per person. This is calculated from the results of the resident survey. The GSS notes that ‘local views are inconclusive’, and so uses the Central area’s survey results since this is the most densely populated area in the District. There are two points to note with regard to this:

- Firstly, this approach means that the more densely populated an area the more amenity green space is necessary.
- Secondly, amenity green space by its nature is less necessary where other green space is available and accessible. Amenity green space could be considered ‘default’ green space – it is the simplest type of green space. Housing which is very close to a park, or accessible countryside, will have little need for amenity green space. Housing which is a longer distance from other types of green space will need this green space. In making policy recommendations on amenity green space it is essential to consider other local, accessible green space. This will be discussed below in 0 in the context of multi-functional green space on an area basis.

#### **b. Accessibility standard**

The GSS sets the local accessibility standard at 300 metres. This is calculated based on the amount of time residents are willing to travel to their nearest amenity green space, and the appropriate means of transport, in this case, by foot.

### **vii. Audit by area**

#### **a. Harpenden**

##### **• Quantity**

Harpenden has 32.5 ha of amenity green space, a deficit of 10.1 ha.

- Accessibility  
Several parts of Harpenden fall outside the accessibility threshold for amenity green space, notably the south of Harpenden, much of the central part of the town to the west of the railway line, and the area to the east of the railway station.
  - LGS  
The following amenity green spaces in Harpenden are classified as high quality and high value and are not located in Green Belt and it is therefore recommended to designate them as LGS:
    - Parva Close
    - Westfield Road
    - Porters Hill 2
    - Alzey Gardens
    - Church Green
    - Green Way Spinny<sup>x</sup>
- b. Redbourn
- Quantity  
Redbourn has 5.4 ha of amenity green space, a deficit of 2.8 ha.
  - Accessibility  
The majority of Redbourn is within the accessibility threshold for amenity green space.
  - LGS  
The following amenity green space in Redbourn is classified as high quality and high value and it is therefore recommended to designate it as LGS:
    - Redbourn Common
- c. Wheathampstead
- Quantity  
Wheathampstead has 4.9 ha of amenity green space, a deficit of 4.2 ha.
  - Accessibility  
The majority of Wheathampstead is within the accessibility threshold for amenity green space.
  - LGS  
The following amenity green space in Wheathampstead is classified as high quality and high value and is not located in

Green Belt and it is therefore recommended to designate it as LGS:

- Cannons Field

d. St Albans

- Quantity  
St Albans has 67.1 ha of amenity green space, a deficit of 10.5 ha.
- Accessibility  
78% of properties in the central area are within the distance threshold of an amenity green space. The main areas not served by an amenity green space are areas to the west of the railway line, near the train station, the area to the east of the railway line south of Clarence Park, and a patch to the east of St Albans hospital.
- LGS  
The following amenity green spaces in St Albans are classified as high quality and high value and are not located in Green Belt and it is therefore recommended to designate them as LGS:
  - Longacres
  - Burnside
  - Cunningham
  - Foxcroft
  - Richard Stagg
  - Bernards Heath
  - Ellis Fields
  - De Tany Court
  - Holyrood Crescent 2
  - Pocket Park
  - New England Street (The Brickie)
  - St Stephens Avenue
  - St Stephens Hill
  - Camp

Given the shortage of amenity green space and multi-functional green space (see below) in St Albans, it is recommended to extend LGS to all sites classified as high value:

- Downedge
- Everlasting Lane
- Oysterfields
- Fleetville

- The Wick
- Berners Drive

e. Sandridge

- Quantity  
Sandridge has 15 ha of amenity green space, a deficit of 1.8 ha.
- Accessibility  
Much of Sandridge is within the accessibility threshold for amenity green space. Part of the areas to the north of Marshalswick Lane lies outside the threshold.
- LGS  
The following amenity green space in Sandridge is classified as high quality and high value and is not located in Green Belt and it is therefore recommended to designate it as LGS:
  - The Larches

f. Colney Heath

- Quantity  
Colney Heath has 2.2 ha of amenity green space, a deficit of 6.1 ha.
- Accessibility  
Most of the area is outside the amenity green space accessibility threshold, including the entire village.
- LGS  
There are no amenity green spaces in Colney Heath which are classified as high quality and high value and are not located in Green Belt. There are however several high quality high value amenity green spaces in Colney Heath including Puddingstone Drive and Tyttenhanger Green.

g. London Colney

- Quantity  
London Colney has 27.8 ha of amenity green space, a surplus of 15.4 ha.
- Accessibility  
82% of properties are within the accessibility threshold for amenity green space. However, most spaces score badly on value and quality.



- LGS  
The following amenity green spaces in London Colney are classified as high quality and high value and are not located in Green Belt and it is therefore recommended to designate them as LGS:
    - London Colney Recreation Centre
    - Walsingham Way
- h. Park Street and St Stephen
- Quantity  
Park Street and St Stephen have 8.6 ha of amenity green space, a deficit of 9.6 ha.
  - Accessibility  
49% of properties are within the accessibility threshold for amenity green space. The main areas outside the threshold are Bricket Wood and Frogmore.
  - LGS  
There are no amenity green spaces in Park Street and St Stephen which are classified as high quality and high value and are not located in Green Belt. There are however several high quality high value amenity green spaces in Park Street and St Stephen including Park Street, Cherry Hill and North Close Recreation Ground, which are all located on the edge of the Green Belt.
- viii. Policy conclusions
- a. Standards recommended  
Quantity standard: 15 square metres per person.  
Accessibility standard: 300 metres.  
Note that proximity to another type of multi-purpose green space will negate need for amenity green space.
  - b. Quantity  
Across SADC, there is a deficit of nearly 30 ha of amenity green space. This deficit is relatively slight in the context of 164.5 ha. - the total provision of amenity green space in the District. This slight deficit needs to be considered in the context of multi-purpose green space, and this is done in section 5.2.8 below.
  - c. Accessibility  
Accessibility varies across SADC, but, as with quantity, needs to be considered in the context of multi-purpose green space.

d.

LGS

It is recommended to designate the following sites as LGS:

- Parva Close
- Westfield Road
- Porters Hill 2
- Alzey Gardens
- Church Green
- Redbourn Common
- Canons Field
- Longacres
- Burnside
- Cunningham
- Foxcroft
- Richard Stagg
- Bernards Heath
- Ellis Fields
- De Tany Court
- Holyrood Crescent 2
- Pocket Park
- New England Street
- St Stephens Avenue
- Camp
- Downedge
- Everlasting lane
- Oysterfields
- Fleetville
- The Wick
- Berners Drive
- The Larches
- London Colney Recreation Centre
- Walsingham Way
- Green Way Spinney
- St Stephens Hill

### **5.2.3 Natural green space**

ix. Definition and context

Natural green space is defined as 'including woodlands, urban forestry, scrub, grasslands, wetlands, open and running water, wastelands and derelict open land and rock areas'. As discussed above, the distinction between natural green space and amenity green space is sometimes unclear. The GSS approach to commons is to classify them as both amenity and natural green space.

As discussed in s 2.3.3, Natural England provides guidance on natural green space accessibility.

It should be noted that Heartwood Forest (Sandridge) has not been taken into account in this TR.

The development of Heartwood occurred after the completion of the Green Space Strategy in 2011. It was not assessed as part of the audit. Also it functions as a very large strategic, sub-regional, countryside access site, rather than local green space. Therefore it would be misleading to include it when setting local green space standards and assessing provision or deficiencies. It should also be noted that the Forest is within the Metropolitan Green Belt and thus would not be subject to local green space protection if it was considered in this TR.

x. Local standards

a. Quantity Standards

The quantity standard is 5 square metres per person. Natural England's standard is 1 ha to 1000 people which equates to 10 square metres per person. This demonstrates the shortcomings of national standards and the reason why there has been a move to complimentary local standards of provision. SACD's quantity standard is lower than the national standard due to the need to be realistic about assessment of deficit and new provision in the context of the size and density of the main settlements.

b. Accessibility standard

The accessibility standard ranges from 600 metres (walking) to 5000 metres (driving). Natural England's accessibility standard ranges from 300 metres to 10 km. Again, this demonstrates the limitations of a national standards approach.

xi. Audit by area

a. Harpenden

- Quantity  
Harpenden has 73.5 ha of natural green space. This is a surplus of 59.3 ha.
  - Accessibility  
Much of Harpenden is within the walking threshold for natural green space. The area to the west of the railway line is less well served.
  - LGS  
There are no high value green spaces which are not located in Green Belt, and therefore no recommendations for LGS designation. There are however several high value natural green spaces in Harpenden including Harpenden Common, Kinsbourne Green Common and Batford Springs.
- b. Redbourn
- Quantity  
Redbourn has 14.7 ha of natural green space. This is a surplus of 11.9 ha.
  - Accessibility  
Much of Redbourn is within the walking threshold for natural green space, primarily thanks to Redbourn Common being located in the middle of the village. The very north of the village is slightly outside the walking threshold.
  - LGS  
It is recommended that the following high value natural green space be designated LGS:
    - Redbourn Common (Note: this area has already been recommended for LGS designation as an amenity green space due to its dual classification).
- c. Wheathampstead
- Quantity  
Wheathampstead has 15.7 ha of natural green space. This is a surplus of 12.6 ha.
  - Accessibility  
Much of the natural green space is located on the edge of the parish boundaries, far from the village. Only about half of the village is within the walking threshold for natural green space, which is provided by Devil's Dyke. The west of the village is outside the walking threshold.

- LGS  
There are no high value green spaces which are not located in Green Belt, and therefore no recommendations for LGS designation. There are however several high value natural green spaces in Wheathampstead (Devil's Dyke, Marshalls Heath and Nomansland Common).
- d. St Albans
- Quantity  
St Albans has 22.3 ha of natural green space. This is a deficit of 3.6 ha.
  - Accessibility  
Around half of St Albans is within the walking threshold for natural green space. Areas outside the accessibility threshold include the area around St Peter's Street, the area to the east of the railway line around Clarence Park and the Cell Barnes area.
  - LGS  
Given the shortage of green space in St Albans it is recommended that all natural green spaces not located in Green Belt be recommended for LGS designation:
    - Bernards Heath (Note: this area has already been recommended for LGS designation as an amenity green space due to its dual classification).
    - Heron's Way Spinney (Note: this site has been classified as low quality and low value)
    - The Wick (Note: this area has already been recommended as an amenity green space due to its dual classification)
    - Beech Bottom (this is a Scheduled Monument Site)
- e. Sandridge
- Quantity  
Sandridge has 70.3 ha of natural green space. This is a considerable surplus of 64.7 ha.
  - Accessibility  
Nearly all of Sandridge's properties lie within the walking threshold for natural green space, with the exception of the very north of the village.
  - LGS  
It is recommended that the following high value natural green space not located in Green Belt be designated LGS:
    - Bentsley's Spinney

- f. Colney Heath
- Quantity  
Colney Heath has 17 ha of natural green space. This is a surplus of 14.3 ha.
  - Accessibility  
Much of Colney Heath is outside the walking threshold for natural green space.
  - LGS  
There are no high value natural green spaces not located in Green Belt in Colney Heath and therefore no recommendations for LGS. There are however high value natural green spaces in Colney Heath including Colney Heath Common and Hill End Garden of Rest.
- g. London Colney
- Quantity  
London Colney has 16.1 ha of natural green space. This is a considerable surplus of 11.9 ha.
  - Accessibility  
76% of properties in London Colney are within the walking threshold for natural green space.
  - LGS  
It is recommended that the following high value natural green space not located within Green Belt be designated as LGS:
    - Village Green & Low Bells Lake
- h. Park Street and St Stephen
- Quantity  
Park Street and St Stephen have 129.4 ha of natural green space. This is a considerable surplus of 123.4 ha.
  - Accessibility  
Much of the settled area is within the walking threshold for natural green space with the exception of the north of Chiswell Green.
  - LGS  
There are no high value natural green spaces not located in Green Belt in Park Street and St Stephen and therefore no recommendations for LGS. There are however high value natural green spaces in Park Street and St Stephen which are located on the edge of settlements including Frogmore Lakes,

How Wood, Birch Wood, Bricket Wood Common and  
Broadacre Woodland.

xii. Policy conclusions

a. Standards recommended

Quantity standard: 5 square metres per person.

Accessibility standard: 600 metres.

b. Quantity

Overall there are nearly 125 ha of natural green space across the district, a surplus of nearly 300 ha.

c. Accessibility

Despite the considerable surplus of natural green space in the district, there are significant areas outside the walking accessibility threshold for natural green space.

d. LGS

The following high value green spaces are recommended for LGS designation:

- Bernards Heath
- Heron's Way Spinney
- The Wick
- Beech Bottom
- Bentsley's Spinney
- Village Green & Low Bells Lake

## **5.2.4 Parks and gardens**

### **xiii. Definition and context**

These are the most easily classifiable and recognisable green spaces. As is the case with natural green space, the presence of parks and gardens (particularly the former) may decrease the need for amenity green space.

There are 17 parks and gardens in the District. All gardens are in St Albans. Three of the eight parks are in St Albans, two in Harpenden, one in Redbourn, one on the border of Colney Heath and St Albans and one in Chiswell Green.

The 1994 Local Plan includes a hierarchy of parks. This incorporates the hierarchy of children's play areas into a broader parks hierarchy, and is as follows:

| Type of Open Space   | Size Range                             | Catchment<br>(Maximum distance from homes) |
|----------------------|--|--|
| District Park        | Over 20 ha                             | 3,200 m                                    |
| Local Park           | 2-20 ha                                | 1,200 m                                    |
| Small Local Park     | 0.8-2 ha                               | 400 m                                      |
| Children's Play Area | 0.4-0.8 ha                             | 400 m                                      |
| Toddlers' Play Space | 20 m <sup>2</sup> – 100 m <sup>2</sup> | Less than 200 m                            |

### **xiv. Local standards**

#### **a. Quantity Standards**

The quantity standard is set at 12 square metres per person.

#### **b. Accessibility standard**

The accessibility standard is set at 500 m for local parks and 700 m to 4500 m for district parks (depending on mode of transport used).

### **xv. Audit by area**

#### **a. Harpenden**

##### **• Quantity**

There are 21.2 ha of parks in Harpenden. This is a deficit of 12.9 ha.

##### **• Accessibility**

Most of Harpenden is outside the accessibility threshold.

##### **• LGS**



Harpenden has one high quality high value park not located within Green Belt recommended for LGS:

- Lyddeker Park

b. Redbourn

- Quantity

There is 0.5 ha of park in Redbourn. This is a deficit of 6.1 ha.

- Accessibility

The one park in Redbourn is accessible to about half the village.

- LGS

It is recommended to list Redbourn's one high value park as LGS:

- Cumberland House Park

c. Wheathampstead

There are no parks or gardens in Wheathampstead. This is a deficit of 7.3 ha.

d. St Albans

- Quantity

There are 72.1 ha of parks and gardens in St Albans. This is a surplus of 9.9 ha.

- Accessibility

39% of properties in St Albans are within the accessibility threshold for a park; 51% of a park or garden. 88% are within the cycling threshold, and all are within the driving threshold. The parks, Clarence Park in particular, provide green space to the area to the east of the railway line which is not served by either amenity or natural green space.

- LGS

All parks and gardens are classified as either high quality or high value with two exceptions: Victoria Playing Field and the Municipal Gardens. Given the deficit of parks and gardens overall, and given the multi-functional nature of the majority of the sites (in particular the parks), it is proposed to designate all parks and gardens which are not in Green Belt as LGS:

- Clarence Park
- Sumpter Yard
- Abbey Orchard
- Vintry Garden
- St Peters War Memorial Garden
- Waxhouse Gate

- Romeland Garden
- Victoria Playing Field
- Municipal Garden
- Glossop Memorial
- Quakers Burial Ground

e. Sandridge

There are no parks or gardens in Sandridge. This is a deficit of 13.4 ha.

f. Colney Heath

There are 27.2 ha of parks in Colney Heath. This is a surplus 20.6 ha.

