



ALLERDALE OPEN SPACE STUDY

STANDARDS PAPER

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Integrity, Innovation, Inspiration

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INTRODUCTION

This is the Open Space Standards Paper prepared by Knight, Kavanagh & Page (KKP) for Allerdale Borough Council (ABC). It follows on from the preceding Open Space Assessment Report. Together the two documents provide an evidence base to help inform the future provision for open spaces in Allerdale.

The Strategy forms part of a suite of reports that together make up the Open Space, Sport and Recreation Study:

- ◀ Open spaces
- ◀ Playing pitches and outdoor sports
- ◀ Indoor built sports facilities

The evidence presented in this report should be used to inform local plan documents and supplementary planning documents. It sets an approach to securing open space facilities through new housing development and forms the basis for negotiation with developers for contributions towards the provision of appropriate open space facilities and their long term maintenance.

This study replaces a previous set of reports, referred to as the Allerdale Open Space, Sport and Recreation Study 2008, which predominately focused on identifying local needs in relation to quantity and accessibility.

Assessment Report summarises

The following section provides a summary from the Assessment Report on a typology by typology basis.

Parks and gardens

- ◀ There are 11 sites classified as parks and gardens totalling over 75 hectares.
- ◀ No significant catchment gaps are noted. All major settlements are identified as having access to parks provision. Furthermore, the drive time catchment covers the whole of the Allerdale Borough.
- ◀ Nearly all parks score high for quality with the exception of one. Only Banklands/Newlands Lane in Workington scores below the quality threshold. It is observed, for example, as having a lack of seating. The sites less formal character may better suit classification as an Amenity Greenspace. However, ABC identify the site is to have play provision introduced.
- ◀ Issues with anti-social behaviour are identified on the Vulcan Park site in Workington. This is despite the site receiving a high quality score. Problems on site include vandalism and inappropriate behaviour being reported.
- ◀ A HLF project has been undertaken in 2011 at Silloth Green. The works included restoration of historic features and elements as well as construction of a new play area. Quality and value of the park has subsequently increased.
- ◀ There are currently three park sites in Allerdale with Green Flag status; Workington Hall Parklands, Vulcan Park and Silloth Green. A number of other sites are also identified as having the potential to be submitted for Green Flag accreditation in the future if desired.
- ◀ All parks are assessed as being of high value, with the important social inclusion and health benefits, ecological value and sense of place sites offer being acknowledged.

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Natural and semi-natural greenspace

- ◀ Allerdale is identified as having 55 individual natural and semi-natural greenspace sites. This totals over 1403 hectares of provision.
- ◀ Accessibility standards of a 15 minute walk time and 30 minute drive time have been set. Minor walk time deficiencies are identified at the settlements of Silloth and Aspatia. However, it is unlikely new provision is needed due to the relative ease of access to the wider countryside. In addition, the Lake District National Park and Solway Coast AONB are significant forms of provision within close proximity.
- ◀ There is a shortfall of 66 hectares of LNR provision across Allerdale based on Natural England recommendations. However, large areas of provision such as the Solway Coast (11,500 ha) are not included within this figure.
- ◀ Natural greenspace sites are generally viewed as being of a good quality. This is reflected in the audit assessment with the majority (68%) scoring above the threshold. Watchtree Nature Reserve scores the highest for quality with 71%; a reflection of its general high level of standard.
- ◀ A handful of sites are observed as having site specific issues. These often relate to problems with litter, fire damage and access.
- ◀ The majority of sites (88%) are rated as being of a high value. Although a handful of sites are identified as scoring below the thresholds for both quality and value. This tends to relate to a lack of features and access/usage on a site.
- ◀ As well as providing nature conservation and biodiversity value, natural and semi-natural sites are also recognised for their recreational value. Some of the highest scoring sites, such as Skinburness Road NSN and Harrington Marina, provide a key focal point for residents as well as visitors.

Amenity greenspace

- ◀ A total of 88 amenity greenspace sites are identified in Allerdale, totalling just over 58 hectares of amenity space.
- ◀ More amenity greenspace sites are located in Workington (31). However, the Maryport analysis area has the greatest amount of provision proportionally per 1,000 population with 1.26 (compared to 0.65 for Allerdale as a whole).
- ◀ The multifunctional role of amenity greenspace to local communities is recognised and as such the expectation exists for provision to be locally accessible. Therefore an accessibility standard of a 10 minute walk has been set. Minor gaps in provision are observed in Silloth and Cockermouth. However, both areas are served by other open space typologies such as parks and outdoor sports provision.
- ◀ Overall the quality of amenity greenspaces is positive. The majority of sites (81%) are rated as high for quality in the site visit audit. Only a handful of sites are identified as having any specific issues. Often this is due to their size and nature and therefore lack any form of ancillary feature.
- ◀ In addition to the multifunctional role of sites, amenity greenspace provision is, in general, particularly valuable towards the visual aesthetics for communities. This is demonstrated by the 92% of sites which score high for value. The contribution these sites provide as a visual amenity and for wildlife habitats should not be overlooked.

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Provision for children and young people

- ◀ There are a total of 58 sites across the Borough that are identified as play provision.
- ◀ Allerdale contains a high proportion of LAP (small) sized play areas, many of which score high for quality and value. This is a reflection on the rural nature of the Borough with smaller sized provision being located in less densely populated settlements and villages.
- ◀ Proportionally Aspatia and Silloth Analysis Areas have the highest amount of provision per 1,000 population. Although the actual greatest number of play sites is in Workington.
- ◀ No major gaps in provision are identified against the 15 minute walk time accessibility standard. Furthermore, all of Allerdale is covered by the drive time catchment. However, there is, in general, a perceived lack of play provision for older age groups particularly in Cockermouth and Wigton.
- ◀ The majority of play sites (82%) are assessed as being overall high quality. Although there are a number of sites which score low for quality. Often these sites are assessed as low due to general appearance and lack in range and quality of equipment.
- ◀ Sites to score below the threshold do so due to a limited range and quality of provision. Six out of the total 10 sites to score low for quality are managed by a housing association.
- ◀ Nearly all play provision (96%) is rated as being of high value from the site visit audit. All eight of the ABC strategic play sites score high for quality and value, reflecting their role in providing coordinated access across the Borough.

Allotments

- ◀ A total of 26 sites are classified as allotments in Allerdale, equating to more than 26 hectares. The majority of provision is owned and managed by the Parish and Town Councils. No allotments are managed by ABC.
- ◀ The current provision of 26 hectares is above the nationally recommended amount. However, there are waiting lists at every site across Allerdale suggesting demand for allotments is not currently being met by supply.
- ◀ Town Councils such as Cockermouth, Workington and Maryport all cite plans to potentially improve the quantity of provision. Both Cockermouth and Workington currently implement a plot splitting policy for any newly vacated plots in order to try and meet demand.
- ◀ There are a number of overgrown and therefore unused plots identified in the Workington area. For instance, at Salterbeck Road over half of the plots are observed as not in use.
- ◀ The majority of allotments (96%) score high for quality. The exception is the Salterbeck Road site in Workington, which is identified as being in poor general appearance as well as having plots overgrown.
- ◀ Nearly all allotments in Allerdale, with the exception of Salterbeck Road, are assessed as high value reflecting the associated social inclusion and health benefits, their amenity value and the sense of place offered by provision.

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Cemeteries

- ◀ Allerdale is identified as having 40 sites classified as cemeteries, equating to just over 38 hectares of provision.
- ◀ Management of the eight active cemetery sites is undertaken by the Council. In addition, the Council is responsible for maintaining 12 closed burial sites across the Borough. Maintenance of some individual churchyards is carried out by parish councils.
- ◀ The majority of those sites identified as having active burial provision are recognised as having sufficient spare capacity in terms of future remaining burial space. There is noted as being circa 20-25 years capacity remaining.
- ◀ The majority of cemeteries and churchyards are rated as high quality. However, two sites score below the quality threshold. This is a reflection of the lack of ancillary facilities (e.g. benches, signage), sense of security and general maintenance observed.
- ◀ All cemeteries are assessed as high value in Allerdale, reflecting that generally provision has cultural/heritage value and provide a sense of place to the local community.

Civic space

- ◀ There are three sites classified as civic spaces in Allerdale, equating to less than one hectare of provision.
- ◀ Two sites are located in Maryport and one in Workington. There are also likely to be other forms of provision in the Borough (e.g. main streets, parks) that will provide localised opportunities associated with the function of civic space.
- ◀ All civic spaces are regarded as being of high quality. Sites are identified as having overall a good level of general maintenance.
- ◀ All civic spaces are assessed as high value, reflecting provision has a cultural/heritage value whilst providing a sense of place to the local community. Attractiveness to tourists is also a feature for the Maryport Harbour and Washington Square sites.

Policy review

The Open Space Standards Paper sits within the context of the emerging Allerdale Local Plan.

