

OPEN SPACE

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OPEN SPACE

Introduction

10.28 The importance of providing adequate open space in towns is set out in Planning Policy Guidance Note 17 (PPG17) 'Planning for Open Space, Sport and Recreation'. This emphasises that open space, sport and recreation underpin people's quality of life and are fundamental in achieving broader objectives such as the promotion of social inclusion and community cohesion, health and well-being, and sustainable development. Open spaces and allotments are also important for quiet relaxation. The PPG also sets a specific requirement for local authorities to undertake audits of existing open spaces, sports and recreational facilities and to assess these in relation to the existing and future needs of their communities. Further detailed advice has been published in a companion guide to PPG17 titled 'Assessing Needs and Opportunities'.

10.29 The Council is committed to undertaking a detailed audit of the Borough's open spaces based on the approach set out in the revised PPG17 and the companion guide. This audit is programmed for completion by 2005 and will underpin the Community Strategy headline target to give 90% of households access to open space within 300m of their homes by 2013. When the audit is completed, it will replace the earlier survey referred to in paragraphs 10.32-10.33 below and may result in amendments affecting the implementation of Policies OS1 and OS2.

Protection of Open Spaces

10.30 Use of land as open space is no less important than other uses. Once built on, open land is likely to be lost to the community forever.

10.31 The Council is committed to the protection from development of the existing parks and open spaces in the Borough. Development which would encroach into these areas or adversely affect them, such as the extension of football-related development associated with the Pilot Field into the Archery Field and Ochiltree Woods area will be resisted. A survey of the town's open spaces was undertaken during the preparation of the Plan and all identified areas are recorded on the Proposals Map. The following policy seeks to protect these areas from harmful development.

POLICY OS1

Protection of Open Space

Identified open spaces within the built-up area boundary will be protected from any development which would lead to the loss of their open character. Planning permission will only be granted for small scale development which directly contributes to or enhances the recreational value of the open space itself. Where this does occur, compensatory provision or a contribution towards further off-site provision may be sought.

Areas Deficient in Open Space

10.32 Although most of the Borough is well supplied with areas of open space, the survey found that there are significant portions of the town that are beyond the minimum straight-line distance of 280 metres from accessible open space as suggested by English Nature in its report 'Accessible Natural Greenspace in Towns and Cities: A review of appropriate size and distance criteria' (1995). (This distance was also recommended by an influential study undertaken by the London Planning Advisory Committee (LPAC) and is based upon the findings of children's 'home range' surveys and acceptable walking distances for adults and children.) Using this measurement, significant areas of St Leonards and Broomgrove appear deficient in open space together with smaller areas of Clive Vale and St Helens.

10.33 In these areas it is important that existing open space is protected and new areas be created whenever possible.

POLICY OS2

Areas Deficient in Open Space

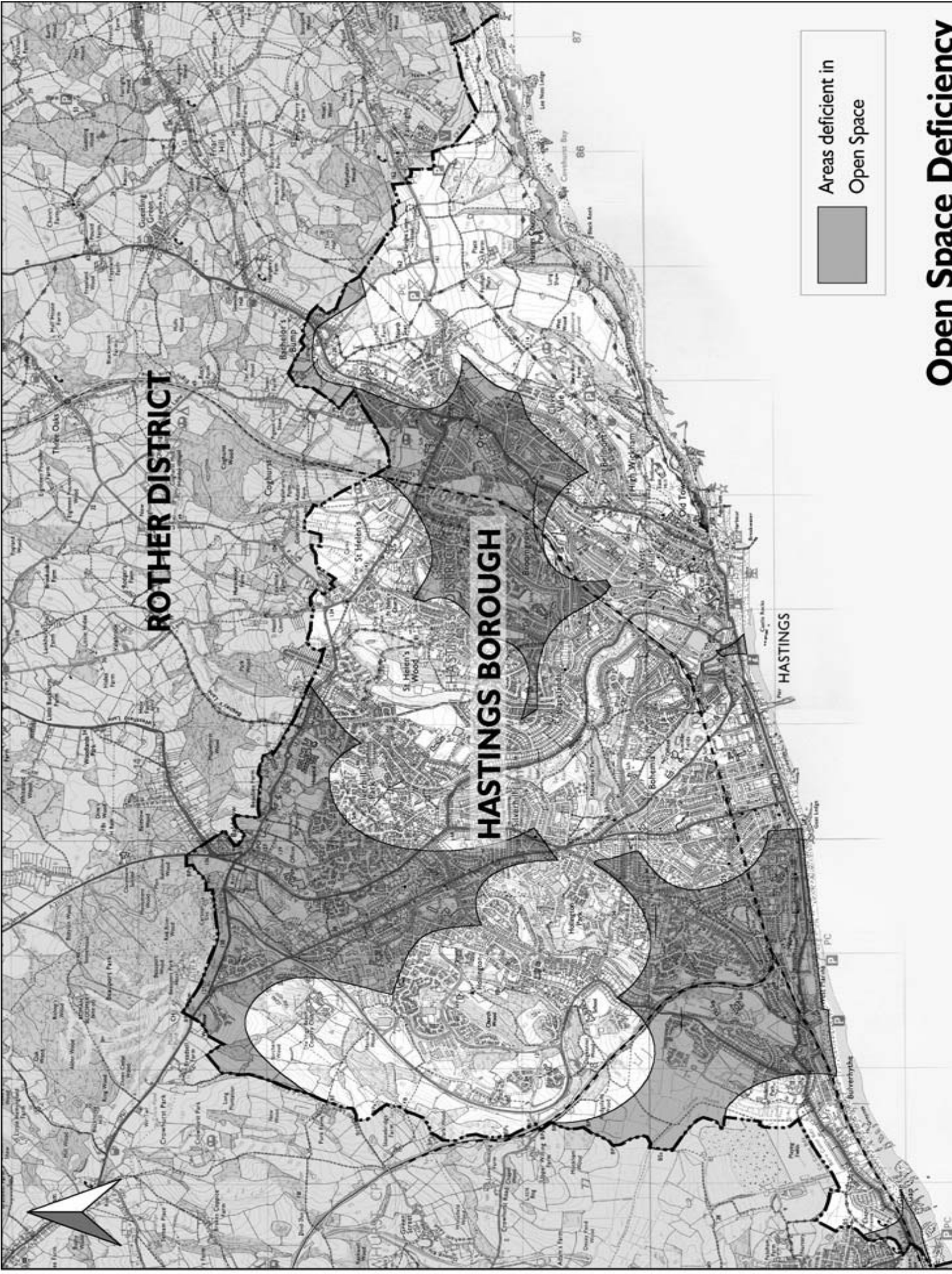
In areas of the town which have been identified as being deficient in open space, undeveloped land which has recreational or amenity value to the area shall be protected from development. If a planning application is made for development in such an area, the Borough Council may, in appropriate cases, seek a Section 106 Agreement to provide some open space within the development.