- Accessibility

The one park in Colney Heath, Highfield Park, is accessible to the south east of St Albans, the Colney Heath / St Albans border and the very west of the village.

- LGS

Colney Heath's one park is located within Green Belt and therefore there are no LGS recommendations.

g. London Colney

There are no parks or gardens in London Colney. This is a deficit of 9.9 ha.

h. Park Street and St Stephen

- Quantity

There are 24.3 ha of parks in Park Street and St Stephen. This is a deficit of 9.8 ha.

- Accessibility

Greenwood Park is accessible to most of Chiswell Green. The other settlements in Park Street and St Stephen do not have access to a park. Note that although it is called a park, Greenwood Park mostly consists of sports pitches (see s. 5.2.8 below).

- LGS

Park Street and St Stephen's one park is located within Green Belt and therefore there are no LGS recommendations.

xvi. Policy conclusions

a. Standards recommended

Quantity standard: 12 square m per person.

Accessibility standard: 500 m for local parks; 700 m to 4500 m for district parks.

b. Quantity

Overall, there are 145 ha of parks and gardens in SADC, which is a deficit of 9 ha.

c. Accessibility

There are large parts of SADC which are outside the accessibility threshold for parks and gardens. However, this needs to be considered in the context of multi-functional green space.

d. LGS

All parks and gardens in SADC not located in Green Belt are recommended for LGS designation.

- Lyddaker Park
- Cumberland House Park
- Clarence Park
- Sumpter Yard
- Abbey Orchard
- Vintry Gardens
- St Peters War Memorial Garden
- Waxhouse Gate
- Romeland Garden
- Victoria Playing Field
- Municipal Garden
- Glossop Memorial
- Quakers Burial Ground

## **5.2.5 Green Corridors**

xvii. Definition and context

Green corridors are a separate category to other types of green space. They have a purpose beyond the recreational value they offer to users. The role of green corridors is to link green spaces to one another. This role is emphasised in the District's Green Infrastructure study. Furthermore, the Strategic Local Plan (SLP27) draws upon the "creation, enhancement and conservation" of the District's Green Infrastructure network. The Green Ring concept has been an important aspect of the District's Green Infrastructure network, with such green corridors at the heart of it. Consequently, the green corridor's adds to the foot and cycle uses in St Albans. Additionally, they have value beyond their green space value, as transport infrastructure. Finally, in addition to their value to residents and visitors as recreational space, green corridors play an important role for wildlife.

xviii. Local standards

Ascribing local standards to green corridors is not appropriate given that they are often found along rivers or former railway lines: their presence within an area is dependent upon local physical geography and historical factors. However, the creation of new green corridors is desirable where there are good opportunities.

xix. Audit

Considering green corridors on an area basis, as has been the approach for other categories, is also not the correct approach, since by definition one green corridor should span multiple areas.

SACD contains the following green corridors:

- River Colne and Colne Valley Walk
- River Lea
- River Ver
- Jersey Lane (a road used as public path)
- Lea Valley walk
- Camp Cycleway (Burnside)
- The Nickey Line
- Alban Way
- Everlasting Lane

xx. Policy conclusions

a. Standards recommended

There are no recommended standards for green corridors, but the creation of new corridors, the enhancement of existing corridors or the identification and improved accessibility of existing natural

green corridors is recommended. Connections between existing green corridors and green spaces are also encouraged.

b. Quantity  
Not applicable.

c. Accessibility  
Not applicable.

d. LGS  
Green corridors are expansive and in their entirety, are not suitable for LGS designation. Rural sections fall in Green Belt and are generally protected by that designation. However, parts of green corridors which are in settlements are appropriate for this designation. It is recommended that the following sections of green corridors are recommended for LGS designation:

- Nickey Line in Harpenden
- River Lea in Wheathampstead
- River Lea in Harpenden
- Jersey Lane in Sandridge
- River Ver in St Albans
- Camp cycle path in St Albans
- Alban Way in St Albans
- Alban Way in Colney Heath
- Everlasting Lane in St Albans
- River Colne in London Colney

## **5.2.6 Children's play areas**

### **xxi. Definition and context**

Children's play areas are one of the most important types of green space. They are specific and cannot easily be substituted for another type of green space. They are often – but not always - found within a green space. They cater for a specific demographic – children (and their carers), and indeed when they are used by other groups lose their value to their target demographic. Clearly, they are not necessary in areas where children do not live (such as a retirement home). Finally, the character of local areas influences the necessity of meeting quantity and accessibility standards for children's play areas. Residential areas with private gardens or areas near opportunities for informal play will have less need for accessible children's play areas.

The FIT standards detailed above, divide play areas into LAP, LEAP and NEAP [see s. 2.3.3]. The GSS notes that reliance on these standards is not always helpful. This is due to a shift in thinking about children and young people's leisure and play as not needing to be in separate, fenced off traditional areas ('natural play approach'). However, a quantity and accessibility standard for children's play is still essential, and separate from the issue of how children and young people play. It is important to set local quantity and accessibility standards for play since the creation of new play areas is likely to occur in major new housing developments. This can also be applied to other types of green space.

It is finally important to note that play areas which are not maintained are useless, since the only purpose of a play area – other than as an undeveloped space – is to be used by children and their carers. If play areas are out of use due to safety concerns their users will need to travel to another area, which may be significantly outside the accessibility threshold. Therefore, if it proves impossible to maintain a play area e.g. due to shortage of funding, then it may be appropriate to consider setting such sites aside for development.

The GSS's approach is to consider provision for children in the context of younger and older children, and to deal separately with teenage provision (see below).

The GSS separates play areas into local play areas and strategic play areas, a similar distinction to Local Parks and District Parks. The latter are larger and of higher quality in terms of diversity of equipment and range of users. Strategic play areas will have a larger accessibility threshold given that children and their carers are more likely to be willing to travel further for higher quality play areas. Given the high cost of maintaining play areas, a move towards strategic play areas and their greater accessibility threshold being the norm in SADC, should be given consideration.

LGS designation is not appropriate for children's play areas. However, some children's play areas will be within an area which is LGS designated (for example, a playground in a park). It is primarily important that there are sufficient accessible play areas. However, the quality of play areas is transferable. Therefore, it is more important to set quantity and accessibility standards for play areas than setting aside specific play areas for protection.

xxii. Local standards

a. Quantity Standards

0.6 square m per person in total, divided into 0.5 square m per person of local play areas and 0.1 square m per person of strategic play areas. In applying the quantity standard to the audit, the local play area standard of 0.5 sq m per person is taken since strategic play areas need to be considered on a wider basis.

b. Accessibility standard

Younger children: 300 m

Older children: 450 m

Strategic play area: 900 m

xxiii. Audit by area

a. Harpenden

• Quantity

There is 1.26 ha of children's play area available. This is a deficit of 0.16 ha. There are 7 sites for younger children and 9 sites for older children.

• Accessibility

Much of the central area of Harpenden is outside the accessibility threshold for younger children, as is the area to the west of the common. These areas are similarly mostly outside the accessibility threshold for older children play areas, although the centre of town is slightly better served.

b. Redbourn

• Quantity

There is 0.22 ha of children's play area available. This is a slight deficit of 0.06 ha.

• Accessibility

Approximately half of Redbourn is within the accessibility threshold for younger children play areas. The majority of the village is within the threshold for older children play areas, with the east of the village excluded.

c. Wheathampstead

- Quantity

There is 0.39 ha of children's play area available. This is a slight surplus of 0.09 ha.

- Accessibility

72% of properties in Wheathampstead are within the accessibility threshold for younger and older children play areas. The vast majority of the village has access to play areas, properties within the parish but not in the village do not have access to play areas.

d. St Albans

- Quantity

There is 1.68 ha of children's play area available. This is a considerable deficit of 0.91 ha.

St Albans also has access to 5 strategic play areas (3 within the central unparished area, one in Sandridge parish, one in Colney Heath parish).

- Accessibility

- Local play areas

There are parts of St Albans outside the accessibility threshold for both younger and older children play areas. These areas include the south west of the city, south of Verulamium Park, the centre of the city, west of the railway line, the very north of the city, a north-south stretch to the east of the railway line and north of Clarence Park, and the south east of the city.

- Strategic play areas

Much of St Albans is within the strategic play area threshold. Exceptions include fairly small areas to the west of the city, to the south west, to the south east and to the east.

e. Sandridge

- Quantity

There is 1.25 ha of children's play area available. This is a surplus of 0.69 ha.

- Accessibility

A significant area to the north of Marshalswick is outside the accessibility threshold for younger children play area, as is a smaller area to the south. Older children are mostly well provided for, with small patches outside the accessibility threshold, again to the north and south of Marshalswick.



- f. Colney Heath
- Quantity  
There is 0.62 ha of children's play area available. This is a surplus of 0.34 ha.
  - Accessibility  
Colney Heath is particularly badly served in accessible play areas for both younger and older children, with a significant majority of the entire area significantly outside the accessibility threshold for both types of play area. 75% of properties are outside the threshold for younger children play areas, and 66% are outside the threshold for older children play areas.
- g. London Colney
- Quantity  
There is 0.96 ha of children's play area available. This is a surplus of 0.55 ha.
  - Accessibility  
London Colney is well served in terms of accessible play areas for younger children, with small corridors outside the accessibility threshold. Older children are even better served with a small number of properties outside the accessibility threshold.
- h. Park Street and St Stephen
- Quantity  
There are 2.59 ha of children's play area available. This is a considerable surplus of 1.99 ha.
  - Accessibility  
Park Street and St Stephen are badly served in accessible play areas for younger children. Two thirds of properties are outside the threshold for younger children play areas. Older children are slightly better provided for, with 43% of properties within the threshold.
- xxiv. District-wide strategic play areas  
As detailed above, St Albans contains strategic play areas, which also serve parts of Sandridge and Colney Heath.
- xxv. Policy conclusions
- a. Standards recommended  
Quantity standard:
- Local play areas: 0.5 square m per person
  - Strategic play areas: 0.1 square metres per person

Accessibility standard:

- Younger children: 300 m
- Older children: 450 m
- Strategic play area: 900 m

b. Quantity

Overall, across the District there are 8.97 ha of children's play area available. This is a surplus of 2.53 ha.

c. Accessibility

There are significant areas across SADC which fall outside the accessibility threshold for younger and older children's play areas. This deficit should be addressed as far as possible. Any new major housing development will need to provide new children's play areas. The provision of new strategic play areas could also be considered.

d. LGS

LGS is not applicable to play areas.

## **5.2.7 Teenagers**

### **xxvi. Definition and context**

The GSS considers teenage specific provision. This mostly consists of separate open space provision such as areas for wheeled sports (skate parks, BMX tracks) and pieces of equipment within existing parks. Multi-courts, which allow different formal and informal sports to be played, are also taken into consideration. They are not considered in terms of total available area, but they are considered in terms of accessibility.

Since the GSS was written, SADC have put into place a Youth Shelter scheme<sup>xi</sup>. SADC owns a shelter which allows teenagers to spend time in a space which provides protection from the rain but in which they are not completely hidden. This shelter is installed in various areas so that the authority in charge of that area (such as the Parish Council) can decide whether to purchase the equipment. Furthermore, a need has been found and the provision of a skate park has been identified in the Verulamium Park Management Plan.

In some ways, teenage provision is not relevant from a planning perspective, since it is more about equipment within parks. However, not providing teenagers with informal leisure spaces can lead to community tension, so guidelines as to provision standards are useful. Although provision for toddler and children is likely to be prioritised in the case of planning obligations, for large residential developments there may be scope to include teenage provision. As for children's play areas, LGS will not be recommended for teenage space, although teenage areas may fall within LGS.

### **xxvii. Local standards**

#### **a. Quantity Standards**

The GSS sets a quantity standard at 0.18 square metres per person. The quantity of teenage space is largely dependent on the type of space (a skate park taking up a greater area than a shelter, for example).

#### **b. Accessibility standard**

The accessibility standard is set at between 600 metres (walking) and 1500 metres (cycling).

### **xxviii. Audit by area**

#### **a. Harpenden**

##### **• Quantity**

There is 0.24 ha of teenage space in Harpenden. This is a deficit of 0.27 ha.

##### **• Accessibility**

The majority of Harpenden (74% of properties) is within the cycling accessibility threshold for teenage facilities. Only 29% of properties are within the walking threshold.

b. Redbourn

- Quantity

There is no teenage space in Redbourn. This is a deficit of 0.1 ha.

- Accessibility

None of Redbourn is within the walking or cycling accessibility thresholds for teenage facilities.

c. Wheathampstead

- Quantity

There is 0.04 ha of teenage space in Wheathampstead. This is a deficit of 0.07 ha.

- Accessibility

The majority of Wheathampstead (75% of properties) is within the cycling accessibility threshold for teenage facilities. 43% of properties are within the walking threshold.

d. St Albans

- Quantity

There is 0.69 ha of teenage space in St Albans. This is a deficit of 0.24 ha.

- Accessibility

The vast majority of St Albans is within the cycling accessibility threshold for teenage facilities. 37% of properties are within the walking threshold.

e. Sandridge

- Quantity

There is 0.82 ha of teenage space in Sandridge. This is a surplus of 0.62 ha.

- Accessibility

The vast majority of Sandridge is within the cycling accessibility threshold for teenage facilities. Approximately half the parish is within the walking accessibility threshold.

f. Colney Heath

- Quantity

There is no teenage space in Colney Heath. This is a deficit of 0.1 ha.

- Accessibility  
Colney Heath benefits from teenage facilities in Highfield Park, and as such 85% of properties are within the cycling accessibility threshold for teenage facilities and 43% are within the walking threshold.
- g. London Colney
- Quantity  
There is 0.23 ha of teenage space in Sandridge. This is a surplus of 0.08 ha.
  - Accessibility  
The vast majority of London Colney is within the cycling accessibility threshold for teenage facilities. Approximately half the parish is within the walking accessibility threshold.
- h. Park Street and St Stephen
- Quantity  
There is no teenage space in Park Street and St Stephen. This is a deficit of 0.22 ha. There is however a multi-court in Broiket Wood.
  - Accessibility  
Much of the area is still outside even the cycling accessibility threshold.
- xxix. Policy conclusions
- a. Standards recommended  
Quantity standard: 0.18 square metres per person.  
Accessibility standard: 600 -1500 metres.
- b. Accessibility standard  
The accessibility standard is set at between 600 metres (walking) and 1500 metres (cycling).
- b. Quantity  
There is a deficit of teenage space and facilities across SADC.
- c. Accessibility  
Accessibility varies across SADC. Much of St Albans, Harpenden, Wheathampstead, Sandridge, Colney Heath and London Colney is within cycling accessibility thresholds for teenage sites or multi-courts. Other parts of SADC are badly served.
- d. LGS  
Not applicable.

## **5.2.8 Playing pitches**

### xxx. Definition and context

Playing pitches, in the context of this report, are outdoor grass areas set aside for the playing of one or several sports. These sports will require specific equipment to be installed (such as goalposts) and pitches will need to be maintained so that the playing of these sports is possible (for example, by ensuring the grass is cut short). Playing pitches can be found within another type of green space, such as a park. Verulamium Park for example, contains playing pitches and Greenwood Park is almost exclusively made up of pitches. Consideration of multi-purpose green space will take into account playing pitch provision (see s. 5.2.9 below).