The document sets out the long-term planning and development in the area as part of the National Planning Policy Framework. It is a collection of the Councils planning policy documents that outline the spatial strategy for the local area.

The Core Strategy is the principal document of the Local Plan. It set the strategic vision and objectives of how the area is expected to grow up to 2029. It will importantly help to determine development proposals through planning applications.

Identified within the Strategy are six strategic objectives which relate to the priorities for the Allerdale area. These include:

- ◀ Climate change and sustainability
- ◀ Housing
- ◀ Economy
- ◀ Transport
- ◀ Built environment
- ◀ Natural environment

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Policy S25 – Open space and recreation seeks to safeguard existing open space, sport and recreation facilities in the area. It identifies that any development which results in the loss of such provision will not be permitted. Except in circumstances where; replacement provision can be provided at an accessible location close by, or, improvements to recreational facilities can be provided to a level sufficient to outweigh the loss of any provision.

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QUALITY STANDARDS

The quality standard is in the form of a quality and value matrix. In order to determine whether sites are high or low quality (as recommended by best practice guidance), the results of the site assessments have been colour-coded against a baseline threshold (high being green and low being red).

The primary aim of applying a threshold is to identify sites where investment and/or improvements may be required. It can also be used to set an aspirational quality standard to be achieved (if desired) in the future and to inform decisions around the need to further protect sites from future development (particularly when applied with its respective value score in a matrix format).

The base line threshold for assessing quality can be set around 66%, based on the pass rate for Green Flag criteria (site visit criteria also being based on Green Flag). This is the only national benchmark available for parks and open spaces. No other good practice examples are adopted for the setting of quality and value thresholds in the UK.

Site visit criteria used for Green Flag are not always appropriate for every open space typology and are designed to represent a sufficiently high standard of site. Therefore the baseline threshold (and subsequent applied standard) for certain typologies is lowered to better reflect local circumstances, whilst still providing a distinction between sites of a higher or lower quality.

Table 1: Quality and value thresholds

Typology	Quality threshold	Value threshold
Parks and gardens	50%	20%
Natural and semi-natural greenspace	30%	20%
Amenity greenspace	40%	20%
Provision for children and young people	45%	20%
Allotments	40%	20%
Cemeteries/churchyards	45%	20%
Civic space	50%	20%

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Identifying deficiencies

Quality

The following table summarises the application of the quality standards in Allerdale.

Table 2: Quality scores for all open space typologies

Typology	Threshold	Maximum score	Scores			No. of sites	
			Lowest score	Ave score	Highest score	Low	High
Allotments	40%	124	31%	43%	54%	1	25
Amenity greenspace	40%	121	25%	49%	73%	17	71
Cemeteries/churchyards	45%	161	35%	51%	67%	2	38
Provision for children & young people	45%	97	21%	55%	89%	10	48
Civic space	50%	146	52%	63%	74%	-	3
Park and gardens	50%	159	42%	60%	77%	1	10
Natural & semi-natural greenspace	30%	117	6%	35%	71%	16	34
TOTAL	-	161	6%	48%	89%	47	229

Over four fifths (83%) of assessed open spaces in Allerdale score high for quality. More natural and semi-natural greenspaces and amenity greenspaces score low for quality compared to other typologies. This is a reflection of the number of sites for these typologies without any specific ancillary features or facilities. Natural and semi-natural greenspaces (i.e. woodlands, open grassland) can also tend to score low for personal security given they are often in isolated locations and not overlooked by other land uses. Often sites deliberately have very little ongoing management or maintenance in order to provide, for example, unmanaged habitats.

The typologies of allotments, cemeteries, provision for children and young people, civic space and parks are generally all of a good quality. In particular the proportion of allotments, civic space and parks rated as being of a high quality is noticeable.

Similarly, provision for children and young people has a proportionally high percentage of sites to score high, although there are a number of sites that rate below the threshold.

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Value

The table below summarises value deficiencies when applying the value standards for open spaces in Allerdale.

Table 3: Value scores for all open space typologies

Typology	Threshold	Maximum score	Scores			No. of sites	
			Lowest score	Ave score	Highest score	Low	High
Allotments	20%	105	15%	32%	48%	1	25
Amenity greenspace	20%	100	14%	38%	61%	7	81
Cemeteries/churchyards	20%	100	23%	44%	65%	-	40
Provision for children & young people	20%	55	15%	44%	73%	2	56
Civic space	20%	100	39%	49%	60%	-	3
Park and gardens	20%	110	38%	55%	72%	-	11
Natural & semi-natural greenspace	20%	110	6%	31%	68%	6	44
TOTAL	20%	110	6%	37%	73%	16	260

The majority of sites are assessed as being of high value. Similar to the quality scores; natural and semi-natural as well as amenity greenspaces have a higher proportion of low value sites. This reflects the number of sites that lack any particular ancillary features. More so for the amenity greenspace typology that has a number of smaller sized sites. However, the value these sites play in providing a visual and recreational amenity as well as a break in the built form remains important in a wider context.

All cemeteries, civic space and park sites rate high for value reflecting their high quality.

A high value site is considered to be one that is well used by the local community, well maintained (with a balance for conservation), provides a safe environment and has features of interest; for example play equipment and landscaping. Sites that provide for a cross section of users and have a multi-functional use are considered a higher value than those that offer limited functions and that are thought of as bland and unattractive.

Quality and value matrix

Assessing the quality and value of open spaces is used to identify those sites which should be given the highest level of protection by the planning system, those which require enhancement in some way and those which may no longer be needed for their present purpose.

When analysing the quality/value of a site it should be done in conjunction with regard to the quantity of provision in the area (whether there is a deficiency).

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Presented below is a high/low classification giving the following possible combinations of quality and value for open spaces:

High quality/low value

The preferred policy approach to a space in this category should be to enhance its value in terms of its present primary purpose. If this is not possible, the next best policy approach is to consider whether it might be of high value if converted to some other primary purpose (i.e. another open space type). Only if this is also impossible will it be acceptable to consider a change of use.

High quality/high value

All open spaces should have an aspiration to come into this category and the planning system should then seek to protect them. Sites of this category should be viewed as being key forms of open space provision.

Low quality/low value

The policy approach to these spaces or facilities in areas of identified shortfall should be to enhance their quality provided it is possible also to enhance their value.

For spaces or facilities in areas of surplus a change of primary typology should be first considered. If no shortfall of other open space typologies is noted than the space or facility may be redundant/ 'surplus to requirements'.

If there is a choice of spaces or facilities of equal quality to declare surplus, and no need to use one or part of one to remedy a deficiency in some other form of open space or sport and recreation provision, it will normally be sensible to consider disposing of the one with the lowest value. Similarly, if two are of equal value, it will normally be sensible to dispose of the one of lower quality.

Low quality/high value

The policy approach to these spaces should be to enhance their quality to the applied standards. Therefore the planning system should initially seek to protect them if they are not already so.

Please refer to the Appendix for tables showing the application of the quality and value matrix presented for each analysis area.

Policy implications and recommendations

Following application of the quality and value matrix a summary of the actions for any relevant sites in each analysis area is shown below.

Aspatria Analysis Area

No deficiencies for quality or value are noted in Aspatria.

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Cockermouth Analysis Area

Summary	Action
Amenity greenspace	
<ul style="list-style-type: none"> ◀ Broughton AGS scores low for value ◀ Low quality ratings for Cragg Road, Gable Avenue and St Helens Street ◀ Slatefell Drive rates low for quality and value. 	<ul style="list-style-type: none"> ◀ Site should look to be enhanced where possible. ◀ Enhance quality of sites ◀ Enhance quality of site provided it is possible to also enhance value.
Provision for children and young people	
<ul style="list-style-type: none"> ◀ Low quality ratings for Isel Road, Towers Lane and Greyrigg Avenue. 	<ul style="list-style-type: none"> ◀ Enhance quality; range of equipment on sites may need expanding
Natural and semi-natural greenspace	
<ul style="list-style-type: none"> ◀ Low quality rating for Dale View ◀ Woodhall Brow rates low for quality and value. 	<ul style="list-style-type: none"> ◀ Enhance quality of site ◀ Enhance quality of site provided it is possible to also enhance value

Maryport Analysis Area

Summary	Action
Amenity greenspace	
<ul style="list-style-type: none"> ◀ Low quality rating for Moorside Drive. 	<ul style="list-style-type: none"> ◀ Enhance site quality
Natural and semi-natural	
<ul style="list-style-type: none"> ◀ Lime Grove scores low for quality. 	<ul style="list-style-type: none"> ◀ Site quality should look to be enhanced where possible.

Silloth Analysis Area

Summary	Action
Amenity greenspace	
<ul style="list-style-type: none"> ◀ Low quality ratings for Wampool Street, Skiddaw Street and B5300 AGS. 	<ul style="list-style-type: none"> ◀ Enhance quality of sites; priority should be for Wampool Street and Skiddaw Street.