Improving Access to Open Spaces

10.34 Existing areas of open space can serve the surrounding residential districts more effectively if access can be improved from those areas. Support will be given to the improvement of access to existing areas of open space (particularly in those areas identified as being deficient in open space). Particular emphasis will be given to promoting pedestrian, cycle and public transport links to existing parks.

Private Open Space

10.35 Large private gardens, and other greenspaces either communally-owned or in single ownership, can make a useful contribution to the townscape of an area – and should be protected from development which would prejudice the open nature of such areas. Allotments form an important part of the overall supply of private open space in the Borough.



ROTHER DISTRICT

HASTINGS BOROUGH

HASTINGS

Areas deficient in
 Open Space

Open Space Deficiency

POLICY OS3

Private Open Space

Development which would result in the substantial loss of identified private open space will not be permitted, as these areas make a valuable contribution to the visual amenity of the neighbourhood.

Allotments

10.36 Allotments provide green areas in the Borough; they fit in well with the concept of sustainability – providing a healthy opportunity for people to participate in growing their own food together with recycling and composting organic waste. Allotments can be important for wildlife, particularly the abandoned plots and margins.

10.37 Demand for allotments is variable over time, but it is reasonable to assume that with increasing amounts of leisure time and smaller gardens, demand will at least remain stable over the Plan period. In response to this, the Council will, as a general principle, seek to ensure the maintenance and promotion of existing allotments in that use. Where allotments are in the Borough Council's ownership, the Council will take measures to upgrade facilities, subject to the availability of funds.

POLICY OS4

Allotments

The allotments shown on the proposals map will be protected both for their primary purpose and for wildlife. Planning permission will not be granted for their development.

Amenity Footpath Network

10.38 Hastings has an extensive network of public footpaths within the Borough. However, by improving links between areas of open space in the town, these areas could serve the surrounding population more effectively, whilst allowing for the creation of circular or linear walks taking in various areas of open space. Links from Hastings into the wider countryside could also be developed (for example linking to the 1066 Country Walk from Pevensey to Battle, Hastings and Rye) – together with various circular walks on the urban fringe. This network will provide a valuable recreational resource for the town, catering for the many people with no access to a car whilst according with the principles of sustainable development underpinning this Plan.

10.39 The amenity footpath network shown on the Proposals Map comprises a combination of existing footpaths and proposed new links. Both existing and proposed footpaths will be protected where development is proposed.

POLICY OS5

Amenity Footpath Network

Planning permission for development affecting the Amenity Footpath Network shown on the Proposals Map will be granted only where the proposal either:–

- (a) Preserves or safeguards the route of the existing or proposed footpath; or**
- (b) Makes provision for the diversion of the footpath to an acceptable alternative route no less attractive, safe and convenient for public use.**

Where development is permitted, the Council may attach planning conditions and/or may seek to enter into legal agreement(s) to achieve these outcomes.