FIT, discussed in s. 2.3.3, was founded as the National Playing Fields Association and was known for its '6 acre standard' for open space provision of which two thirds should be for outdoor recreation space (parks and playing fields). As discussed, national policy has shifted towards local standards, thus these guidelines are less relevant today.

The PPS's approach, discussed below, goes beyond setting local standards for playing pitches, and instead adopts a supply and demand approach. It considers the provision of pitches for the four main outdoor sports: football, rugby, cricket and hockey. Other sports are either played indoors, outside on hard surfaces or are not sufficiently popular to be considered. PPS also considers these sports in the context of their junior versions (where they will be played on smaller scale pitches).

There are 268 pitches overall. This includes:

- 101 adult football pitches
- 47 junior football pitches
- 31 mini soccer pitches
- 34 cricket pitches
- 27 adult rugby pitches
- junior rugby pitches
- 17 grass hockey pitches
- lacrosse pitches
- full sized STPs (including one football synthetic turf pitch)

179 of these pitches are adult size (67%), equating to 1 pitch per 557 adults (probable lower ratio now given population increase).

However, only 128 of the pitches are for community use. Of these, 56 are owned by SADC and 37 by Town and Parish Councils.

The quality of pitches is relevant in that low quality pitches will not be used. This will create a higher demand for other, better quality pitches.

Pitch quality can be an important planning issue when considering retention or new provision. Pitches which are of low quality and therefore are not being used are significantly less valuable as sports space, and therefore there is less of a case for retaining them for that purpose (alone). High quality all weather provision can obviate the need for more grass pitches.

Since 2005, several new pitches of various sizes have been created for a range of sporting activities:

- Cotlandswick 4G astroturf pitches for 5 a side
- Cotlandswick full sized pitch
- Rothamsted Park astroturf pitch
- Wheathampstead 7 a side pitch
- Napsbury full sized cricket and football pitches
- Highfield Park full sized pitch

xxxi. Supply and demand

The PPS calculated supply and demand by consulting with pitch managers (e.g. clubs, councils) and users on the demand for the use of their facilities. The following 8 stages comprise the PPS methodology:

1. Identifying teams
2. Calculating home games per team per week
3. Assessing total home games per week
4. Establishing temporal demand for games
5. Defining pitches used/required on each day
6. Establishing pitches available (allowance for qualitative issues)
7. Assessing the findings
8. Finding solutions

xxxii. Local standards

a. Quantity Standards

As discussed above, quantity standards will not be given for playing pitches. Instead, areas of surplus and deficit by area and by type of pitch will be given. This will provide guidance as to need for new pitches.

A notable factor of PPS is that it provides surplus and deficit at the time of writing (2005) and a forecast for 2013. Though the forecast date is now historic, the general conclusions of the PPS about aspects of deficit are sufficient to inform longer term planning, once the recent additional provision noted above is taken into account. As noted below some clear trends are evident.

A summary of all pitches and areas is reproduced below. The table details the extent of each area's surplus or deficit per sport:

| PPM Summary table<br>2003/04 - Analysis Area | Adult Football | Junior Football | Cricket | Adult Rugby | Junior Rugby | Total pitches |
|--|----------------|-----------------|---------|-------------|--------------|---------------|
| Redbourn and Surrounds                       | 1.3            | -4.6            | -2.2    | 0.0         | 0.0          | -5.5          |
| West Harpenden and Surrounds                 | 6.5            | 2.8             | -3.7    | 1.9         | -4.5         | 3.0           |
| East Harpenden and Wheathampstead            | 2.6            | -3.2            | -1.1    | 0.0         | 0.0          | -1.7          |
| Sandridge                                    | 1.3            | 1.0             | -1.1    | 0.0         | 0.0          | 1.2           |
| Central                                      | 5.5            | -0.1            | -0.6    | 0.8         | -4.5         | 1.0           |
| Colney Heath                                 | 1.6            | -11.4           | 0.0     | -0.6        | 0.0          | -10.4         |
| London Colney                                | 3.2            | -5.5            | 0.0     | 0.9         | 0.0          | -1.5          |
| Park Street and St Stephens                  | 1.9            | 0.1             | -1.9    | 0.0         | 0.0          | 0.1           |
| Total  | 23.7           | -20.9           | -10.6   | 3.0         | -9.0         | -13.9         |

| PPM Summary table<br>2013         | Adult Football | Junior Football | Cricket | Adult Rugby | Junior Rugby | Total pitches |
|-----------------------------------|----------------|-----------------|---------|-------------|--------------|---------------|
| Redbourn and Surrounds            | -2.7           | -2.5            | -2.6    | -0.5        | -0.4         | -8.8          |
| West Harpenden and Surrounds      | 5.4            | -1.7            | -4.9    | -0.1        | -3.3         | -4.6          |
| East Harpenden and Wheathampstead | -1.8           | -2              | -1.4    | -2.2        | -1.8         | -9.1          |
| Sandridge                         | 1.6            | 0.7             | -1.4    | -1.1        | -0.9         | -1.2          |
| Central                           | -1.1           | -8.1            | -1.7    | -0.5        | -4.5         | -15.8         |
| Colney Heath                      | -5.4           | -7.5            | -1.3    | 0.3         | -1.4         | -15.4         |
| London Colney                     | -1.15          | -4              | -1.9    | 1.5         | -1.2         | -7.1          |
| Park Street and St Stephens       | 0.5            | -1              | -2.5    | -1.2        | -1.0         | -5.2          |
| Total                             | -5             | -26.2           | -17.7   | -3.8        | -14.5        | -67.3         |

This suggests that currently, there is a significant deficit of playing pitches across SADC particularly in junior football and particularly in the St Albans, Harpenden and Colney Heath / London Colney areas. To a large extent these have been addressed by new public all weather provision listed above. Further improvements to existing facilities to allow more intensive use provides a way of addressing deficit. However, any opportunities to provide new



facilities for private and especially junior clubs through major new development should be considered.

PPS therefore provides useful guidance as to areas in which various types of new playing pitches are most necessary.

b. Accessibility standard

As with quantity standards, accessibility standards are not given for playing pitches.

xxxiii. Policy conclusions

Playing pitches have a dual purpose as leisure facility on the one hand, and green space on the other. Their importance as green space needs to be considered in the context of multi-functional green space, and this is done in s. 0 below. New pitches are required, and priority should be on the basis of need as shown in the table in 5.2.8.xxxii.a above.

LGS designation is not appropriate for playing pitches. However, some playing pitches will be within an area which has been designated as LGS..

## **5.2.9 Multi-functional green space**

### xxxiv. Definition and context

As discussed throughout this report, much green space does not fit neatly into one category, or the surplus of one type of green space will make up for the deficit of another.

The GSS approach to multi-functional green space is to undertake a combined assessment of amenity green space, natural green space and parks and gardens. A total area is calculated, and compared to the total required area under the recommended local standard.

The types of green space included in multi-purposed green space are those whose shared primary purpose is casual enjoyment of green space for all ages. Allotments are not considered as multi-functional green space since they have one primary function. Functional need for playing fields was not considered in the GSS. However, playing space can often be considered as part of multi-functional space. This is because even though it has a primary function (playing sports) it may also operate as green space with general access and amenity value. Consideration should also be given to the inclusion of Cemeteries and Church Yards as multi-functional green space. Although there is a primary function for these spaces, they can also act as a space with amenity value.

The standards and available multi-functional green space as detailed in the GSS are shown below. Commentary on playing pitch provision (from the PPS (see s. 0 above)) in these areas is also discussed.

### xxxv. Audit by area

#### a. Harpenden

##### Multi-function green space

|                     | Required (sq m) | Available (sq m) |
|---------------------|-----------------|------------------|
| Amenity green space | 426,500         | 325,500          |
| Natural green space | 142,000         | 735,500          |
| Parks and gardens   | 340,000         | 212,000          |
| Totals              | 908,500         | 1,273,000        |

##### Playing pitch provision in Harpenden

Harpenden has an overall deficit of playing pitches, for all sports.

#### b. Redbourn

##### Multi-function green space

|  | Required (sq m) | Available (sq m) |
|--|-----------------|------------------|
|--|-----------------|------------------|

|                     |         |         |
|---------------------|---------|---------|
| Amenity green space | 82,000  | 54,000  |
| Natural green space | 27,500  | 147,000 |
| Parks and gardens   | 66,000  | 5,000   |
| Totals              | 175,500 | 206,000 |

#### Playing pitch provision in Redbourn

Redbourn has an overall deficit of playing pitches, particularly for adult and junior football and cricket.

#### c. Wheathampstead

##### Multi-function green space

|                     | Required (sq m) | Available (sq m) |
|---------------------|-----------------|------------------|
| Amenity green space | 90,870          | 48,790           |
| Natural green space | 30,290          | 156,736          |
| Parks and gardens   | 72,696          | 0                |
| Totals              | 193,856         | 205,526          |

#### Playing pitch provision in Wheathampstead

Wheathampstead has an overall deficit of playing pitches although a new pitch has been created to remedy this.

#### d. St Albans

##### Multi-function green space

|                     | Required (sq m) | Available (sq m) |
|---------------------|-----------------|------------------|
| Amenity green space | 776,880         | 671,438          |
| Natural green space | 258,960         | 223,091          |
| Parks and gardens   | 621,504         | 720,854          |
| Totals              | 1,657,344       | 1,615,383        |

#### Playing pitch provision in St Albans

St Albans has an overall deficit of playing pitches, particularly for football, with junior rugby also suffering a deficit.

#### e. Sandridge

##### Multi-function green space

|                     | Required (sq m) | Available (sq m) |
|---------------------|-----------------|------------------|
| Amenity green space | 167,790         | 150,236          |
| Natural green space | 55,930          | 257,063          |
| Parks and gardens   | 134,232         | 0                |
| Totals              | 357,952         | 407,299          |

Playing pitch provision in Sandridge

Sandridge has a slight playing pitch deficit.

f. Colney Heath

Multi-function green space

|                     | Required (sq m) | Available (sq m) |
|---------------------|-----------------|------------------|
| Amenity green space | 82,770          | 21,784           |
| Natural green space | 27,590          | 7,791            |
| Parks and gardens   | 66,216          | 272,046          |
| Totals              | 176,576         | 301,621          |

Playing pitch provision in Colney Heath

Colney Heath has an overall deficit of playing pitches, particularly for adult and junior football.

g. London Colney

Multi-function green space

|                     | Required (sq m) | Available (sq m) |
|---------------------|-----------------|------------------|
| Amenity green space | 123,780         | 278,151          |
| Natural green space | 41,260          | 48,580           |
| Parks and gardens   | 99,024          | 0                |
| Totals              | 264,064         | 326,731          |

Playing pitch provision in London Colney

London Colney has an overall deficit of playing pitches, however the new Cotlandswick pitches will have remedied this to a large extent by providing new all-weather football pitches.

h. Park Street and St Stephen

Multi-function green space

|                     | Required (sq m) | Available (sq m) |
|---------------------|-----------------|------------------|
| Amenity green space | 181,935         | 86,468           |
| Natural green space | 60,645          | 439,570          |
| Parks and gardens   | 145,548         | 243,302          |
| Totals              | 388,128         | 437,601          |

Playing pitch provision in Park Street and St Stephen

Park Street and St Stephen have an overall deficit of playing pitches, particularly for cricket.

## Issues raised by evidence

### 5.2 Existing green space

Broadly, there is sufficient green space across district as a whole. Some areas have significant surpluses of green space. However, there may not be a surplus of high quality and high value green space.

There is a deficit of certain types of green space in certain areas. These are represented in the table below.

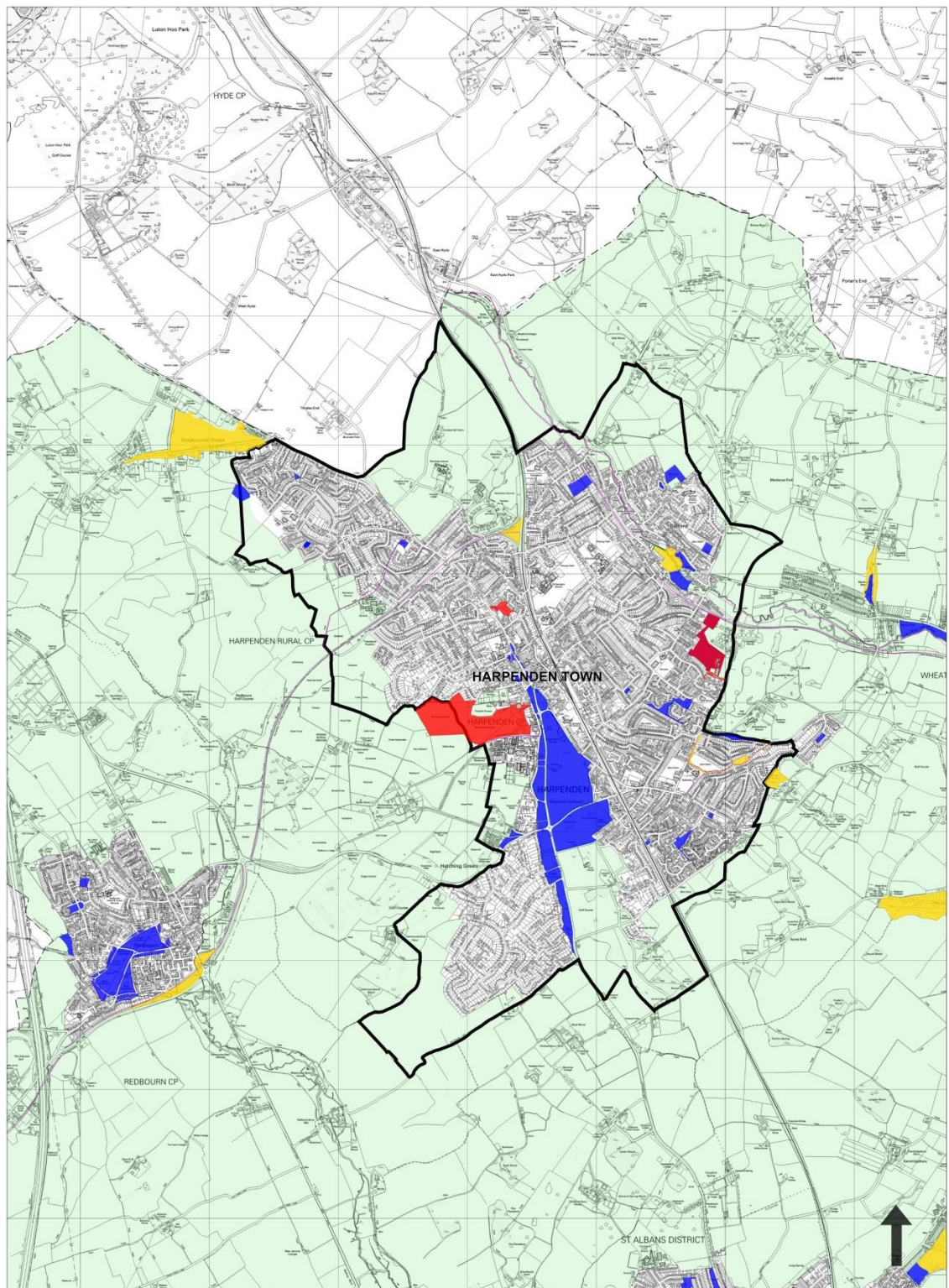
|                            | Allotments     | Amenity green space | Natural green space | Parks and gardens | Children's play areas | Teenage play areas | Playing pitches |
|----------------------------|----------------|---------------------|---------------------|-------------------|-----------------------|--------------------|-----------------|
| Harpenden                  | <i>Deficit</i> | <i>Deficit</i>      | <i>Surplus</i>      | <i>Deficit</i>    | <i>Deficit</i>        | <i>Deficit</i>     | <i>Deficit</i>  |
| Redbourn                   | <i>Deficit</i> | <i>Deficit</i>      | <i>Surplus</i>      | <i>Deficit</i>    | <i>Deficit</i>        | <i>Deficit</i>     | <i>Deficit</i>  |
| Wheathampstead             | <i>Deficit</i> | <i>Deficit</i>      | <i>Surplus</i>      | <i>Deficit</i>    | <i>Deficit</i>        | <i>Deficit</i>     | <i>Deficit</i>  |
| St Albans                  | <i>Deficit</i> | <i>Deficit</i>      | <i>Deficit</i>      | <i>Surplus</i>    | <i>Deficit</i>        | <i>Deficit</i>     | <i>Deficit</i>  |
| Sandridge                  | <i>Deficit</i> | <i>Deficit</i>      | <i>Surplus</i>      | <i>Deficit</i>    | <i>Surplus</i>        | <i>Surplus</i>     | <i>Deficit</i>  |
| Colney Heath               | <i>Deficit</i> | <i>Deficit</i>      | <i>Surplus</i>      | <i>Surplus</i>    | <i>Deficit</i>        | <i>Deficit</i>     | <i>Deficit</i>  |
| London Colney              | <i>Deficit</i> | <i>Surplus</i>      | <i>Surplus</i>      | <i>Deficit</i>    | <i>Surplus</i>        | <i>Surplus</i>     | <i>Deficit</i>  |
| Park Street and St Stephen | <i>Deficit</i> | <i>Deficit</i>      | <i>Surplus</i>      | <i>Deficit</i>    | <i>Deficit</i>        | <i>Deficit</i>     | <i>Deficit</i>  |

The table above summarises deficit in particular categories of green space. There are many specific areas of deficit. The district-wide allotment deficit is unsurprising and reflects national trends. The district-wide playing pitch strategy has been discussed above, and use of multi-function green space will partly lessen this deficit.