Wigton Analysis Area

Summary	Action
Amenity greenspace	
<ul style="list-style-type: none"> ◀ Low quality ratings for Brackenlands and Welton Village Green. 	<ul style="list-style-type: none"> ◀ Enhance quality of sites
Natural and semi-natural	
<ul style="list-style-type: none"> ◀ Station Road Industrial Park rates low for quality and value. 	<ul style="list-style-type: none"> ◀ Enhance quality of site provided it is possible to also enhance value

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Workington Analysis Area

Summary	Action
Allotments	
<ul style="list-style-type: none"> Salterbeck Road Allotments scores low for quality and value 	<ul style="list-style-type: none"> Priority should be to enhance site quality provided it is possible to also enhance value.
Amenity greenspace	
<ul style="list-style-type: none"> Low quality ratings for Ruskin Close, Richmond Road and Seaton Rugby Club. Brierydale Lane AGS scores low for value Garnett Crescent, Senhouse Walk, Moorlands Drive and Alexander Close score low for quality and value. 	<ul style="list-style-type: none"> Enhance quality of sites; priority should be for Ruskin Close and Richmond Road. Site should look to be enhanced where possible. Enhance quality of site provided it is possible to also enhance value.
Provision for children and young people	
<ul style="list-style-type: none"> Low quality ratings for Laybourne Court, Udale Court 1, Hunday Court South and Lady Court. Bowness Court and Hunday Court North score low for quality and value. 	<ul style="list-style-type: none"> Enhance quality of sites if possible; range of equipment on sites may need expanding Enhance quality of sites provided it is possible to also enhance value
Parks and gardens	
<ul style="list-style-type: none"> Banklands/ Newlands Lane scores low for quality. 	<p>No action required.</p> <p><i>NB: Quality of site has since been improved</i></p>
Natural and semi-natural	
<ul style="list-style-type: none"> Low quality ratings for 11 sites. Moorcroft scores low for value Brieryland Lane Park and Mossbay Road rate low for quality and value. 	<ul style="list-style-type: none"> Enhance quality of sites; priority should be for valued sites such as Oldside and New Bridge Road. Site should look to be enhanced where possible. Enhance quality of sites provided it is possible to also enhance value.

Management and development

The following issues should be considered when undertaking site development or enhancement:

- ◀ Site's significance to local area and community.
- ◀ Planning permission requirements and any foreseen difficulties in securing permission.
- ◀ Gaining revenue funding from planning contributions in order to maintain existing sites.
- ◀ Gaining planning contributions to assist with the creation of new provision where need has been identified.
- ◀ Analysis of the possibility of shared site management opportunities.
- ◀ The availability of opportunities to lease site to external organisations.
- ◀ Options to assist community groups/parish councils to gain funding to enhance existing provision.
- ◀ Negotiation with landowners to increase access to private strategic sites.

Community funding sources

Outside of developer contributions there are also a number of potential funding sources¹ available to community and voluntary groups. Each scheme is different and is designed to serve a different purpose. In order for any bid to be successful consideration to the schemes criteria and the applicant's objectives is needed. Sources for funding applications are continuously changing and regular checking of funding providers should be undertaken.

¹ Source: Potential funding for community green spaces, DCLG

ACCESSIBILITY STANDARDS

Accessibility standards for different types of provision are a tool to identify communities currently not served by existing facilities. It is recognised that factors that underpin catchment areas vary from person to person, day to day and hour to hour. This problem is overcome by accepting the concept of 'effective catchments', defined as the distance that would be travelled by the majority of users.

Guidance is offered by the Greater London Authority (GLA) (2002): 'Guide to preparing open space strategies' with regard to appropriate catchment areas for authorities to adopt. However, in order to make catchment areas more locally specific to Allerdale, we have used accessibility standards as defined in the previous Open Space Study to set appropriate catchments. The following standards are recorded in relation to how far residents would be willing to travel to access different types of open space provision.

Table 4: Accessibility standards to travel to open space provision

Typology	Applied standard
Parks and gardens	15 minute walk time (1200m)
	15 minute drive time
Natural and semi-natural	15 minute walk time (1200m)
	30 minute drive time
Amenity greenspace	10 minute walk time (800m)
Provision for children and young people	15 minute walk time (1200m)
	20 minute drive time
Allotments	15 minute walk time (1200m)
	15 minute drive time
Cemeteries	No standard set
Civic spaces	No standard set

Most typologies are set as having an accessibility standard of a 15 minute walk time. For many of the open space typologies dual walk and drive time accessibility standards have been set. This is designed to reflect the rural characteristics of the Borough as well as the nature of use for these types of provision, with users often being willing to travel by transport as well as by foot.

No standard is set for the typologies of cemeteries or civic spaces. It is difficult to assess such typologies against catchment areas due to their nature and usage. For cemeteries, provision should be determined by demand for burial space.

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Identifying deficiencies

If a settlement does not have access to the required level of provision (consistent with the hierarchy) it is deemed deficient. KKP has estimated how many sites, of a minimum size are needed to provide comprehensive access to this type of provision (in hectares).

As explained above, the Greater London Authority (GLA) provides some guidance on minimum site sizes available for open spaces as follows:

Table 5: GLA minimum size of site:

Classification	Minimum size of site
Allotments	0.4 ha (0.025 per plot)
Amenity greenspace	0.4 ha
Civic spaces	0.4 ha
Natural and semi natural	0.4 ha
Parks and gardens	2 ha
Play areas (equipped)	0.04 ha
Play areas (informal/casual)	0.04 ha

Policy implications and recommendations

In general, the applied drive time catchment for each typology tends to cover the analysis areas. However, minor gaps are highlighted for certain typologies.

The table below summaries the deficiencies identified from the application of the accessibility standards, together with the recommended actions. Please refer to the Open Space Assessment Report to see the maps.

Aspatia Analysis Area

Typology	Identified need (catchment gap)	Action
Natural & semi-natural	◀ Catchment gap in natural provision identified for Aspatia.	◀ Identified gap is covered by drive time catchment as well as being served by other typologies sites such as St Mungos Park and Victoria Park AGS. It could be appropriate to look to provide greater natural and semi-natural features at these existing sites.

Cockermouth Analysis Area

Typology	Identified need (catchment gap)	Action
Amenity greenspace	◀ Minor gap in AGS noted to the north of Cockermouth settlement.	◀ The area is served by other forms of open space provision such as Cockermouth Memorial Gardens.
Provision for children and young people	◀ Consultation highlights a need for additional provision catering towards older age groups	◀ New play provision catering to older ages should be sought to a minimum size of 0.04 hectares.

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Maryport Analysis Area

No gaps in the catchment mapping are identified in terms of accessibility.

Silloth Analysis Area

Typology	Identified need (catchment gap)	Action
Natural & semi-natural	<ul style="list-style-type: none"> Small catchment gap in natural provision to the south area of the Silloth settlement. 	<ul style="list-style-type: none"> Identified gap is covered by drive time catchment as well as being served by other typologies i.e. amenity greenspace sites Wampool Street and Skiddaw Street AGS. It could be appropriate to look to provide greater natural and semi-natural features at these existing sites.
Amenity greenspace	<ul style="list-style-type: none"> Minor gap in AGS noted to the south of Silloth settlement. 	<ul style="list-style-type: none"> The area is served by other forms of open space provision such as Eden Street Sport Field.
Provision for children and young people	<ul style="list-style-type: none"> Consultation highlights a need for additional provision catering towards older age groups 	<ul style="list-style-type: none"> New play provision catering to older ages should be sought to a minimum size of 0.04 hectares.

Wigton Analysis Area

Typology	Identified need (catchment gap)	Action
Parks & Gardens	<ul style="list-style-type: none"> Small gap in drive time catchment for park provision to the north of the Wigton analysis area 	<ul style="list-style-type: none"> Identified gap is well served by other typologies i.e. natural and semi-natural greenspace sites such as Glasson Moss and Finglandrigg Woods. These will offer recreational opportunities. Furthermore, there is not likely to be an expectation for such provision.
Provision for children and young people	<ul style="list-style-type: none"> Consultation highlights a need for additional provision catering towards older age groups 	<ul style="list-style-type: none"> New play provision catering to older ages should be sought to a minimum size of 0.04 hectares.

Workington Analysis Area

Typology	Identified need (catchment gap)	Action
Parks & Gardens	<ul style="list-style-type: none"> Small catchment gap in park provision to the south of the Workington settlement in the Harrington area 	<ul style="list-style-type: none"> Identified gap is well served by other typologies i.e. amenity greenspace sites such as Harrington Reservoir and Quay Street AGS. These will offer recreational opportunities and could be more formalised in order to also meet this gap.

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QUANTITY STANDARDS

The following calculation is an example of how we calculate quantity standards for Allerdale. This is done on a typology by typology basis to calculate how much open space provision per 1,000 people is needed to strategically serve the area now and in the future. An explanation about the different column headings can be found on the following pages.

Analysis area	Current provision (ha) [*]	Current population	Current standard	Identified deficiencies [†]	Total future provision (ha)	Standard based on current demand	Future population	Provision in 2029 (ha)	Provision in 2029 based on Allerdale standard (ha)
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
			A/B*1000		A+D	E/B*1000		F*G/1000-A	F7*G/1000-A

No quantity standard is set for cemetery provision. As such provision is determined by demand for burial space.

^{*} Taken from the project/audit database, supplied as an electronic file

[†] Provision to meet catchment gaps

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Current level of provision (column A)

The starting point for calculating quantitative standards is total current provision within a given analysis area. Current provision usually has a high impact on aspirational future standards. Residents often base their judgement of need on or around current provision.

Current population (column B)

The current population for Allerdale from 2011 ONS figures is 89,564

Current standard (column C)

A current standard (on a 'per 1,000 population of head') is calculated for each analysis area by dividing the current level of provision for a typology by the population identified in that analysis area.

Deficiencies (column D)

The accessibility catchment mapping (outlined above) is primarily used to demonstrate which areas are deficient in provision. Deficiency against the catchment mapping is calculated by identifying gaps/areas not covered by the minimum level of provision required (as illustrated in the maps contained within the audit report). This is based on achieving comprehensive access, whereby people across Allerdale can access different types of open space within specific distances and/or walking/driving times (see accessibility standards earlier). Consultation findings have also been used to identify any further deficiencies of a certain typology.

If a settlement does not have access to the required level of open space provision (as identified in by mapping) it is deemed deficient. KKP has estimated how many sites, of a minimum size (i.e., as recommended by the GLA), are needed to provide comprehensive access to this type of provision.

Total future provision (column E)

The total amount of provision required in the future for an analysis area is calculated by adding any identified deficiencies to the current level of existing provision. This ensures that provision needed to meet existing gaps is incorporated into the standards and calculations for the future.

Standard based on current demand (column F)

Once a new total provision is gained by adding in any deficiencies to the current provision, a current minimum provision standard can be calculated. This takes into account current demand for open spaces and should be specific to each particular area.

Future population (column G)

Population projections up to 2029 for Allerdale are calculated below. These are based on the total net dwellings identified from the Allerdale Local Plan (2011-2029).

The Allerdale Local Plan identifies that provision will be made for delivery of at least 5,471 net additional dwellings up to 2029.

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Allocations for where the additional dwellings are to be provided in the Borough are set out on a settlement hierarchy basis. For example, the larger and already more densely populated settlements such as Workington are to take a larger percentage of the estimated growth.

The breakdown of where the approximate numbers of dwellings are to be located is set out as follows:

*Table 6: Settlement hierarchy**

Hierarchy	Settlement	Approximate % of growth	Future housing numbers
Principle Centre	Workington (including Harrington, Seaton, Siddick and Stainburn)	35%	1,915
Key Service Centre	Maryport	12%	657
	Cockermouth	10%	547
	Wigton	10%	547
	Silloth	3%	164
	Aspatria	4%	219
Local Service Centre	Abbeytown, Allonby, Brigham, Broughton, Broughton Moor, Dearham, Flimby, Great Clifton, Kirkbride, Prospect, Thursby	In combination up to 20%	1,094
Limited Growth Villages	Blencogo, Blitterlees, Branthwaite, Bridekirk, Bolton-Low-Houses, Bothel, Crosby, Dean, Eaglesfield, Fletcher town, Glasson, Gilcrux, Greysouthen, Ireby, Kirkbampton, Little Clifton/Bridgefoot, Mawbray, Newton Arlosh, Plumbland, Skinburness, Tallentire	In combination up to 6%	328
Infill/Rounding off Villages	Anthorn, Blennerhasset, Bowness-on-Solway, Broughton Cross, Camerton, Crosby Villa, Deanscales, Dovenby, Hayton, Langrigg, Little Bampton, Mockerkin, Oughterside, Oulton, Papcastle, Pardshaw, Parsonby, Port Carlisle, Torpenhow, Ullock, Waverton, Westnewton		

Each Local Service Centre settlement has been included to its corresponding analysis area in order to take account of the 1,094 (20%) dwellings attributed to the settlements under this hierarchy classification. A further breakdown for each settlement of the 1,094 housing requirement has been provided by ABC and set out below.

* Source: Allerdale Local Plan (Pre-Submission Draft)

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Table 7: Number of growth dwellings in Local Service Centres

Analysis Area	Local Service Centre			Total
	Settlement	% of total number of dwellings in LSC Tier	Equivalent in dwellings	
Aspatria	◀ Prospect	3.1%	34	34
Cockermouth	◀ Brigham	6.7%	73	256
	◀ Broughton	16.7%	183	
Maryport	◀ Broughton Moor	7.5%	82	451
	◀ Dearham	16.9%	184	
	◀ Flimby	16.9%	185	
Silloth	◀ Abbeytown,	7.6%	83	150
	◀ Allonby	6.1%	67	
Wigton	◀ Kirkbride	4.5%	50	138
	◀ Thursby	8.1%	88	
Workington	◀ Great Clifton	5.9%	65	65
TOTAL	-	100%	1,094	1,094

Similarly each settlement under the Limited Growth Village and Infill/Rounding off Village classifications have been included to their corresponding analysis area in order to take account of the 328 (6%) dwellings attributed to the settlements under the hierarchy classification. Each settlement has been allocated an equal proportion of the 328 dwellings (i.e. each settlement is assigned an equivalent as 7.6 dwellings).

Table 8: Number of growth dwellings in Limited Growth Villages and Infill/Rounding off Villages

Analysis Area	Limited Growth Villages and Infill/Rounding off Villages			Equivalent in dwellings
	Settlements			
Aspatria	◀ Blencogo	◀ Gilcruix	◀ Plumbland	92
	◀ Blennerhasset	◀ Hayton	◀ Oughterside	
	◀ Bothel	◀ Langrigg	◀ Torpenhow	
	◀ Fletchertown	◀ Parsonby	◀ Westnewton	
Cockermouth	◀ Branthwaite	◀ Deanscales	◀ Mockerkin	99
	◀ Bridekirk	◀ Dovenby	◀ Papcastle	
	◀ Broughton	◀ Eaglesfield	◀ Tallentire	
	◀ Cross	◀ Greysouthern	◀ Ullock	
	◀ Dean	◀ Padshaw		
Maryport	◀ Crosby			15
	◀ Crosby Villa			
Silloth	◀ Blitterlees			23
	◀ Mawbray			
	◀ Skinburness			

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Analysis Area	Limited Growth Villages and Infill/Rounding off Villages Settlements			Equivalent in dwellings
	Wigton	<ul style="list-style-type: none"> ◀ Anthorn ◀ Bolton-Low-Houses ◀ Bowness-on-Solway 	<ul style="list-style-type: none"> ◀ Glasson ◀ Ireby, ◀ Kirkbampton ◀ Little Bampton 	
Workington	<ul style="list-style-type: none"> ◀ Little Clifton/ Bridgefoot ◀ Camerton, 			15

Therefore the total number of dwellings anticipated in each analysis area is calculated by adding the total numbers from Table 6, Table 7 and Table 8:

Table 9: Number of growth dwellings by analysis area

Analysis Area	Principle and Key Service Centres	Local Service Centres	Limited Growth Villages and Infill/Rounding off Villages	Total growth in dwellings
Aspatria	219	34	92	345
Cockermouth	547	256	99	902
Maryport	657	451	15	1,123
Silloth	164	150	23	337
Wigton	547	138	84	769
Workington	1,915	65	15	1,995
TOTAL	4,049	1,094	328	5,471

The national average household size of 2.3 persons per dwelling is used to calculate the equivalent population increase (based on the proposed number of dwellings) for each analysis area.

Table 10: Population projections

Analysis area	Current Population	Growth in dwellings	Population increase to 2029	2029 population
Aspatria	6,557	345	794	7,351
Cockermouth	15,771	902	2,075	17,846
Maryport	15,309	1,123	2,583	17,892
Silloth	4,996	337	775	5,771
Wigton	14,697	769	1,769	16,466
Workington	32,234	1,995	4,589	36,823
ALLERDALE	89,564	5,471	12,585	102,149

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Provision in 2029 (column H)

This column substantiates the actual deficiency in terms of the difference in hectares between current provision and future need for each analysis area, based on future growth having taken into account any identified deficiencies.

Provision in 2029 based on Allerdale standard (column I)

This column substantiates the deficiency in terms of the difference in hectares between current provision and future need for each analysis area. However, it benchmarks against the overall standard for Allerdale rather than the individual standard for each analysis areas. No national standards for most open space typologies exist.