As the analysis in s. 5.2.9 above shows, a combined analysis in terms of multifunctional spaces suggests that overall provision levels are generally adequate. St Albans is less well provided with green space overall and if opportunities arise to improve this position they should be taken.

As discussed throughout this report, accessibility is key when discussing green space. There are particular accessibility issues throughout SADC detailed in the report by type of green space and by area. The category for which lack of accessibility is most evident is children's play space. However, in existing urban areas this needs to be considered in practical terms, taking account of the character of an area (particularly availability of gardens) and the role of accessible strategic play provision.

The maps below display amenity green space, natural green space and parks and gardens in the District.



## Harpenden Town

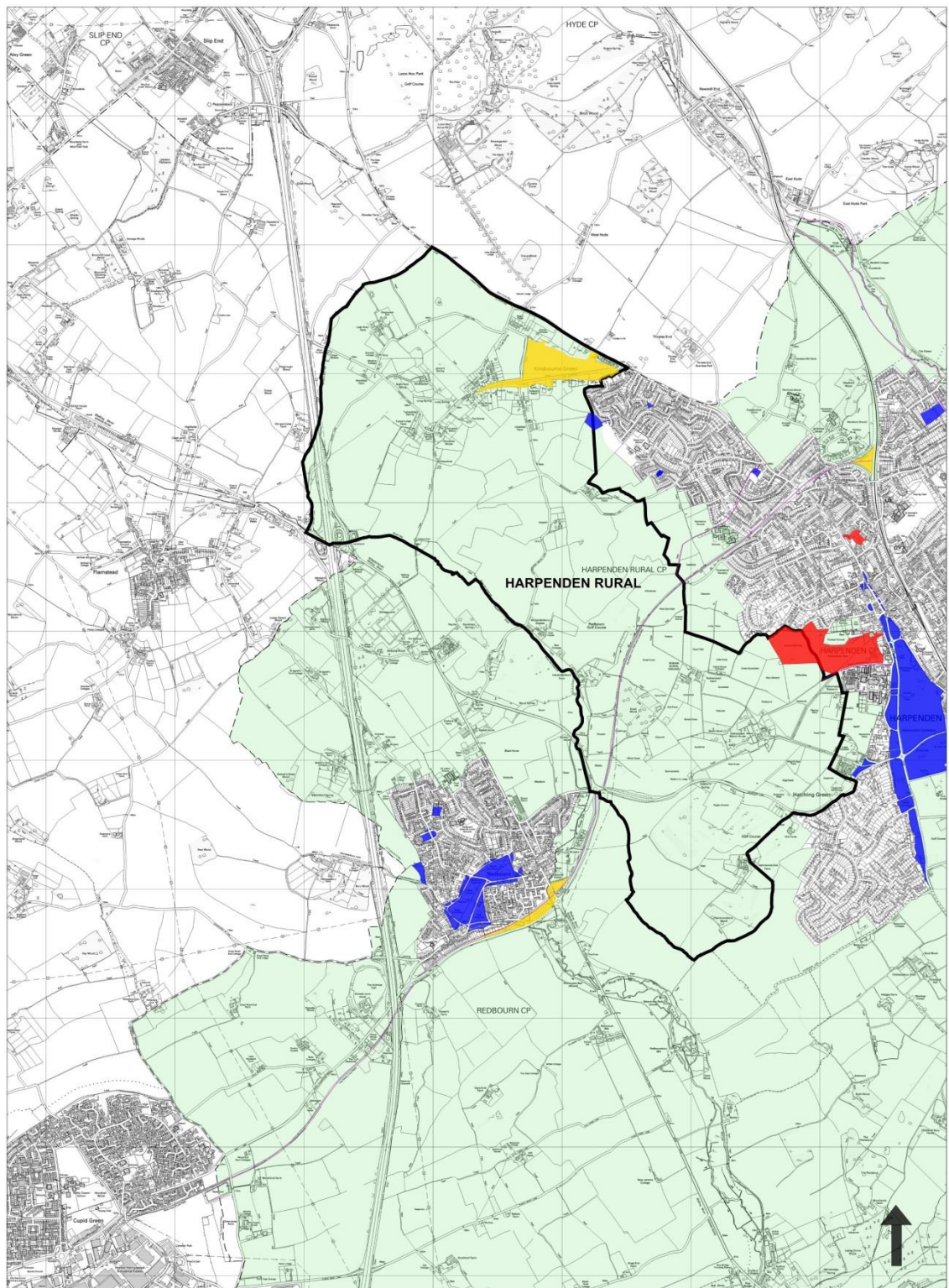
- Green Belt
- Parks and Gardens
- Amenity Green Space
- Natural and Semi-Natural Green Space
- Green Corridors
- Parish Boundaries



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Map 1





## Harpenden Rural

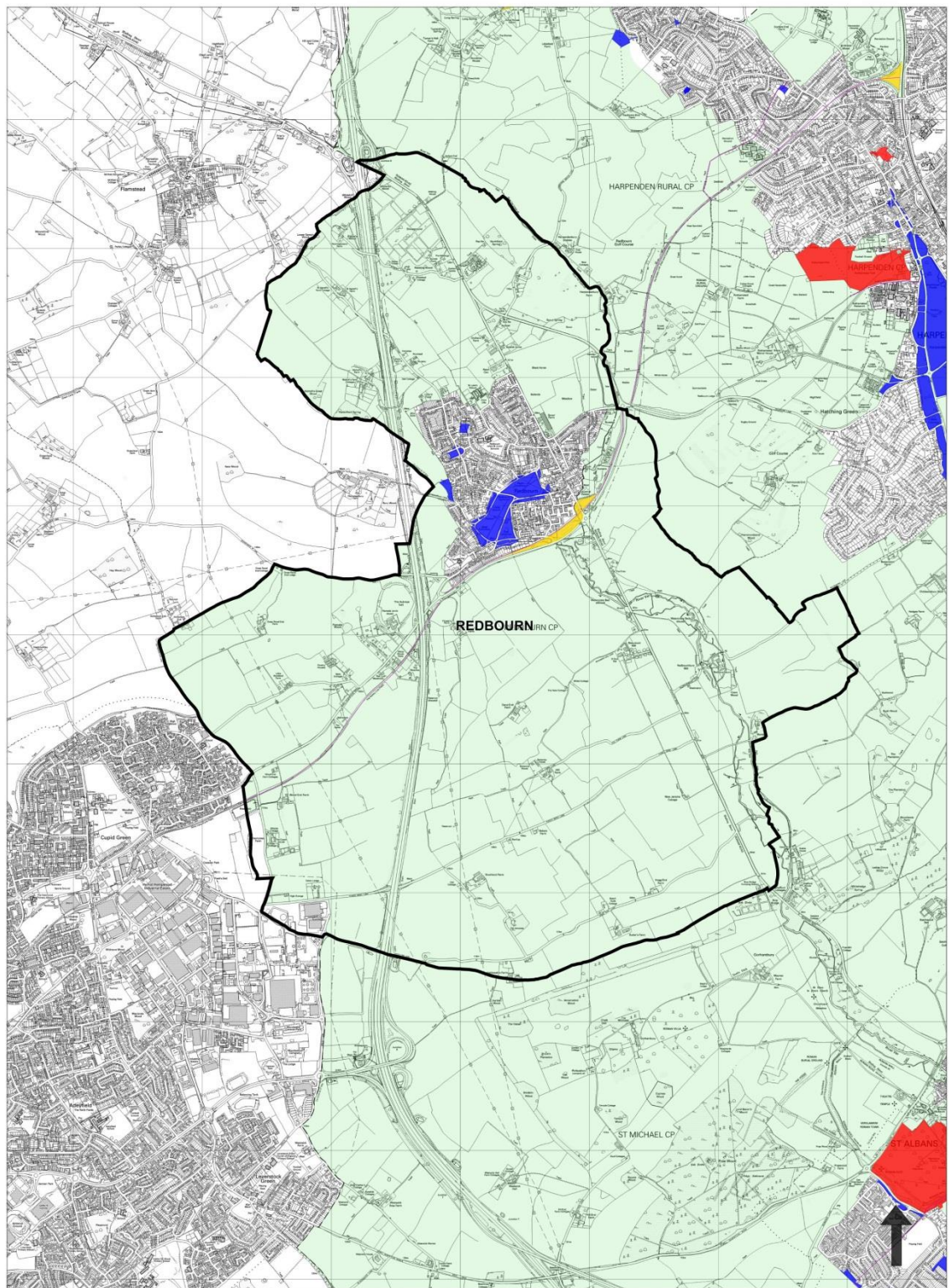
- Green Belt
- Parks and Gardens
- Amenity Green Space
- Natural and Semi-Natural Green Space
- Green Corridors
- Parish Boundaries



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Map 2





## Redbourn

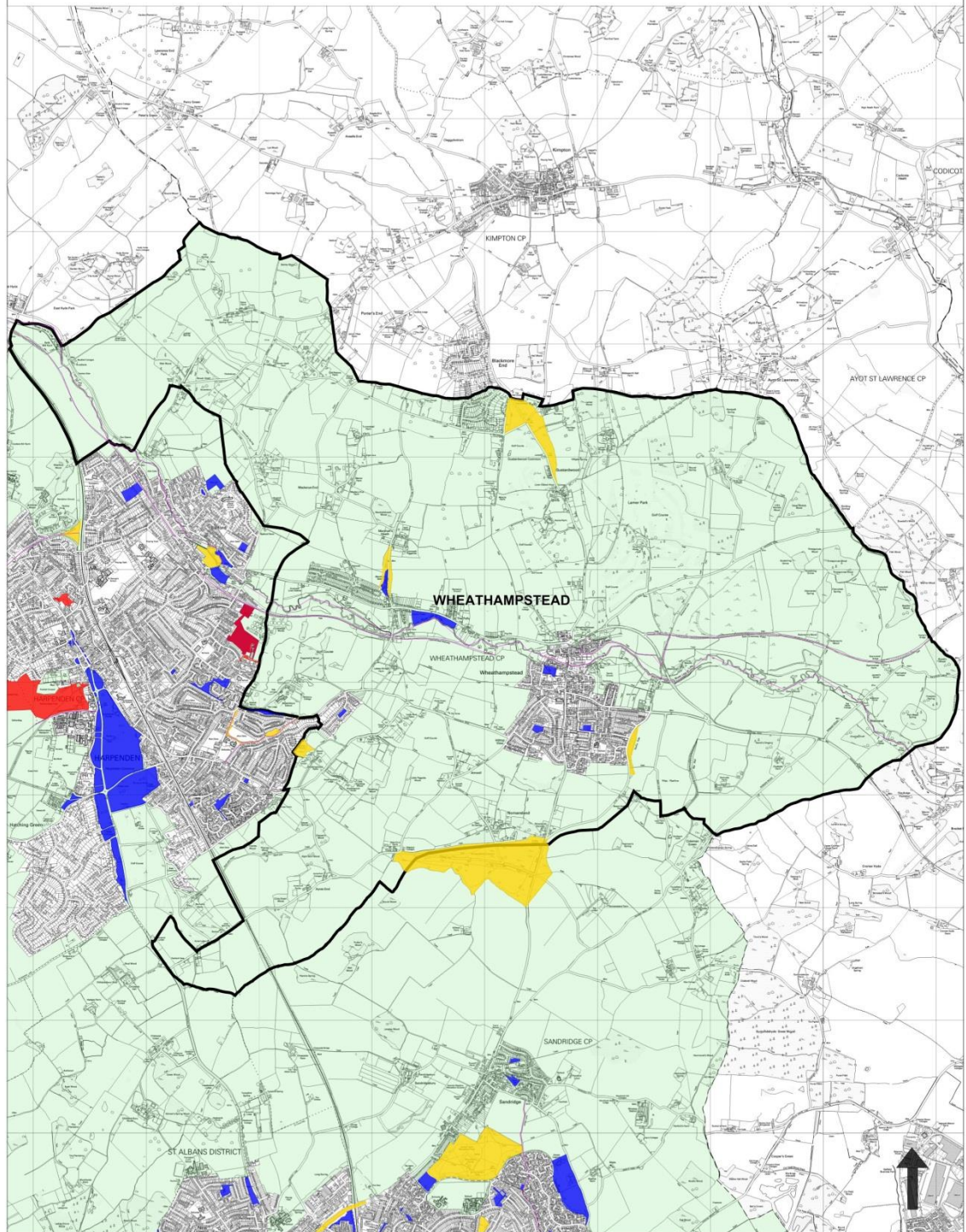
- Green Belt
- Parks and Gardens
- Amenity Green Space
- Natural and Semi-Natural Green Space
- Green Corridors
- Parish Boundaries



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Map 3





## Wheathampstead

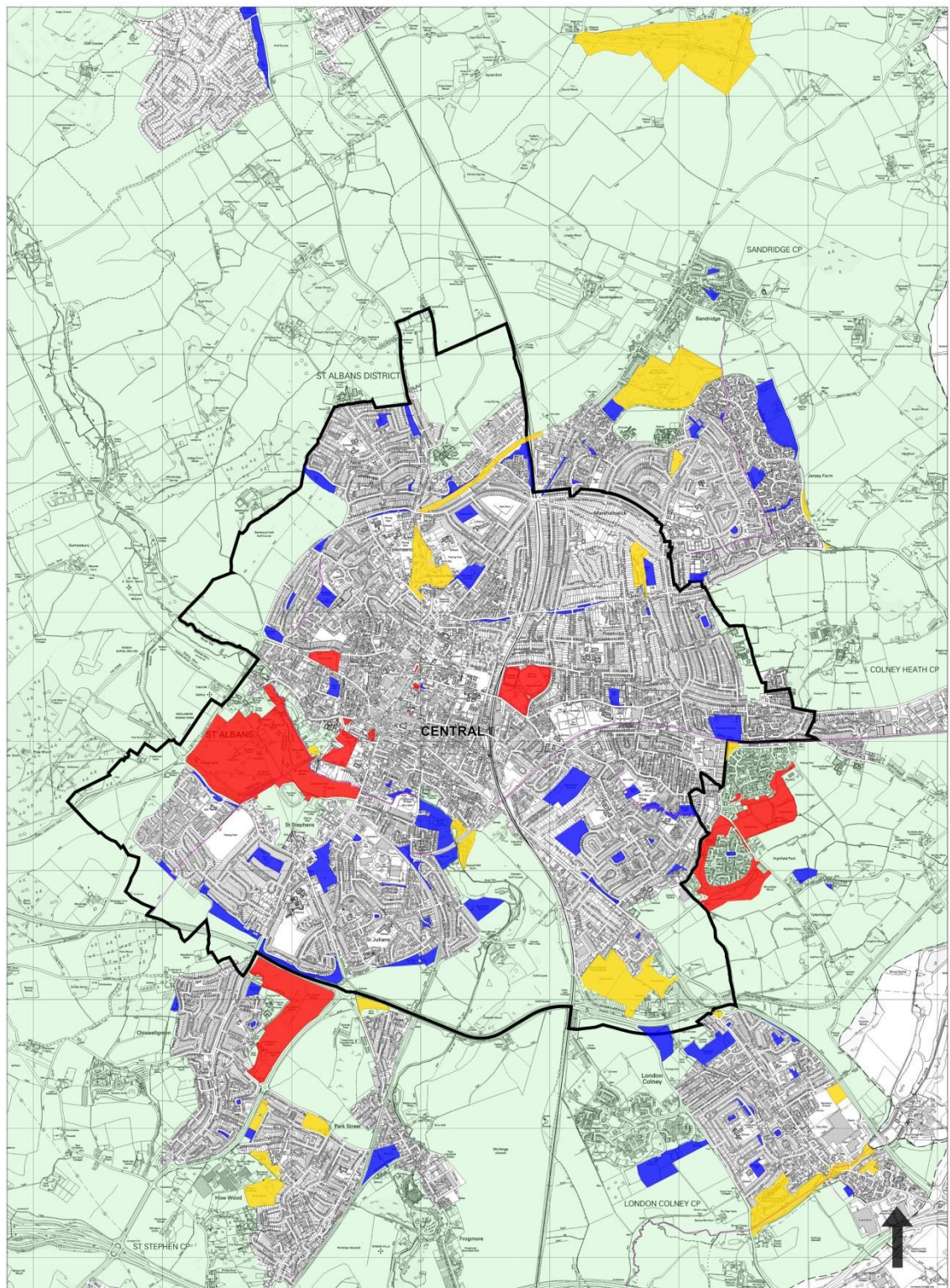
- Green Belt
- Parks and Gardens
- Amenity Green Space
- Natural and Semi-Natural Green Space
- Green Corridors
- Parish Boundaries



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Map 4





Central

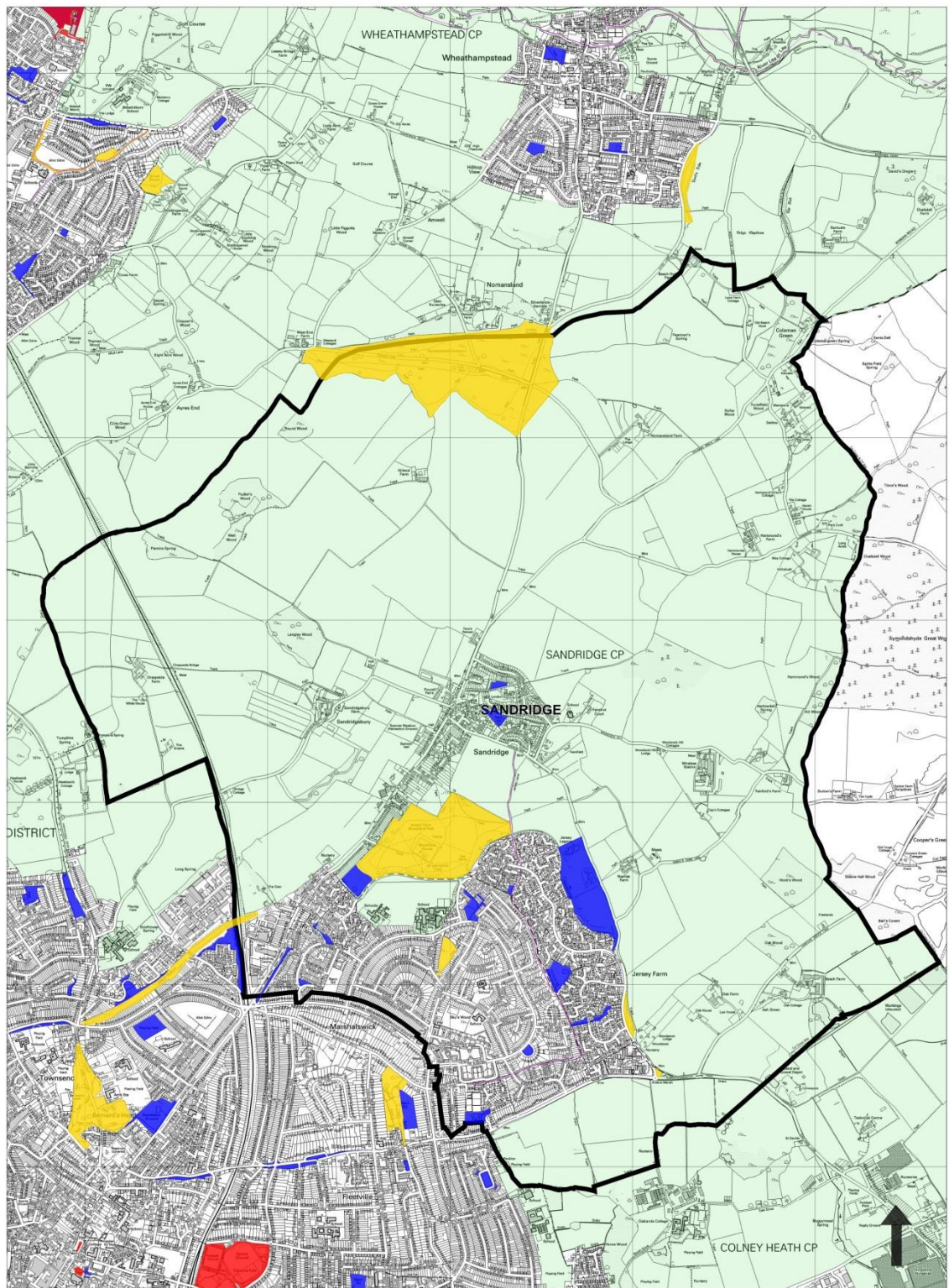
- Green Belt
- Parks and Gardens
- Amenity Green Space
- Natural and Semi-Natural Green Space
- Green Corridors
- Parish Boundaries



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Map 5





## Sandridge

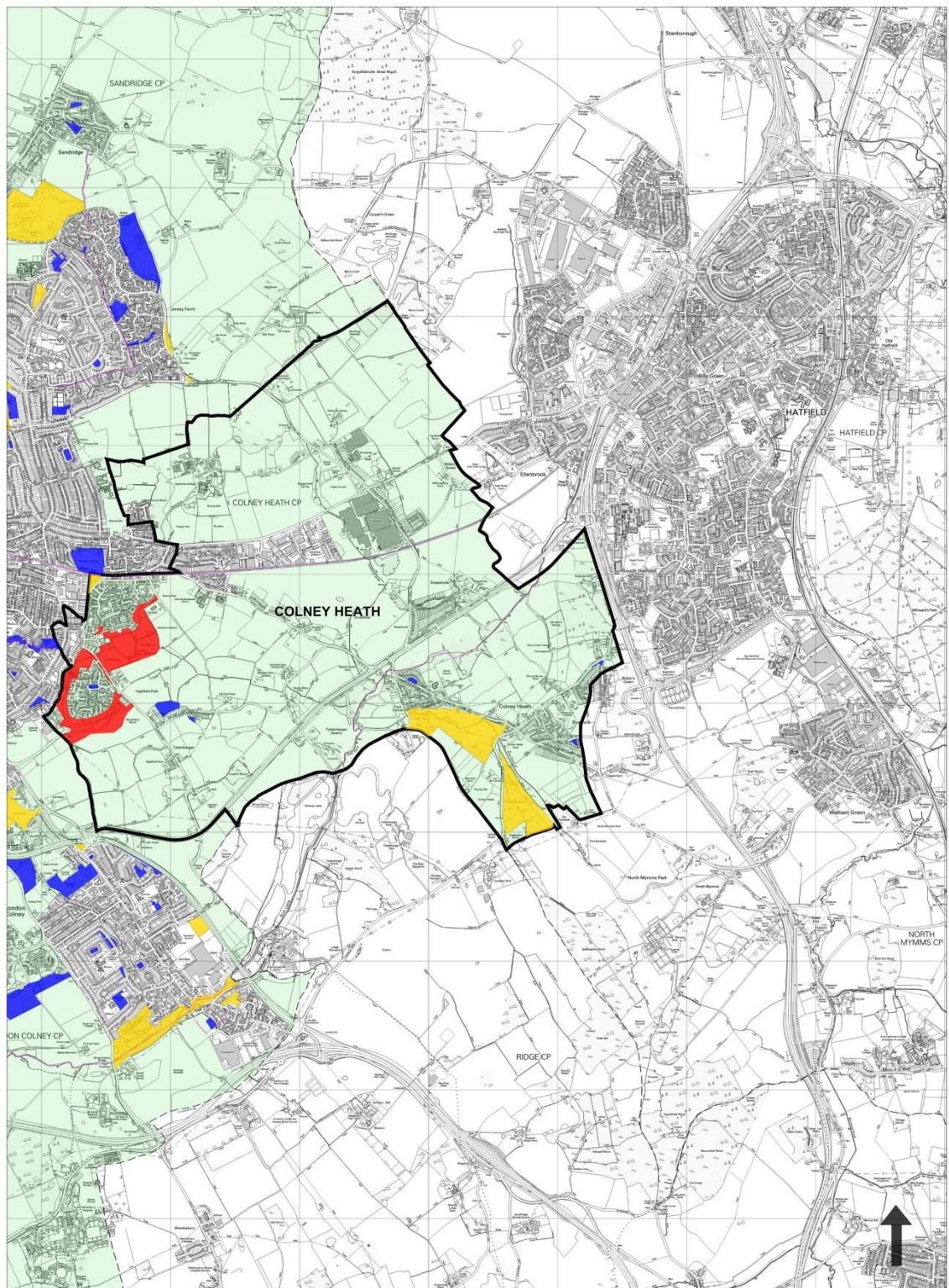
- Green Belt
- Parks and Gardens
- Amenity Green Space
- Natural and Semi-Natural Green Space
- Green Corridors
- Parish Boundaries



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Map 6





Colney Heath

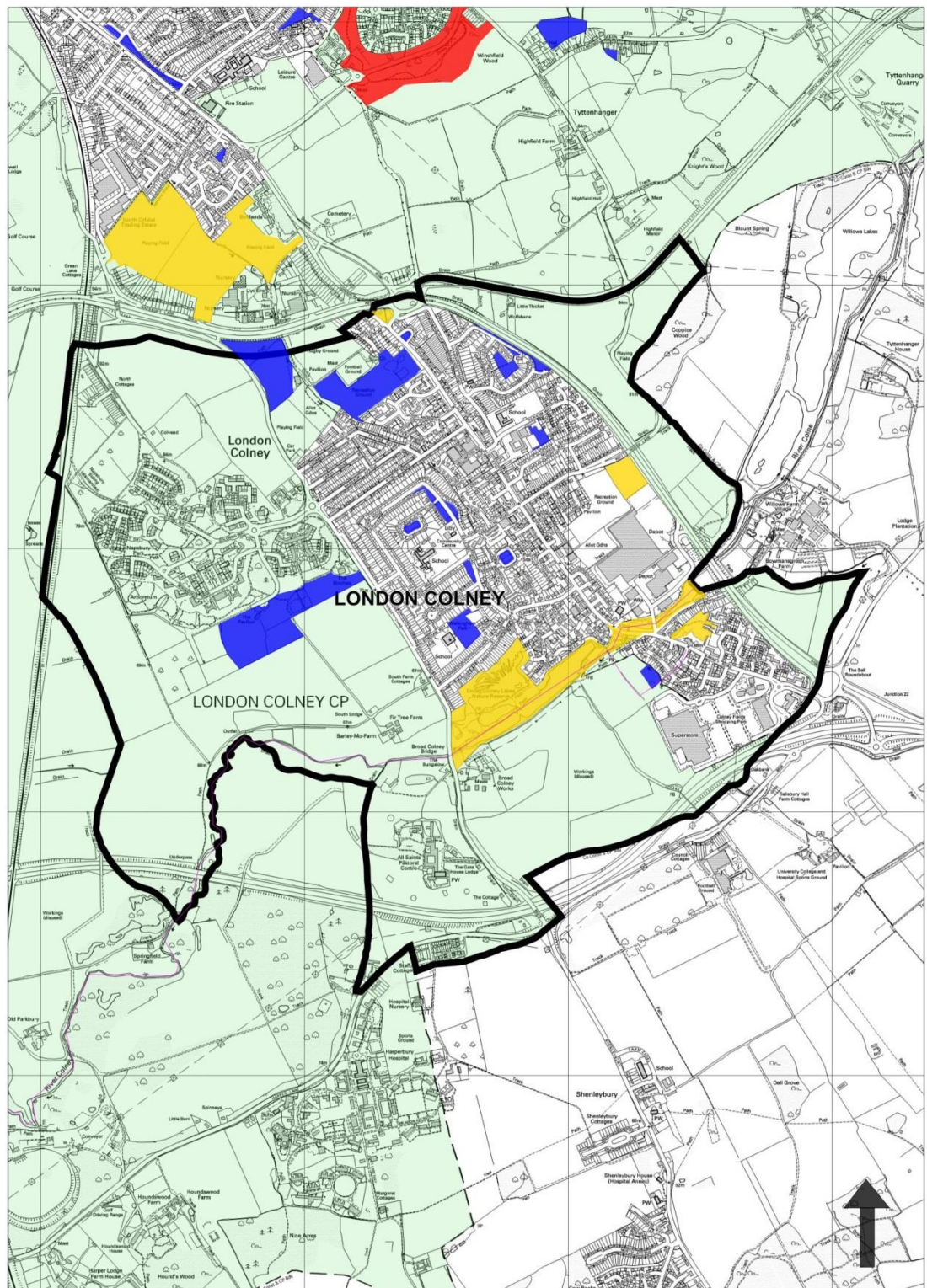
- Green Belt
- Parks and Gardens
- Amenity Green Space
- Natural and Semi-Natural Green Space
- Green Corridors
- Parish Boundaries