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Parks and gardens

Analysis area	Current provision (ha)	Current population	Current standard	Identified deficiencies	Total future provision (ha)	Standard based on current demand	Future population	Provision in 2029 (ha)	Provision in 2029 based on Allerdale standard (ha)
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
Aspatria	1.28	6,557	0.20	-	1.28	0.20	7,351	0.19	4.89
Cockermouth	10.57	15,771	0.67	-	10.57	0.67	17,846	1.39	4.42
Maryport	1.98	15,309	0.13	-	1.98	0.13	17,892	0.35	13.05
Silloth	13.81	4,996	2.76	-	13.81	2.76	5,771	2.12	-8.96
Wigton	5.64	14,697	0.38	-	5.64	0.38	16,466	0.62	8.19
Workington	42.03	32,234	1.30	-	42.03	1.30	36,823	5.84	-11.09
ALLERDALE	75.31	89,564	0.84	-	75.31	0.84	102,149	10.49	

All analysis areas indicate new provision of parks is required up to 2029 (column H). Both Silloth and Workington suggest greater amounts of provision are required with 2.12 and 5.84 hectares respectively. However, against the wider Allerdale standard (0.84 ha per 1,000 population) in column I, both areas do not require new provision as they sufficiently meet the amount of provision recommended based on the Allerdale standard.

The analysis areas of Aspatria, Cockermouth, Maryport and Wigton show that new provision is required against the current standard (column H) and the wider Allerdale standard (column I). In particular, the two areas of Maryport and Wigton against the Allerdale standard have a greater amount of provision required with 13.05 and 8.19 hectares respectively.

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Natural and semi-natural

Analysis area	Current provision (ha)	Current population	Current standard	Identified deficiencies	Total future provision (ha)	Standard based on current demand	Future population	Provision in 2029 (ha)	Provision in 2029 based on Allerdale standard (ha)
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
Aspatria	-	6,557	-	-	-	-	7,351	-	115.19
Cockermouth	9.33	15,771	0.59	-	9.33	0.59	17,846	1.20	270.32
Maryport	110.91	15,309	7.24	-	110.91	7.24	17,892	18.63	169.46
Silloth	32.66	4,996	6.54	-	32.66	6.54	5,771	5.08	57.77
Wigton	1130.04	14,697	76.89	-	1130.04	76.89	16,466	136.03	-872.02
Workington	120.90	32,234	3.75	-	120.90	3.75	36,823	17.18	456.12
ALLERDALE	1403.83	89,564	15.67	-	1403.83	15.67	102,149	196.84	

All analysis areas indicate new provision of natural and semi-natural greenspace is required up to 2029 (column H). The Wigton Analysis Area suggests the need for a greater amount of provision is required with 136 hectares. However, against the wider Allerdale standard (0.84 ha per 1,000 population) in column I, the area does not require new provision.

The analysis areas of Cockermouth, Maryport, Silloth and Wigton show that new provision is required against the current standard (column H) and the wider Allerdale standard (column I). In addition, Aspatria does not have any current natural and semi-natural provision identified.

However, given the large amounts of existing natural and semi-natural greenspace recorded already across Allerdale, as well as the presence of additional spaces not recorded such as the Solway Coast, it is unlikely that new forms of natural and semi-natural greenspace are needed to be sought through developer contributions. The focus for such provision should be on ensuring quality standards are being met (p9-11).

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Amenity greenspace

Analysis area	Current provision (ha)	Current population	Current standard	Identified deficiencies	Total future provision (ha)	Standard based on current demand	Future population	Provision in 2029 (ha)	Provision in 2029 based on Allerdale standard (ha)
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
Aspatia	3.90	6,557	0.59	-	3.90	0.59	7,351	0.44	0.88
Cockermouth	4.39	15,771	0.28	-	4.39	0.28	17,846	0.61	7.21
Maryport	19.21	15,309	1.26	-	19.21	1.26	17,892	3.33	-7.58
Silloth	6.88	4,996	1.38	-	6.88	1.38	5,771	1.08	-3.13
Wigton	2.62	14,697	0.18	-	2.62	0.18	16,466	0.34	8.08
Workington	21.59	32,234	0.67	-	21.59	0.67	36,823	3.08	2.34
ALLERDALE	58.59	89,564	0.65	-	58.59	0.65	102,149	7.81	

All analysis areas indicate new provision of amenity greenspace is required up to 2029 (column H). Both Maryport and Workington suggest greater amounts of provision are required with 3.33 and 3.08 hectares respectively. However, against the wider Allerdale standard (0.84 ha per 1,000 population) in column I, the Maryport analysis area does not require new provision.

Similarly the Silloth analysis area is well provided in terms of provision against the wider Allerdale standard (column I). Based on this, new provision of amenity greenspace in the area should not be a focus for developer contributions.

In both Maryport and Silloth areas the focus should be on ensuring quality standards are being met.

The analysis areas of Aspatia, Cockermouth, Wigton and Workington show that new provision is required against the current standard (column H) and the wider Allerdale standard (column I). In particular, the two areas of Cockermouth and Wigton against the Allerdale standard have a greater amount of provision required with 7.21 and 8.08 hectares respectively.

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Provision for children and young people

Analysis area	Current provision (ha)	Current population	Current standard	Identified deficiencies	Total future provision (ha)	Standard based on current demand	Future population	Provision in 2029 (ha)	Provision in 2029 based on Allerdale standard (ha)
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
Aspatia	1.15	6,557	0.17	-	1.19	0.18	7,351	0.17	-0.71
Cockermouth	0.66	15,771	0.04	0.04	0.70	0.04	17,846	0.05	0.41
Maryport	0.89	15,309	0.06	-	0.89	0.06	17,892	0.18	0.18
Silloth	0.66	4,996	0.13	0.04	0.70	0.14	5,771	0.15	-0.31
Wigton	0.51	14,697	0.03	0.04	0.55	0.04	16,466	0.15	0.48
Workington	1.16	32,234	0.04	-	1.16	0.04	36,823	0.31	1.05
ALLERDALE	4.83	89,564	0.05	0.12	5.19	0.06	102,149	1.30	

All analysis areas indicate new provision of amenity greenspace is required up to 2029 (column H). Workington suggests a greater amount of provision is required with 0.31 hectares.

Against the wider Allerdale standard (0.84 ha per 1,000 population) in column I, both the Aspatia and Silloth analysis areas do not require new provision.

The analysis areas of Cockermouth, Maryport, Wigton and Workington show that new provision is required against the current standard (column H) and the wider Allerdale standard (column I). In particular, the area of Workington against the Allerdale standard has a greater amount of provision required with 1.05 hectares.

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Allotments

Analysis area	Current provision (ha)	Current population	Current standard	Identified deficiencies	Total future provision (ha)	Standard based on current demand	Future population	Provision in 2029 (ha)	Provision in 2029 based on Allerdale standard (ha)
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
Aspatia	4.12	6,557	0.44	-	4.12	0.44	7,351	-	-1.99
Cockermouth	1.83	15,771	0.12	-	1.83	0.12	17,846	0.31	3.35
Maryport	8.31	15,309	0.54	-	8.31	0.54	17,892	1.35	-3.12
Silloth	1.27	4,996	0.25	-	1.27	0.25	5,771	0.17	0.40
Wigton	2.21	14,697	0.15	-	2.21	0.15	16,466	0.26	2.57
Workington	9.83	32,234	0.30	-	9.83	0.30	36,823	1.22	0.85
ALLERDALE	26.30	89,564	0.29	-	26.30	0.29	102,149	3.32	

Collectively Allerdale meets the suggested standard of 0.125 hectares per 1,000 population from the National Society of Allotment and Leisure Gardeners (NSALG). All analysis areas with the exception of Cockermouth (0.12) are above the standard. However, there are waiting lists at every site across Allerdale; suggesting demand for plots is not currently being met by supply.

It is recommended that waiting list numbers, rather than the any standard such as the NSALG standard, may be more appropriate to determine the need for new provision.

Policy advice and recommendations

The following section provides a summary on the key findings of the open space standards paper through application of the quantity, quality and accessibility standards. It incorporates and recommends what the Council should be seeking to achieve in order to address the issues highlighted.

Overview

Recommendation 1

- ◀ *Ensure low quality sites in areas are prioritised for enhancement*

The policy approach to these sites should be to enhance their quality to the applied standards (i.e. high quality). This is especially the case if the site is deemed to be of high value to the local community. Therefore they should initially be protected, if they are not already so, in order for their quality to be improved.

The policy and implications summary of the quality and value matrix (p9-11) identifies those sites that should be given priority for enhancement if possible.

It is also important for other low quality sites (that may also score low for value) to be addressed in terms of their quality deficiency if possible.