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Map 7





## London Colney

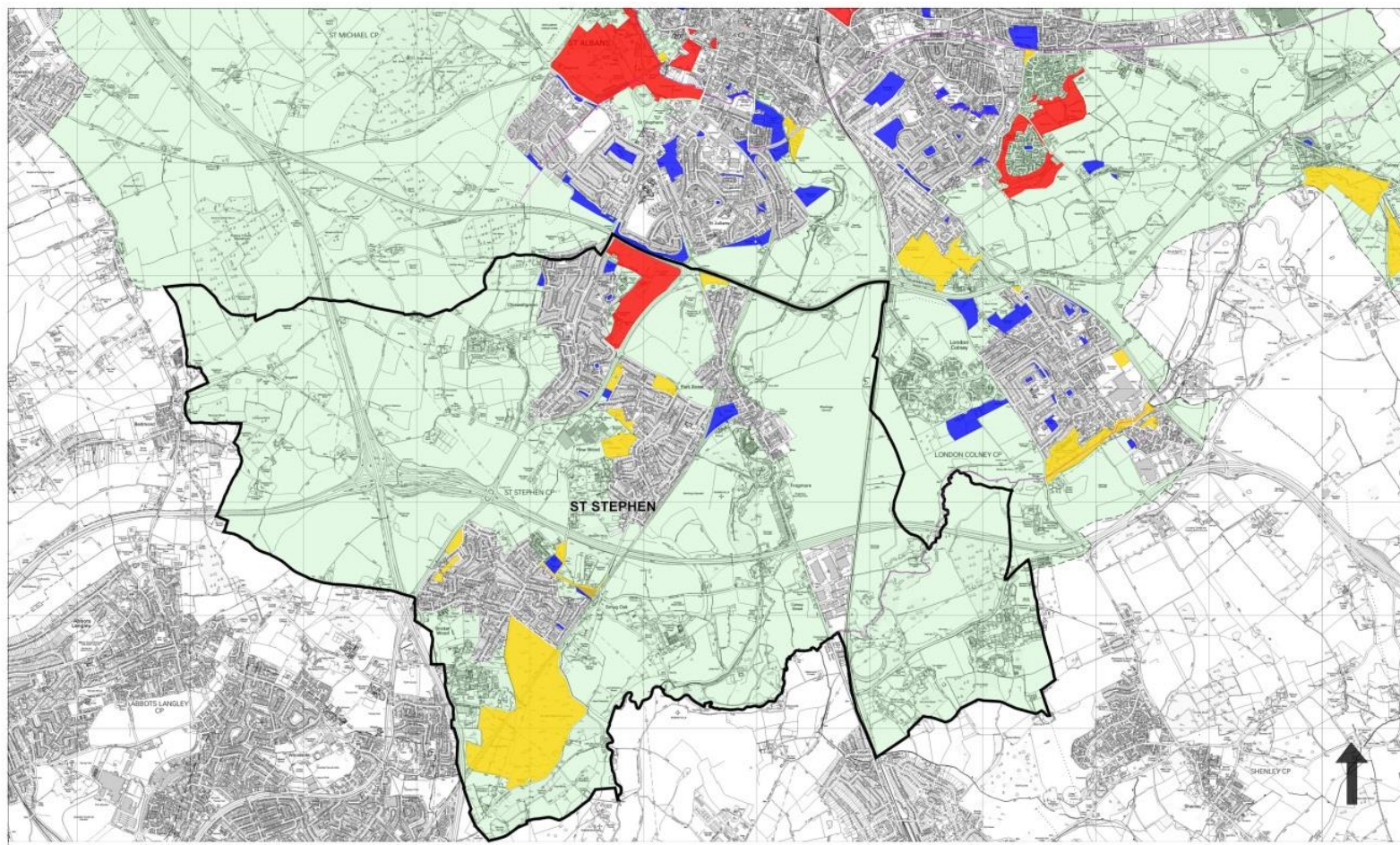
- Green Belt
- Parks and Gardens
- Amenity Green Space
- Natural and Semi-Natural Green Space
- Green Corridors
- Parish Boundaries



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Map 8





## St Stephen

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- Green Belt
- Parks and Gardens
- Amenity Green Space
- Natural and Semi-Natural Green Space
- Green Corridors
- Parish Boundaries



Map 9

### 5.3 Future green space in broad locations

The SLP proposes major housing developments in three areas in SADC. These are the broad locations of East Hemel Hempstead, North West Harpenden and East St Albans. These developments will need access to various types of green space.

#### 5.3.1 East Hemel Hempstead

East Hemel Hempstead will be a major mixed use development of 2,500 dwellings. Although located within SADC and in the Redbourn Parish boundary, it will operate as an urban extension of Hemel Hempstead. Consequently, green space need and provision in East Hemel Hempstead will need to be considered jointly with Dacorum Borough Council taking account of the position in the Town as a whole. The scale of development in East Hemel Hempstead and its relatively large distance from settlements within SADC means that any new green space created will be used mainly by new residents of East Hemel Hempstead and existing residents of Hemel Hempstead. Consequently, there is very limited scope for these to address any deficit within SADC. The creation of a new school in East Hemel Hempstead could be a valuable opportunity for creating new public access to playing pitches, which could also be accessible to Harpenden and Redbourn residents.

If 2,500 dwellings are taken to indicate a population of 6,250 (using the standard of 2.5 persons per home), this leads to the following requirements for amenity green space and children's play areas

| Type of space        | New provision necessary (ha) |
|----------------------|------------------------------|
| Amenity green space  | 9.38                         |
| Children's play area | 0.38                         |

#### 5.3.2 North West Harpenden

500 dwellings are proposed in North West Harpenden, an area bordering the Green Belt. Since these dwellings will be fairly densely distributed, some new amenity green space meeting the needs of the new homes will be necessary to the quantity standard detailed above, and ensuring that the accessibility standard detailed in this report is met as much as possible. New children's play areas catering to both younger and older children will also be necessary.

If we take 500 dwellings to indicate a population of 1,250 (using the standard of 2.5 persons per home), this leads to the following requirements for amenity green space and children's play areas:



| Type of space        | New provision necessary (ha) |
|----------------------|------------------------------|
| Amenity green space  | 1.88                         |
| Children's play area | 0.08                         |

Overall, Harpenden is well provided with green space. However, there are some accessibility deficits. There is scope for the new developments in North West Harpenden to address these. Much of Harpenden is outside the parks accessibility threshold, which includes the north west of the town, so the provision of a new park space would be desirable. Harpenden's playing pitch deficiencies could also be addressed, particularly junior football and junior rugby. Additionally, Harpenden does not contain any strategic play areas as are found in St Albans. Harpenden is poorly provided with strategic play area facilities. However, Rothamsted does function for some elements of strategic play and may be further developed in the future. The creation of a new high quality play area as part of new development in Harpenden would be a valuable addition.

### 5.3.3 East St Albans

1,000 dwellings are proposed in East St Albans, a site spanning Colney Heath Parish, Sandridge Parish and the east of St Albans.

If we take 1,000 dwellings to indicate a population of 2,500 (using the standard of 2.5 persons per home), this leads to the following requirements for amenity green space and children's play areas

| Type of space        | New provision necessary (ha) |
|----------------------|------------------------------|
| Amenity green space  | 3.75                         |
| Children's play area | 0.15                         |

There is scope for the new development to both address the needs of the development to the quantity standard detailed above and assist with some of the existing quantitative and qualitative local green space deficits. Specific types of green space which are not accessible in this area are allotments, parks, playing pitches, play areas for younger children (an important deficit) and strategic play areas (this is one of the few areas of St Albans to be outside the 900 m threshold). The creation of a new high quality park and play area as part of new development in East St Albans is essential and would have wide reaching benefits.

### 5.4 Planning obligations and Community Infrastructure Levy (CIL)

The findings of this report should be used to guide the content of planning obligations and priorities for use of any CIL funding that becomes available for green space provision, including that allocated to parishes.

### 5.5 Long term issues

Provision and management of green space is a contentious issue but also one in which there are opportunities for innovation.

It is likely that new green spaces will be managed and maintained in a different manner to current green spaces. The respective roles of the District Council and local councils are changing; with Town and Parish councils taking more responsibility for this aspect of local services. Financial pressures on maintenance are severe. Future arrangements could include more private ownership, management companies, the use of publicly owned companies or ownership by a trust. In any event, general public access needs must be secured effectively.

Options and arrangements for management are important to planning provision in areas of new development. Future management plans will be required to ensure high quality on-going maintenance.

Further work on options and preferences is underway and will be subject to consultation with current providing bodies. The outcomes of this work will be used to prepare a guidance document that can inform negotiation of arrangements for green space provision and management in the Broad Locations.

## 6 Policy Direction

### 6.1 Existing green space

#### 6.1.1 Local Green Space

It is recommended that the green spaces listed below are designated as Local Green Space, and protected as such in accordance with paragraph 76 of the NPPF. These are the key elements of the existing open space network and given the position on level and quality of provision described above they all need to be retained and, where possible, managed for improvements in physical appearance and user experience.

Several strategically important green spaces are not included (e.g. Verulamium Park); this is due to their being already protected by being in Green Belt.

#### Amenity green space

- Parva Close
- Westfield Road
- Porters Hill 2
- Alzey Gardens
- Church Green
- Redbourn Common
- Canons Field
- Longacres
- Burnside
- Cunningham
- Foxcroft
- Richard Stagg
- Bernards Heath
- Ellis Fields
- De Tany Court
- Holyrood Crescent 2
- Pocket Park
- New England Street
- St Stephens Avenue
- Camp
- Downedge
- Everlasting Lane
- Oysterfields
- Fleetville
- The Wick
- Berners Drive
- The Larches
- London Colney Recreation Centre
- Walsingham Way
- Green Way Spinney

- St Stephens Hill

#### Natural green space

- Heron's Way Spinney
- Bernards Heath
- The Wick
- Beech Bottom
- Bentsley's Spinney
- Village Green & Low Bells Lake

#### Parks and gardens

- Lyddeker Park
- Cumberland House Park
- Clarence Park
- Sumpter Yard
- Abbey Orchard
- Vintry Gardens
- St Peters War Memorial Garden
- Waxhouse Gate
- Romeland Garden
- Victoria Playing Field
- Municipal Gardens
- Glossop Memorial
- Quakers Burial Ground

#### Green corridors

- Nickey Line in Harpenden
- River Lea in Wheathampstead
- River Lea in Harpenden
- Jersey Lane footpath in Sandridge
- River Ver in St Albans
- Camp cycle path in St Albans
- Alban Way in St Albans
- Alban Way in Colney Heath
- Everlasting Lane in St Albans
- River Colne in London Colney

The table below lists all the green spaces, in accord with the findings of the Green Spaces Strategy. The various forms of policy protection that already exist or could be applied are indicated in the Table. The maps on the following pages show existing green space across the District and recommended LGS designations.

# Potential Forms of Protection of Open Spaces- Summary

Y= Yes- Protection Applies

| Open Space classification / Name | Neighbourhood / Ward (linked to original study areas) | Green Belt Protection | Commons Legislation Protection | Allotment Legislation protection | Local Green Space Protection (Potential policy designation) | Other Open Space Policy Protection | Notes   |
|----------------------------------|---|-----------------------|--------------------------------|----------------------------------|---|------------------------------------|---|
| <b><u>Allotments</u></b>         |   |                       |                                |                                  |   |                                    |   |
| Camp                             | St Albans   |                       |                                | Y                                |   | Y                                  |   |
| Camp 1                           | St Albans   |                       |                                | Y                                |   | Y                                  |   |
| Cottonmill Lane                  | St Albans   |                       |                                | Y                                |   | Y                                  |   |
| Cunningham Hill                  | St Albans   |                       |                                | Y                                |   | Y                                  |   |
| Folly Lane                       | St Albans   |                       |                                | Y                                |   | Y                                  |   |
| Camp                             | St Albans   |                       |                                | Y                                |   | Y                                  |   |
| Camp 1                           | St Albans   |                       |                                | Y                                |   | Y                                  |   |
| Nunnery                          | St Albans   | Y                     | 85                             | Y                                |   | Y                                  | * also classified as Amenity Green Space – allotments |

|                        |           |   |  |   |  |   |  |
|------------------------|-----------|---|--|---|--|---|--|
|                        |           |   |  |   |  |   | are part   |
| Sandridge Road         | St Albans |   |  | Y |  | Y |  |
| Shirley Road           | St Albans |   |  | Y |  | Y |  |
| Sopwellmill Allotments | St Albans |   |  | Y |  | Y | * also classified as Amenity Green Space – allotments are part |
| Watercress Wildlife    | St Albans | Y |  | Y |  | Y | * also classified as Amenity Green Space – allotments are part |
| Highfield Park         | St Albans | Y |  | Y |  | Y |  |
| Aldwickbury            | Harpenden |   |  | Y |  | Y |  |
| Batford                | Harpenden |   |  | Y |  | Y |  |
| Churchfield            | Harpenden |   |  | Y |  | Y |  |
| Coldhabour Lane        | Harpenden | Y |  | Y |  | Y |  |
| Crabtree Lane          | Harpenden |   |  | Y |  | Y |  |
| Crosslane Lane         | Harpenden | Y |  | Y |  | Y |  |
| Harpenden Rise         | Harpenden |   |  | Y |  | Y |  |

|                     |                |   |  |   |  |   |   |
|---------------------|----------------|---|--|---|--|---|---|
| Heath Close         | Harpenden      |   |  | Y |  | Y |   |
| Marquis Lane        | Harpenden      | Y |  | Y |  | Y |   |
| Oakley Road         | Harpenden      |   |  | Y |  | Y |   |
| Pickford Hill       | Harpenden      | Y |  | Y |  | Y |   |
| Piggottshill Lane   | Harpenden      |   |  | Y |  | Y |   |
| Riverside           | Harpenden      | Y |  | Y |  | Y |   |
| Sibley Avenue       | Harpenden      |   |  | Y |  | Y |   |
| Topstreet Way       | Harpenden      |   |  | Y |  | Y |   |
| Westfield Road      | Harpenden      |   |  | Y |  | Y | * also classified as<br>Amenity Green<br>Space – allotments<br>are part |
| Cotlandswick        | London Colney  | Y |  | Y |  | Y |   |
| Richardson<br>Close | London Colney  |   |  | Y |  | Y |   |
| Tippendell          | Chiswell Green | Y |  | Y |  | Y |   |
| Burydell Lane       | Park Street    | Y |  | Y |  | Y |   |
| Park Street Lane    | Park Street    | Y |  | Y |  | Y |   |
| Watford Road        | Chiswell Green | Y |  | Y |  | Y |   |

|                                       |                            |   |  |   |   |   |  |
|---------------------------------------|----------------------------|---|--|---|---|---|--|
| Tassell Hall                          | Redbourn                   | Y |  | Y |   | Y |  |
| Greyhound Meadow                      | Redbourn                   |   |  | Y |   | Y |  |
| Long Cutt                             | Redbourn                   |   |  | Y |   | Y |  |
| Sandridge                             | St Albans /<br>(Sandridge) | Y |  | Y |   | Y |  |
| Hitchens Field                        | Wheathampstead             | Y |  | Y |   | Y |  |
| Glebe Field                           | Wheathampstead             | Y |  | Y |   | Y |  |
| The Slype                             | Wheathampstead             | Y |  | Y |   | Y |  |
| Follyfields                           | Wheathampstead             | Y |  | Y |   | Y |  |
| <b><u>Amenity Green<br/>Space</u></b> |                            |   |  |   |   |   |  |
| Hazelwood Drive                       | Ashley                     |   |  |   |   | Y |  |
| Longacres                             | Ashley                     |   |  |   | Y | Y |  |
| Batchwood Drive                       | Batchwood                  |   |  |   |   | Y |  |
| Blundell Close                        | Batchwood                  |   |  |   |   | Y |  |
| Downedge                              | Batchwood                  |   |  |   | Y | Y |  |
| Everlasting Lane                      | Batchwood                  |   |  |   | Y | Y |  |