Recommendation 2

- ◀ *Ensure all sites assessed as high for quality and value are protected*

Sites within this category should be viewed as being key forms of open space provision. The quality and value matrix in the Appendix (p34-44) identifies those sites rating high for quality and value. It is important that the Council looks to retain sites of this classification.

Recommendation 3

- ◀ *Sites helping to serve analysis areas identified as having gaps in catchment mapping should be recognised through protection and enhancement*

The policy and implications summary for the accessibility catchment mapping (p14-15) highlights those sites that help to serve other forms of open space provision in the analysis area they are located.

These sites currently help to meet the identified catchment gaps for other open space typologies. Often this is related to amenity greenspace and natural and semi-natural greenspace. ABC should seek to adapt these sites through formalisation and/or greater provision of features linked to certain types of open space. This is in order to provide a stronger secondary role as well as opportunities associated with other open space types. This will also help to minimise the need for new provision in order to address gaps in catchments.

Recommendation 4

- ◀ *Recognise areas with surpluses in open space provision and how they may be able to meet other areas of need*

For sites identified as low value and/or low quality and value in areas (p9-11), a change of primary typology should be first considered. If no shortfall of other open space typologies is noted, or it is not feasible to change the primary typology of the site, then the site may be redundant/ 'surplus to requirements'.

Recommendation 5

- ◀ *The need for additional allotment and cemetery provision should be led by demand*

No standards have been set for the provision of cemeteries. Instead provision should be determined by demand for burial space.

In terms of allotments there are waiting lists identified at sites across Allerdale, suggesting supply is not meeting demand. It is suggested that waiting list numbers, rather than the application of a standard, is more appropriate to determine the need for new provision.

Policy implications

The following section sets out the policy implications in terms of the planning process in Allerdale. This is intended to help steer the Council in seeking contributions to the improvement and/or provision of any new forms of open space.

How is provision to be made?

The requirements for on-site or off-site provision will vary according to the type of open space to be provided. Collecting contributions from developers can be undertaken through the following two processes.

Community Infrastructure Levy (CIL) and Planning Obligations are the two main mechanisms available to the council to ensure future development addresses any adverse impacts it creates. If required, Planning Conditions can be used to ensure that key requirements are met.

Planning obligations

Planning Conditions and Obligations (often known as Section 106 Agreements) require individual developments to provide or pay for the provision of development specific infrastructure requirements. They are flexible and deliver a wide range of site and community infrastructure benefits.

A development should make appropriate provision of services, facilities and infrastructure to meet its own needs. Where sufficient capacity does not exist the development should contribute what is necessary, either on-site or by making a financial contribution towards provision elsewhere.

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Community Infrastructure Levy (CIL)

The CIL is a newer method of requiring developers to fund infrastructure facilities including open spaces. They are envisaged by Central Government to replace Section 106 obligations.

It should apply to most new developments and charges are based on the size and type of new development. It will generate funding to deliver a range of Borough wide and local infrastructure projects that support residential and economic growth.

CILs are to be levied on the gross internal floor space of the net additional liable development. The rate at which to charge such developments is set out within a council's Charging Schedule. This will be expressed in £ per m².

Allerdale has the intention to introduce a CIL where it is satisfied it can be done without compromising development viability. Any CIL for ABC will be subject to a separate Development Plan Document.

Seeking developer contributions

This document can inform policies and emerging planning documents by setting out the Council's approach to securing open space through new housing development.

The guidance should form the basis for negotiation with developers to secure contributions for the provision of appropriate facilities and their long term maintenance. Section 106 contributions could also be used to improve the condition and maintenance regimes of playing pitches.

Determining contributions

The majority of Allerdale is set in natural surroundings with ready access to the countryside. For this reason it may not be considered appropriate to require developer contributions towards the creation of natural and semi-natural greenspace sites. However, it is proposed that it may be more appropriate for on-site provision of features associated with natural and semi-natural provision (e.g. trees, hedgerows) to be negotiated with a developer on an application-by-application basis in accordance with the recommended standards, having regard to the location and characteristics of the site.

For planning obligations, the following elements should be considered when establishing whether open space provision is required and whether it should be provided on site:

- ◀ Identify a deficit - the total amount of open space provision within the locality and whether the amount of provision can contribute to the above quantity standards/levels set for each typology following completion of the development (p22-26)
- ◀ whether the locality is within the accessibility catchment standards as set for each open space typology (p14-15)
- ◀ whether enhancement of existing provision is required if either or both the quantity and accessibility standards are sufficiently met (p9-11)

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In development areas where open space provision is identified as being sufficient in terms of quantity and subsequently, therefore, provision of new open space is not deemed necessary. It may be more suitable to seek contributions for quality improvements and/or new offsite provision.

Off site contributions

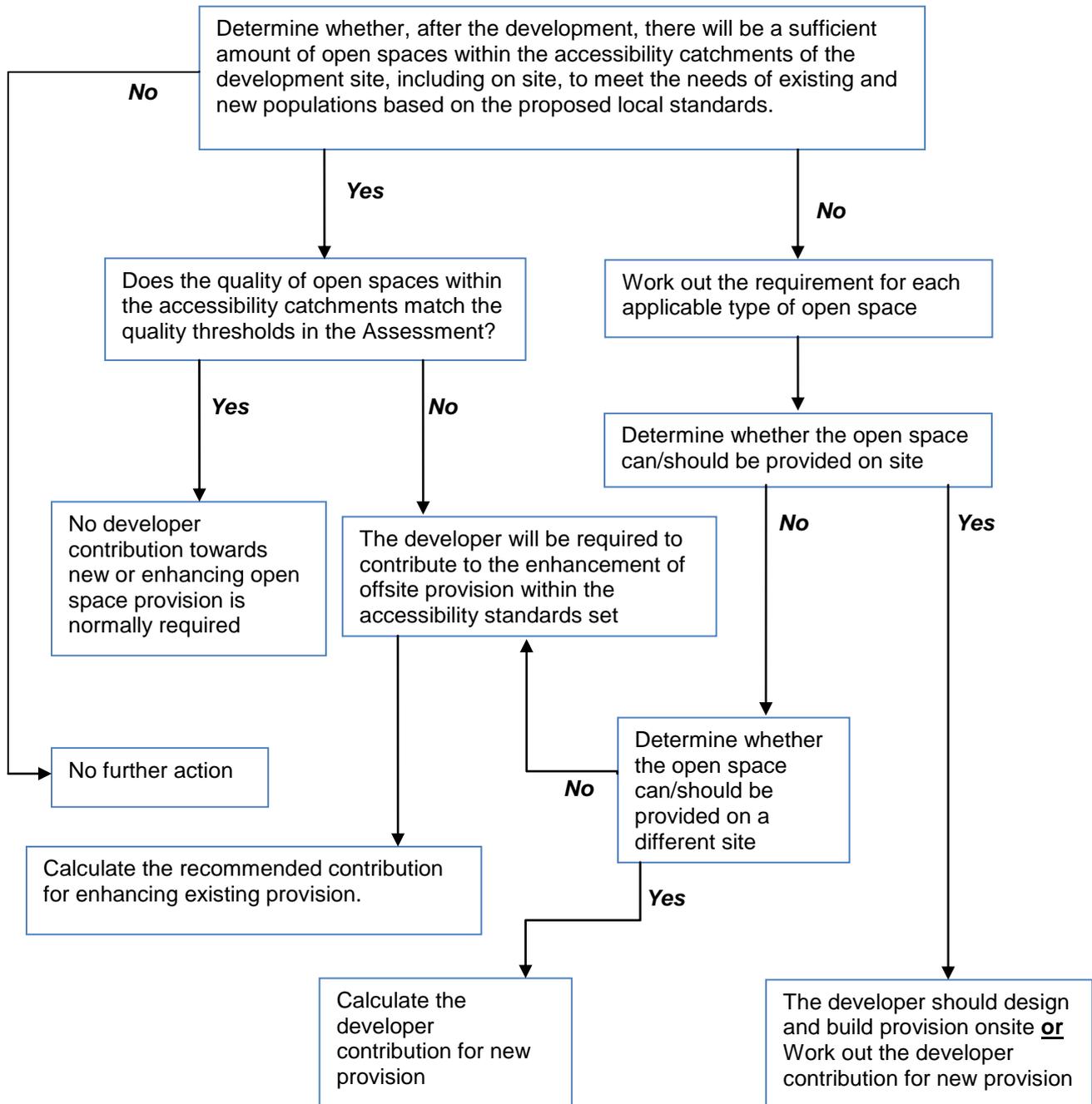
In instances where it is not realistic for new provision to be provided on site it may be more appropriate to seek to enhance the existing quality of provision and/or improve access to sites. Standard costs for the enhancement of existing open space and provision of new open spaces should be clearly identified and revised on a regular basis by the Council. A financial contribution should be, for example, required principally but not exclusively for the typologies identified in this document; subject to the appropriate authority providing and managing the forms of open space provision.