|                   |            |   |  |  |   |   |  |
|-------------------|------------|---|--|--|---|---|--|
| Francis Avenue    | Batchwood  |   |  |  |   | Y |  |
| Ladies Grove      | Batchwood  |   |  |  |   | Y |  |
| New Greens Avenue | Batchwood  |   |  |  |   | Y |  |
| Oysterfields      | Batchwood  |   |  |  | Y | Y |  |
| Toulmin Drive     | Batchwood  | Y |  |  |   | Y |  |
| Fleetville        | Clarence   |   |  |  | Y | Y |  |
| Sandpit Lane 1    | Clarence   |   |  |  |   | Y |  |
| Sandpit Lane 2    | Clarence   |   |  |  |   | Y |  |
| St Johns Court    | Clarence   |   |  |  |   | Y |  |
| Admirals Walk     | Cunningham |   |  |  |   | Y |  |
| Ashbourne Court   | Cunningham |   |  |  |   | Y |  |
| Burnside          | Cunningham |   |  |  | Y | Y |  |
| Cathem Close      | Cunningham |   |  |  |   | Y |  |
| Cunningham        | Cunningham |   |  |  | Y | Y |  |
| Foxcroft          | Cunningham |   |  |  | Y | Y |  |
| Richard Stagg     | Cunningham |   |  |  | Y | Y |  |
| St Vincent Drive  | Cunningham |   |  |  |   | Y |  |

|                      |                    |  |  |  |   |   |  |
|----------------------|--------------------|--|--|--|---|---|--|
| Whitecroft           | Cunningham         |  |  |  |   | Y |  |
| Bernards Heath       | Marshalswick South |  |  |  | Y | Y |  |
| Ellis Fields         | Marshalswick South |  |  |  | Y | Y |  |
| Marshalls Avenue     | Marshalswick South |  |  |  |   | Y |  |
| The Wick             | Marshalswick South |  |  |  | Y | Y |  |
| Valley Road          | Marshalswick South |  |  |  |   | Y |  |
| Berners Drive        | Sopwell            |  |  |  | Y | Y |  |
| De Tany Court        | Sopwell            |  |  |  | Y | Y |  |
| Holyrood Crescent 1  | Sopwell            |  |  |  |   | Y |  |
| Holyrood Crescent 2  | Sopwell            |  |  |  | Y | Y |  |
| Marlborough Pavilion | Sopwell            |  |  |  |   | Y |  |
| Pocket Park          | Sopwell            |  |  |  | Y | Y |  |
| Sopwell Mill         | Sopwell            |  |  |  |   | Y |  |
| Sopwell Nunnery      | Sopwell            |  |  |  |   | Y |  |
| Sopwell Youth Club   | Sopwell            |  |  |  |   | Y |  |
| St Stephens Hill     | Sopwell            |  |  |  | Y | Y |  |

|                    |                 |   |  |  |   |   |  |
|--------------------|-----------------|---|--|--|---|---|--|
| Tavistock Avenue   | Sopwell         |   |  |  |   | Y |  |
| Trumpington Drive  | Sopwell         |   |  |  |   | Y |  |
| Butt Field View    | Verulam         | Y |  |  |   | Y |  |
| King Harry Lane    | Verulam         |   |  |  |   | Y |  |
| Meutys             | Verulam         | Y |  |  |   | Y |  |
| Netherway          | Verulam         | Y |  |  |   | Y |  |
| New England Street | Verulam         |   |  |  | Y | Y |  |
| St Stephens Avenue | Verulam         |   |  |  | Y | Y |  |
| Camp               | Cunningham      |   |  |  | Y | Y |  |
| Griffiths Way      | Sopwell         |   |  |  |   | Y |  |
| Fellowes Lane      | Colney Heath    | Y |  |  |   | Y |  |
| Puddingstone Drive | Colney Heath    | Y |  |  |   | Y |  |
| Rosestock Lane     | Colney Heath    | Y |  |  |   | Y |  |
| Tyttenhanger Green | Colney Heath    | Y |  |  |   | Y |  |
| Wistlea Crescent   | Colney Heath    | Y |  |  |   | Y |  |
| Broadstone Road    | Harpenden South |   |  |  |   | Y |  |

|                     |                         |   |   |  |   |   |  |
|---------------------|-------------------------|---|---|--|---|---|--|
| Alzey Gradens       | Harpenden East          |   |   |  | Y | Y |  |
| Lower Luton Road    | Harpenden East          | Y |   |  |   | Y |  |
| Marquis Lane        | Harpenden East          | Y |   |  |   | Y |  |
| Porters Hill 1      | Harpenden East          |   |   |  |   | Y |  |
| Porters Hill 2      | Harpenden East          |   |   |  | Y | Y |  |
| Tallents Crescent   | Harpenden East          |   |   |  |   | Y |  |
| Ashley Gardens      | Harpenden North         |   |   |  |   | Y |  |
| Derwent Road        | Harpenden North         | Y |   |  |   | Y |  |
| Roundwood Lane      | Harpenden North         |   |   |  |   | Y |  |
| Westfield Road      | Harpenden North         |   |   |  | Y | Y |  |
| Harpenden Common    | Harpenden North & South | Y | Y |  |   | Y |  |
| Oakley Road         | Harpenden South         |   |   |  |   | Y |  |
| Parva Close         | Harpenden South         |   |   |  | Y | Y |  |
| Wheathampstead Road | Harpenden South         |   |   |  |   | Y |  |
| Church Green        | Harpenden West          |   |   |  | Y | Y |  |
| Gilpin Green        | Harpenden West          |   |   |  |   | Y |  |

|                                       |                |   |  |  |   |   |  |
|---------------------------------------|----------------|---|--|--|---|---|--|
| Hatching Green                        | Harpenden West | Y |  |  |   | Y |  |
| Leyton Green                          | Harpenden West |   |  |  |   | Y |  |
| Alsop Close                           | London Colney  |   |  |  |   | Y |  |
| Bluett Road                           | London Colney  |   |  |  |   | Y |  |
| Caledon Road 1                        | London Colney  |   |  |  |   | Y |  |
| Caledon Road 2                        | London Colney  |   |  |  |   | Y |  |
| Cotlandswick                          | London Colney  | Y |  |  |   | Y |  |
| Five Acres                            | London Colney  |   |  |  |   | Y |  |
| London Colney<br>High Street          | London Colney  |   |  |  |   | Y |  |
| London Colney<br>Recreation<br>Centre | London Colney  |   |  |  | Y | Y |  |
| Napsbury Park                         | London Colney  | Y |  |  |   | Y |  |
| Shenley Lane<br>Recreation<br>Ground  | London Colney  |   |  |  |   | Y |  |
| St Albans Irish<br>Club               | London Colney  | Y |  |  |   | Y |  |

|                                  |               |   |  |  |   |   |  |
|----------------------------------|---------------|---|--|--|---|---|--|
| Summerfield Close                | London Colney |   |  |  |   | Y |  |
| Walsingham Way                   | London Colney |   |  |  | Y | Y |  |
| Cherry Hill                      | St Stephen    | Y |  |  |   | Y |  |
| Juniper Avenue                   | Park Street   |   |  |  |   | Y |  |
| Mayflower Road Recreation Ground | Park Street   | Y |  |  |   | Y |  |
| Park Street                      | Park Street   | Y |  |  |   | Y |  |
| Smug Oak Green                   | Park Street   | Y |  |  |   | Y |  |
| Forefield                        | St Stephen    |   |  |  |   | Y |  |
| North Close Recreation Ground    | St Stephen    | Y |  |  |   | Y |  |
| South Close                      | St Stephen    |   |  |  |   | Y |  |
| Sunnydell                        | St Stephen    |   |  |  |   | Y |  |
| Woodbury Field                   | St Stephen    | Y |  |  |   | Y |  |
| Nicholls Close                   | Redbourn      |   |  |  |   | Y |  |
| Flamsteadbury Lane               | Redbourn      | Y |  |  |   | Y |  |

|                      |                    |   |   |  |   |   |  |
|----------------------|--------------------|---|---|--|---|---|--|
| Long Cutt            | Redbourn           |   |   |  |   | Y |  |
| Redbourn Common      | Redbourn           | Y | Y |  | Y | Y |  |
| Bishops Close        | Marshalswick North |   |   |  |   | Y |  |
| Chalkdell Fields     | Marshalswick North |   |   |  |   | Y |  |
| Damson Way           | Marshalswick North |   |   |  |   | Y |  |
| Furse Avenue         | Marshalswick North |   |   |  |   | Y |  |
| Ridgeway             | Marshalswick North |   |   |  |   | Y |  |
| Windmill Avenue      | Marshalswick North |   |   |  |   | Y |  |
| Jersey Farm          | Sandridge          | Y |   |  |   | Y |  |
| Langley Grove        | Sandridge          | Y |   |  |   | Y |  |
| Sandringham Crescent | Sandridge          | Y |   |  |   | Y |  |
| St Leonard's         | Sandridge          | Y |   |  |   | Y |  |
| The Larches          | Sandridge          |   |   |  | Y | Y |  |
| Villiers Crescent    | Sandridge          |   |   |  |   | Y |  |
| Wilstone Drive       | Sandridge          |   |   |  |   | Y |  |
| Caesars Road         | Wheathampstead     |   |   |  |   | Y |  |

|                                   |                       |   |        |  |   |   |  |
|-----------------------------------|-----------------------|---|--------|--|---|---|--|
| Cannons Field                     | Wheathampstead        |   |        |  | Y | Y |  |
| Long Butlers                      | Wheathampstead        |   |        |  |   | Y |  |
| Maltings Drive                    | Wheathampstead        |   |        |  |   | Y |  |
| The Folly                         | Wheathampstead        | Y |        |  |   | Y |  |
| <b><u>Natural Green Space</u></b> |                       |   |        |  |   |   |  |
| Bernards Heath                    | Batchwood             |   | Y part |  | Y | Y | Also classified as<br>Amenity Green<br>Space |
| Birklands<br>Meadow               | Cunningham            |   |        |  |   | Y |  |
| Heron's Way<br>Spinney            | Cunningham            |   |        |  | Y | Y | Known as<br>Napsbury Lane on<br>maps         |
| Beech Bottom                      | Marshalswick<br>South |   |        |  | Y | Y |  |
| The Wick                          | Marshalswick<br>South |   |        |  | Y | Y | Also classified as<br>Amenity Green<br>Space |
| Watercress<br>Wildlife Meadow     | Sopwell               |   |        |  |   | Y |  |
| Ver Park                          | Verulam               | Y |        |  |   | Y |  |



|                                |                         |   |   |  |   |   |                    |
|--------------------------------|-------------------------|---|---|--|---|---|--------------------|
| Colney Heath Common            | Colney Heath            | Y | Y |  |   | Y |                    |
| Hill End Garden of Rest        | Colney Heath            | Y |   |  |   | Y |                    |
| Sheerwood Rise                 | Harpenden South         |   |   |  |   | Y |                    |
| Kingsbourne Green Common       | Redbourn                | Y | Y |  |   | Y |                    |
| Batford Springs                | Harpenden East          | Y |   |  |   | Y |                    |
| Crabtree Fields                | Harpenden East          | Y |   |  |   | Y |                    |
| Holly Bush Lane                | Harpenden North         | Y |   |  |   | Y |                    |
| Harpenden Common               | Harpenden North & South | Y | Y |  |   | Y |                    |
| Green Lane                     | Harpenden South         |   |   |  |   | Y |                    |
| Broad Colney Lakes             | London Colney           | Y |   |  |   | Y |                    |
| Colne Gardens                  | London Colney           |   |   |  |   | Y |                    |
| Suffolk Close                  | London Colney           |   |   |  |   | Y |                    |
| Village Green & Low Bells Lake | London Colney           |   |   |  | Y | Y |                    |
| White Horse Lane               | London Colney           |   |   |  |   | Y |                    |
| Birch Wood                     | Park Street             | Y |   |  |   | Y |                    |
| Blackgreen Wood                | Park Street             |   |   |  |   | Y | Not marked on maps |

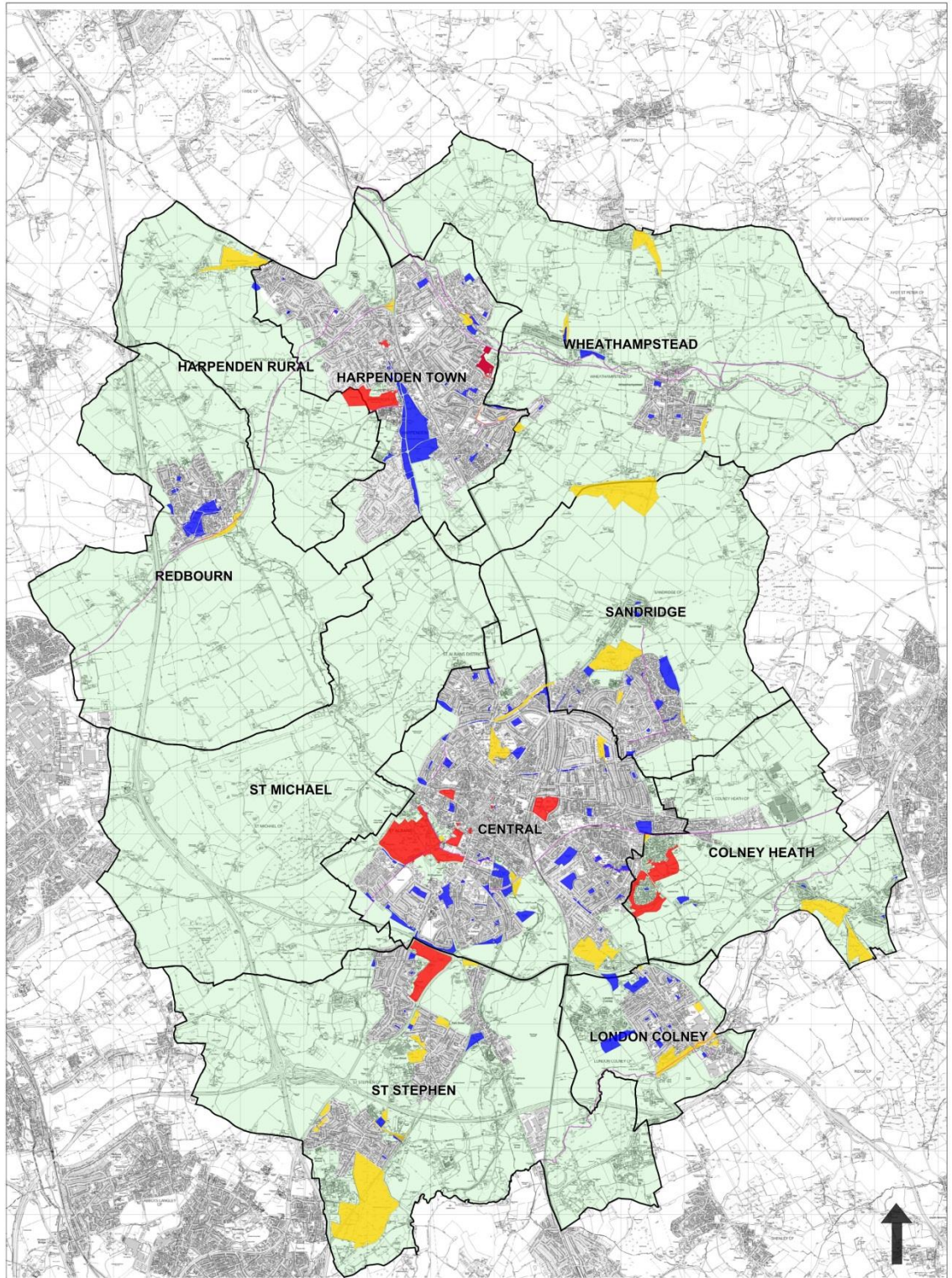
|                            |                    |   |   |  |   |   |  |
|----------------------------|--------------------|---|---|--|---|---|--|
| Frogmore Lakes             | Park Street        | Y |   |  |   | Y |  |
| How Wood                   | Park Street        | Y |   |  |   | Y |  |
| Upton Close                | Park Street        | Y |   |  |   | Y |  |
| Bricket Wood Common        | St Stephen         | Y | Y |  |   | Y |  |
| Broad Acre Woodland        | St Stephen         |   |   |  |   | Y |  |
| Old Watford Road           | St Stephen         | Y |   |  |   | Y |  |
| Millennium Green           | Redbourn           | Y |   |  |   | Y |  |
| Redbourn Common            | Redbourn           | Y | Y |  |   | Y |  |
| Ardens Marsh               | Marshalswick North |   |   |  |   | Y |  |
| Bentsley Spinney           | Marshalswick North |   |   |  | Y | Y |  |
| House Lane                 | Sandridge          | Y |   |  |   | Y |  |
| Nomansland Common          | Sandridge          | Y | Y |  |   | Y |  |
| Woodland Park, Jersey Farm | Sandridge          | Y |   |  |   | Y |  |
| Devil's Dyke               | Wheathampstead     |   |   |  |   | Y |  |
| Gustardwood Common         | Wheathampstead     | Y |   |  |   | Y |  |
| Marshall's Heath           | Wheathampstead     | Y |   |  |   | Y |  |