The wider benefits of open space sites and features regardless of size should be recognised as a key design principle for any new development. These features and elements can help to contribute to the perception of open space provision in an area whilst also ensuring an aesthetically pleasing landscape providing social and health benefits.

The figure below sets out the processes that should be considered when determining developer contributions towards open space, sport and recreation provision.

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Figure 1: Determining s106 developer contributions



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Maintenance contributions

There will be a requirement on developers to demonstrate that where onsite provision is to be provided it will be managed and maintained accordingly. In some instances the site may be adopted by the Council, which will require the developer to submit a sum of money in order to pay the costs of the sites future maintenance. Often the procedure for councils adopting new sites includes:

- ◀ The developer being responsible for maintenance of the site for 12 months or a different agreed time period
- ◀ Sums to cover the maintenance costs of a site (once transferred to the Council) should be intended to cover a period between 10 – 20 years. Or:
- ◀ Provision of a sum by the developer to the council which can generate interest in order to cover annual maintenance costs

Calculations to determine the amount of maintenance contributions required should be based on current maintenance costs. The typical maintenance costs for the site should also take into consideration its open space typology and size.

Calculating onsite contributions

The requirement for open spaces should be based upon the number of persons generated from the net increase in dwellings in the proposed scheme, using the average household occupancy rate of 2.3 persons per dwelling as derived from the Census 2011. On this basis, 1,000 persons at 2.3 persons per household represent 431 dwellings.

The next stage is to calculate the open space requirement by typology per dwelling. This is calculated by multiplying 431 (dwellings) X the appropriate provision per dwelling by typology.

Using amenity greenspace in Workington as an example, the recommended standard is 0.67 ha per 1,000 population (6,700 sq. metres per 1,000 population) or 431 dwellings. Therefore by dividing 6,700 sq. metres by 431 dwellings a requirement for 15.5 sq. metres of amenity greenspace per dwelling is obtained.

Equipped children's play areas recommendation

Residential developments should normally be required to meet the need for children's play generated by the development on site, either as an integral part of the design, or through payment of a development contribution which will be used to install or upgrade play facilities in the vicinity of a proposed development.

Whilst the norm has been to expect provision to be made on site, consideration needs to be given to the feasibility of provision.

The Fields in Trust (FIT) recommended minimum area of a formal LAP (Local Area for Play) is approximately 0.01ha, or 100 sq. metres (0.01ha). Similarly, the FIT recommended area of a formal LEAP (Local Equipped Area for Play) is approximately 0.04 hectares, or 400 sq. metres per 1,000 population. Therefore, a significant amount of new housing development would be required on a site to warrant on-site provision of formal children's play space of an FIT standard.

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This means that for a significant number of development sites, formal children's play space provision should take the form of developer contributions to up-grade local equipped children's play facilities in the vicinity of the development. However, informal provision may still need to be made on site in locations where the nearest existing play provision is deemed too far away.

The extent to which the amount of the required provision should be made on site by way of informal provision would be determined on a case by case basis subject to site size, shape, topography, the risk of conflict with existing neighbouring residential properties and feasibility. Any informal provision can include useable informal grassed areas but should not include landscaping areas as these are regarded as formal provision.

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APPENDIX ONE

Quality and Value matrix

Assessing the quality and value of open spaces is used to identify those sites which should be given the highest level of protection by the planning system, those which require enhancement in some way and those which may be redundant in terms of their present purpose. Further guidance on the quality and value matrix is set out on p8.

Aspatria

Figure 2: *Aspatria* Quality and Value matrix

Allotments			
		Quality	
		High	Low
Value	High	<ul style="list-style-type: none"> ◀ Lawson Street Allotments (277) ◀ Crosby Villa Allotments (340) ◀ Fletchertown Allotments (344) 	
	Low		

Amenity greenspace			
		Quality	
		High	Low
Value	High	<ul style="list-style-type: none"> ◀ Victoria Park AGS (4) ◀ Bothel AGS (5) ◀ East Crescent AGS (9) ◀ The Green AGS (10) ◀ Blennerhasset Green (13) ◀ Westnewton (220) ◀ Gilcrux (221) ◀ Fletchertown Recreation Field (345) 	
	Low		

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Provision for children and young people			
		Quality	
		High	Low
Value	High	<ul style="list-style-type: none"> ◀ Oughterside Play Area (156) ◀ Victoria Park Play Area (158) ◀ Blencogo Play Area (159) ◀ Westnewton Play Area (161) ◀ St Mungos Park Play Area (163) ◀ Gilcrux Play Area (334) ◀ Fletchertown Play Area (346) ◀ Allerby Play Area (370) 	
	Low		

Parks and gardens			
		Quality	
		High	Low
Value	High	<ul style="list-style-type: none"> ◀ St Mungos Park (91) 	
	Low		

Cockermouth

Figure 3: Cockermouth Quality and Value Matrix

Allotments			
		Quality	
		High	Low
Value	High	<ul style="list-style-type: none"> ◀ Gote Road Allotments (278) ◀ St Helens Allotments (356) 	
	Low		

Amenity greenspace			
		Quality	
		High	Low
Value	High	<ul style="list-style-type: none"> ◀ Fairfield View and Fitzview (17) ◀ Greyrigg Avenue AGS (21) ◀ Limetree Crescent AGS (22) ◀ Broughton Park (24) ◀ Barkers Meadow (25) ◀ Bellbrigg (227) ◀ Ghyll Bank (230) 	<ul style="list-style-type: none"> ◀ Cragg Road AGS (18) ◀ Gable Avenue AGS (23) ◀ St Helens Street AGS (26)
	Low	<ul style="list-style-type: none"> ◀ Broughton AGS (19) 	<ul style="list-style-type: none"> ◀ Slatefell Drive AGS (20)

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Provision for children and young people		
	Quality	
	High	Low
Value	High	<ul style="list-style-type: none"> ◀ Ghyll Bank Play Area (166) ◀ Lawson Garth (167) ◀ Cockermouth Memorial Gardens Play Area (168) ◀ Bellbrigg Lonning Play Area (169) ◀ Harris Park Play Area (171) ◀ Harris Park Extension (351)
	Low	<ul style="list-style-type: none"> ◀ Isel Road Play Area (165) ◀ Towers Lane Play Area (170) ◀ Greyrigg Avenue Play Area (172)

Parks and gardens		
	Quality	
	High	Low
Value	High	<ul style="list-style-type: none"> ◀ Cockermouth Memorial Garden(89) ◀ Harris Park (90)
	Low	

Natural and semi-natural greenspace		
	Quality	
	High	Low
Value	High	<ul style="list-style-type: none"> ◀ Etterby Close (102) ◀ Kirkbank (104)
	Low	<ul style="list-style-type: none"> ◀ Dale View (101) ◀ Woodhall Brow (98)

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Maryport

Figure 4: Maryport Quality and Value Matrix

Allotments		
	Quality	
	High	Low
Value	High	<ul style="list-style-type: none"> ◀ Risehow Allotments (279) ◀ Ellenborough Allotments (280) ◀ Sandy Lonning Allotments (281) ◀ Church Street Allotments (282) ◀ Main Street Allotments (283) ◀ Crosby Allotments (339) ◀ Selby Terrace Allotments (357)
	Low	

Amenity greenspace		
	Quality	
	High	Low
Value	High	<ul style="list-style-type: none"> ◀ Moorside Drive (29)
	Low	<ul style="list-style-type: none"> ◀ Gillbeck Park AGS (27) ◀ Furnance Road AGS (28) ◀ The Princess Royal AGS (30) ◀ Marine Road AGS North (31) ◀ Parkside AGS (32) ◀ Marine Road AGS South (33) ◀ Lowther Street AGS (36) ◀ Sandy Lonning AGS (37) ◀ Hillside AGS (38) ◀ The Green AGS (39) ◀ Cedar Crescent AGS (40) ◀ Beechwood Close AGS (41) ◀ Crummock Road AGS (42) ◀ Camp Road AGS (43) ◀ The Arches AGS (44) ◀ Short Acre AGS (45) ◀ The Green off Old Road (46) ◀ Broughton Moor Welfare Field (239) ◀ Greenlands Road AGS (241)

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Amenity greenspace		
	Quality	
	High	Low
Value	High	<ul style="list-style-type: none"> ◀ Ennerdale Recreation Ground (242) ◀ Crosby Villa Recreation Field (341) ◀ Birkby Village Green (343)
	Low	