| <b><u>Parks and Gardens</u></b> |           |   |  |  |   |   |  |
|---------------------------------|-----------|---|--|--|---|---|--|
| Highfield Park                  | St Albans | Y |  |  |   | Y |  |
| Rothamsted Park                 | Harpenden | Y |  |  |   | Y |  |
| Clarence Park                   | St Albans |   |  |  | Y | Y |  |
| Sumpter Yard                    | St Albans |   |  |  | Y | Y |  |
| Cumberland House Park           | Redbourn  |   |  |  | Y | Y |  |
| Lydekker Park                   | Harpenden |   |  |  | Y | Y |  |
| Abbey Orchard                   | St Albans |   |  |  | Y | Y |  |
| Vintry Gardens                  | St Albans |   |  |  | Y | Y |  |
| St Peters War Memorial Garden   | St Albans |   |  |  | Y | Y |  |
| Verulamium Park                 | St Albans | Y |  |  |   | Y |  |
| Waxhouse Gate                   | St Albans |   |  |  | Y | Y |  |
| Romeland Garden                 | St Albans |   |  |  | Y | Y |  |
| Victoria Playing Field          | St Albans |   |  |  | Y | Y |  |
| Municipal Gardens               | St Albans |   |  |  | Y | Y |  |

|                                     |  |        |  |  |        |   |                   |
|-------------------------------------|--|--------|--|--|--------|---|-------------------|
| Glossop Memorial                    | St Albans  |        |  |  | Y      | Y |                   |
| Greenwood Park                      | Chiswell Green   | Y      |  |  |        | Y |                   |
| Quakers Burial Ground               | St Albans  |        |  |  | Y      | Y |                   |
| <b><u>Green Corridors</u></b>       |  |        |  |  |        |   |                   |
| River Colne                         | Various  |        |  |  | Y      | Y | Within urban area |
| River Lea                           | Various  |        |  |  | Y      | Y | Within urban area |
| River Ver                           | Various  |        |  |  | Y      | Y | Within urban area |
| Jersey Lane Footpath                | Sandridge  |        |  |  | Y      | Y | Within urban area |
| Lee Valley walk                     | Various  | Y part |  |  | Y part | Y | Within urban area |
| Camp Cycleway                       | Various  |        |  |  | Y      | Y |                   |
| The Nickey Line                     | Various  |        |  |  | Y      | Y | Within urban area |
| Alban Way                           | Various  |        |  |  | Y      | Y | Within urban area |
| Everlasting Lane                    | Batchwood  |        |  |  | Y      | Y |                   |
| <b><u>Children's Play Areas</u></b> | All sites listed are those outside of other types of open space e.g. amenity green |        |  |  |        |   |                   |

|                                     |                    |   |  |  |  |   |  |
|-------------------------------------|--------------------|---|--|--|--|---|--|
|                                     | space              |   |  |  |  |   |  |
| Aldwick Court                       | Cunningham         |   |  |  |  | Y |  |
| Brecken Close                       | Marshalswick North |   |  |  |  | Y |  |
| Runcie Close                        | St Albans          |   |  |  |  | Y |  |
| William Bell                        | sandridge          |   |  |  |  | Y |  |
| Brooke End                          | Redbourn           |   |  |  |  | Y |  |
| Silkmill                            | Redbourn           |   |  |  |  | Y |  |
| Davys Close                         | Wheathampstead     |   |  |  |  | Y |  |
| Hill Dyke Road                      | Wheathampstead     |   |  |  |  | Y |  |
| Fleetville<br>Toddlers Play<br>Area | Clarence           |   |  |  |  | Y |  |
| Goldsmith Way                       | Batchwood          |   |  |  |  | Y |  |
| Halsey Park                         | London Colney      |   |  |  |  | Y |  |
| High Street<br>Recreation           | Colney Heath       | Y |  |  |  | Y |  |
| Hyde Lane                           | Park Street        | Y |  |  |  | Y |  |
| Marford Road                        | Wheathampstead     | Y |  |  |  | Y |  |
| Maslen Road                         | Colney Heath       |   |  |  |  | Y |  |

|                    |                    |   |  |  |  |   |  |
|--------------------|--------------------|---|--|--|--|---|--|
| Morris Way         | London Colney      |   |  |  |  | Y |  |
| Napsbury Park      | London Colney      |   |  |  |  | Y |  |
| Newgate Close      | Marshalswick North |   |  |  |  | Y |  |
| North Close        | St Stephens        |   |  |  |  | Y |  |
| Porters Hill       | Harpenden          | Y |  |  |  | Y |  |
| Riverside Road     | Sopwell            |   |  |  |  | Y |  |
| Roundwood Lane     | Harpenden North    |   |  |  |  | Y |  |
| Shenley Lane       | London Colney      | Y |  |  |  | Y |  |
| Sherwood Avenue    | Marshalswick North |   |  |  |  | Y |  |
| Sleapshyde         | Colney Heath       | Y |  |  |  | Y |  |
| Smallford          | Colney Heath       | Y |  |  |  | Y |  |
| Spencer Field      | Sandridge          | Y |  |  |  | Y |  |
| Telford Road       | London Colney      |   |  |  |  | Y |  |
| Tyttenhanger Green | Colney Heath       | Y |  |  |  | Y |  |
| Woodend            | Harpenden North    |   |  |  |  | Y |  |



## Green Spaces in the District

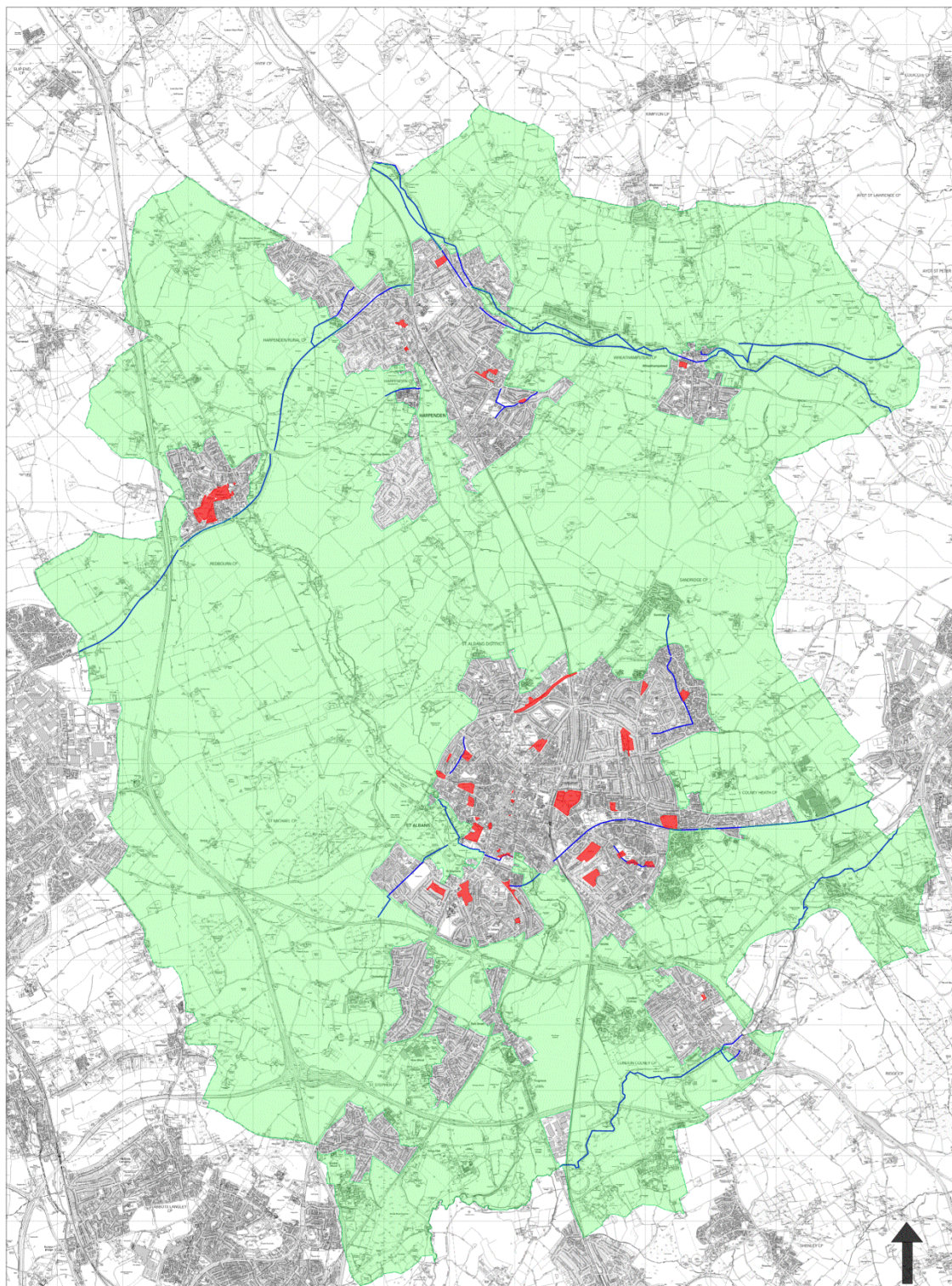
- Green Belt
- Parks and Gardens
- Amenity Green Space
- Natural and Semi-Natural Green Space
- Green Corridors
- Parish Boundaries



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Map 10





## Recommended Local Green Space

Local Green Space  
Green Corridors



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Map 11



### 6.1.2 Other green space

As well as protecting the above non-Green Belt green spaces through LGS designation, it is recommended that attempts are made to address identified green space deficits. Planning obligations generated through development should be used to address the deficits identified in s. 6.1 above. Development on low value green space should lead to the creation of new high value green spaces. Consideration to the increased value of multi-functional green space should be given. Finally, attempts to increase accessibility across SADC should be made.

### 6.2 New green space and playing pitches

It is recommended that following quantity standards are applied in case of major new housing developments. It is suggested that standards from the 1994 District Local Plan Review are applied here:

|                     |                                    |
|---------------------|------------------------------------|
| Size of development | Provision required                 |
| 30 – 100 dwellings  | Amenity green space and play areas |
| 100+ dwellings      | Full provision                     |

| Type of green space  | Quantity standard (square metres per person) | Accessibility standard (in metres)                                       |
|--|--|--|
| Allotments   | 4.5  | 600  |
| Amenity green space (including use as multi-functional space to include playing pitch provision) | 15   | 300 as amenity green space   |
| Natural and semi-natural green spaces  | 5  | 600 (walking) / 5000 (driving)   |
| Parks and gardens (including use as multi-functional space to include playing pitch provision)   | 12   | 500  |
| Children's play areas  | 0.6  | Younger children: 300<br>Older children: 450<br>Strategic play area: 900 |
| Teenage areas  | 0.18   | 600 (walking) / 1500 (cycling)   |

It is recommended that these standards are considered, along with the Dacorum Borough Council's green space standard, in the case of major new developments in the East Hemel Hempstead Broad Locations.

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- <sup>i</sup> St Albans City and District Council Greenspace Strategy
- <sup>ii</sup> St Albans City and District Council Playing Pitch Strategy
- <sup>iii</sup> St Albans City and District Council Strategic Local Plan
- <sup>iv</sup> Cherwell Local Plan (adopted 20 July 2015)
- Part 1 [http://www.cherwell.gov.uk/media/pdf/3/o/Cherwell\\_Local\\_Plan\\_2011-2031\\_Part\\_1\\_Adopted\\_July\\_2015\\_Part\\_1\\_of\\_3.pdf](http://www.cherwell.gov.uk/media/pdf/3/o/Cherwell_Local_Plan_2011-2031_Part_1_Adopted_July_2015_Part_1_of_3.pdf)
- Part 2 [http://www.cherwell.gov.uk/media/pdf/3/1/Cherwell\\_Local\\_Plan\\_2011-2031\\_Part\\_1\\_Adopted\\_July\\_2015\\_Part\\_2\\_of\\_3.pdf](http://www.cherwell.gov.uk/media/pdf/3/1/Cherwell_Local_Plan_2011-2031_Part_1_Adopted_July_2015_Part_2_of_3.pdf)
- Part 3 [http://www.cherwell.gov.uk/media/pdf/3/i/Cherwell\\_Local\\_Plan\\_2011-2031\\_Part\\_1\\_Adopted\\_July\\_2015\\_Part\\_3\\_of\\_3.pdf](http://www.cherwell.gov.uk/media/pdf/3/i/Cherwell_Local_Plan_2011-2031_Part_1_Adopted_July_2015_Part_3_of_3.pdf)
- <sup>v</sup> Chichester Local Plan: Key Policies 2014-2029  
<http://www.chichester.gov.uk/CHttpHandler.ashx?id=24759&p=0>
- <sup>vi</sup> Open Space, Sport & Recreation Facilities Study 2013 – 2029  
<http://www.chichester.gov.uk/CHttpHandler.ashx?id=18304&p=0>
- <sup>vii</sup> Lichfield Local Plan 2008-2029 (adopted 17 February 2005)  
<https://www.lichfielddc.gov.uk/Council/Planning/The-local-plan-and-planning-policy/Resource-centre/Local-Plan-documents/Downloads/Local-Plan-Strategy/Lichfield-District-Local-Plan-Strategy-2008-2029.pdf>
- <sup>viii</sup> Allotment strategy
- <sup>ix</sup> Allotments Act 1950 <http://www.legislation.gov.uk/ukpga/Geo6/14/31>
- <sup>x</sup> Not assessed in 2011 Green Space Strategy
- <sup>xi</sup> Portable Youth Shelter scheme <http://www.stalbans.gov.uk/community-and-living/improvements/portableyouthshelter/default.aspx>
- <sup>xii</sup> Local Plan Publication 2016, Consultation draft Maidstone Borough Council  
<http://services.maidstone.gov.uk/docs/February%202016%20Regulation%2019%20Draft%20Local%20Plan.pdf>
- <sup>xiii</sup> Maidstone Green and Blue infrastructure strategy 2013  
<https://services.maidstone.gov.uk/meetings/documents/s33172/Appendix%201%20-%20Draft%20Green%20and%20blue%20infrastructure%20strategy.pdf>
- <sup>xiv</sup> Brentwood Draft Local Plan 2013-2033 (2016)  
<http://www.brentwood.gov.uk/pdf/08022016165904u.pdf>
- <sup>xv</sup> Brentwood Green Infrastructure 2015 <http://www.brentwood.gov.uk/pdf/29012016122803u.pdf>
- <sup>xvi</sup> Brentwood Open Space Strategy <http://www.brentwood.gov.uk/pdf/03112008141436u.pdf>
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