Provision for children and young people		
	Quality	
	High	Low
Value	High	<ul style="list-style-type: none"> ◀ Shiver Me Timbers (173) ◀ Camp Road Play Area (174) ◀ Ennerdale Road/Sandy Lonning Play Area (176) ◀ The Arches MUGA (177) ◀ The Green Play Area (179) ◀ Flimby Recreation Play Area (180) ◀ The Green off Old Road Play Area (182) ◀ The Beeches play Area (183) ◀ Main Street Play Area (184) ◀ Broughton Moor Play Area (338) ◀ Crosby Villa Play Area (342)
	Low	

Parks and gardens		
	Quality	
	High	Low
Value	High	<ul style="list-style-type: none"> ◀ Maryport Millennium Green (Promenade) (35) ◀ Maryport Memorial Gardens (92)
	Low	

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Natural and semi-natural greenspace			
		Quality	
		High	
		Low	
Value	High	<ul style="list-style-type: none"> ◀ Sycamore Drive (105) ◀ The Promenade (107) ◀ Marport Coastal Park (109) ◀ Mote Hill (110) ◀ Greenlands Road (111) ◀ Flimby Great Wood (327) 	<ul style="list-style-type: none"> ◀ Lime Grove (106)
	Low		

Silloth

Figure 5: Silloth Quality and Value Matrix

Allotments			
		Quality	
		High	
		Low	
Value	High	<ul style="list-style-type: none"> ◀ Eden Street Allotments (276) 	
	Low		

Amenity greenspace			
		Quality	
		High	
		Low	
Value	High	<ul style="list-style-type: none"> ◀ Main Street AGS (1) ◀ Mawbray AGS (6) ◀ Allonby Shore AGS (7) ◀ Sllonby Shore (8) ◀ Petteril Street AGS (11) ◀ The Square AGS (15) 	<ul style="list-style-type: none"> ◀ Wampool Street AGS (2) ◀ Skiddaw Street AGS (12) ◀ B5300 AGS (14)
	Low		

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Provision for children and young people			
		Quality	
		High	Low
Value	High	<ul style="list-style-type: none"> ◀ Mawbray Play Area (157) ◀ Allonby Play Area 1 (160) ◀ Allonby Play Area 2 (162) ◀ Eden Street Play Area (164) ◀ Silloth Green Wild Play Area (333) 	
	Low		

Parks and gardens			
		Quality	
		High	Low
Value	High	<ul style="list-style-type: none"> ◀ Silloth Green (16) 	
	Low		

Natural and semi-natural greenspace			
		Quality	
		High	Low
Value	High	<ul style="list-style-type: none"> ◀ Skinburness Road (93) ◀ Grune Point (366) 	
	Low		

Wigton

Figure 6: Wigton Quality and Value Matrix

Allotments			
		Quality	
		High	Low
Value	High	<ul style="list-style-type: none"> ◀ Longhwaite Road Allotments (284) 	
	Low		

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Amenity greenspace			
		Quality	
		High	Low
Value	High	<ul style="list-style-type: none"> ◀ Limetree Grove (47) ◀ West Avenue AGS (48) ◀ How Rigg Bank (113) 	<ul style="list-style-type: none"> ◀ Brackenlands AGS (49) ◀ Welton Village Green (337)
	Low		

Provision for children and young people			
		Quality	
		High	Low
Value	High	<ul style="list-style-type: none"> ◀ West End Close (185) ◀ Wigton Park Play Area (332) ◀ Kirkbride Play Area (352) ◀ Highmoor Play Area (354) ◀ Fell View Play Area (355) 	
	Low		

Parks and gardens			
		Quality	
		High	Low
Value	High	<ul style="list-style-type: none"> ◀ Wigton Park (Greenacres) (88) ◀ Phoenix Park, Wigton (115) 	
	Low		

Natural and semi-natural greenspace			
		Quality	
		High	Low
Value	High	<ul style="list-style-type: none"> ◀ Finglandrigg Woods (364) ◀ Glasson Moss (365) ◀ Watchtree Nature Reserve (367) ◀ Memorial Walk (369) 	
	Low		◀ Station Road Industrial Park (112)

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Workington

Figure 7: Workington Quality and Value Matrix

Allotments		
	Quality	
	High	Low
Value	High	<ul style="list-style-type: none"> ◀ Cranbourne Street Allotments (285) ◀ Park Lane Allotments (287) ◀ Douglas Road Allotments (288) ◀ Hall Brow Allotments (289) ◀ Newlands Lane Allotments (290) ◀ Newlands Park Allotments (291) ◀ Northside Allotments (293) ◀ Seaton Allotments (294) ◀ Elton Sports Field Allotments (329) ◀ Siddick Allotments (330) ◀ Great Clifton Allotments (331)
	Low	<ul style="list-style-type: none"> ◀ Saltbeck Road Allotments (292)

Amenity greenspace		
	Quality	
	High	Low
Value	High	<ul style="list-style-type: none"> ◀ Ruskin Close AGS (61) ◀ Richmond Road AGS (65) ◀ Seaton Rugby Club AGS (72)
	Low	<ul style="list-style-type: none"> ◀ Wastwater Avenue AGS 1 (50) ◀ Ann Pitts AGS (51) ◀ Harrington Reservoir AGS (52) ◀ Westfield Drive AGS (53) ◀ Wastwater Avenue AGS 2 (54) ◀ The Green AGS (55) ◀ Roweterrace AGS (56) ◀ Moorclose Community Green (58) ◀ Hunday Court AGS (59) ◀ Udale Court AGS (63) ◀ Brewery House AGS (64) ◀ Bow Flats AGS (67) ◀ William Street AGS (68) ◀ Ling Close AGS (69) ◀ Kilngreen Avenue AGS (70) ◀ Quay Street AGS (74) ◀ Helen Thompson Museum (75) ◀ Main Road Play Field (76)

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Amenity greenspace		
	Quality	
	High	Low
Value	High	<ul style="list-style-type: none"> ◀ Hunters Field AGS (77) ◀ Siddick Amenity Area 1 (78) ◀ Thwaite Bank AGS (79) ◀ Siddick Amenity Area 2 (80) ◀ Ashford South AGS (82)
	Low	<ul style="list-style-type: none"> ◀ Brierydale Lane AGS (71) ◀ Garnett Crescent AGS (60) ◀ Senhouse Walk (62) ◀ Moorlands Drive AGS (66) ◀ Alexander Close AGS (81)

Provision for children and young people		
	Quality	
	High	Low
Value	High	<ul style="list-style-type: none"> ◀ Moorclose Community Green Play Area (191) ◀ Udale Court Play Area 2 (193) ◀ Ashfield Road South Play Area (195) ◀ Northside Play Area (201) ◀ Siddick Play Area (202) ◀ Salterbeck Backfield Large Play Area (203) ◀ Walker Road Play Area (204) ◀ William Street Play Area (206) ◀ Vulcan Park Play Area (207) ◀ Hunters Drive Play Area (208) ◀ Curwen Park Skate Park (209) ◀ Moor Close BMX (328) ◀ Harrington Marina Play Area (348)
	Low	<ul style="list-style-type: none"> ◀ Laybourne Court Play Area (190) ◀ Udale Court Play Area 1 (192) ◀ Hunday Court Play Area South (194) ◀ Lady Court Play Area (196) ◀ Brewery House Play Area (200) ◀ Bowness Court Play Area (189) ◀ Hunday Court Play Area North (197)

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Parks and gardens			
		Quality	
		High	
		Low	
Value	High	<ul style="list-style-type: none"> ◀ Vulcan Park (84) ◀ Workington Hall (Curwen Hall) Parklands (87) 	<ul style="list-style-type: none"> ◀ Banklands/ Newlands Lane (85)
	Low		

Natural and semi-natural greenspace			
		Quality	
		High	
		Low	
Value	High	<ul style="list-style-type: none"> ◀ Charles Close (122) ◀ Hayelock Road (125) ◀ Salterbeck Back Field (129) ◀ Harrington Reservoir (131) ◀ Harrington North Shore (133) ◀ Carter Garth (134) ◀ Briery Acres (135) ◀ Salterbeck Reservoir (136) ◀ Isabella Road (137) ◀ Walker Brow (140) ◀ Northside (145) ◀ Princess Way (146) ◀ Green Garth (147) ◀ Beech Grove (148) ◀ Merchants Quay (152) ◀ Siddick Ponds (322) ◀ Harrington Marina (347) ◀ Camerton Brickworks (368) 	<ul style="list-style-type: none"> ◀ Oldside (86) ◀ Trinity Drive (121) ◀ Banklands Park (Buckamore) (123) ◀ Walkerbrown (126) ◀ Ashfield Road South (128) ◀ Eller Bank (130) ◀ Derwent NSN (132) ◀ Abbott Wood (138) ◀ New Bridge Road (151) ◀ Griffin Street (153) ◀ Calva Park NSN (155)
	Low	<ul style="list-style-type: none"> ◀ Moorcroft (142) 	<ul style="list-style-type: none"> ◀ Brieryland Lane Park (119) ◀ Mossbay Road (141)