

- intended to serve;
 - ii) provide buildings that are inclusive, accessible, flexible and which provide design and space standards that meet the needs of intended occupants;
 - iii) are sited to maximise shared use of the facility, particularly for recreational and community uses; and
 - iv) make provision for community access to the facilities provided.
- C) New cultural facilities that are expected to attract significant numbers of visitors should be located in Town Centres.

Open Space, Play Space, Sports and Leisure Facilities

7.24 The Local Plan Part 1 sets the context for open space provision in the Borough, noting that the network of open spaces and woodlands are amongst the Borough's most valuable assets. The Borough is characterised by an extensive network of open spaces from the large expanse of Green Belt land, countryside and woodland in the north, the Colne Valley Regional Park stretching north to south along the western edge of the Borough and the network of smaller parks and open spaces in between. The strategic importance of these green spaces is reflected in the All London Green Grid and the River Colne and Crane Area Framework.

7.25 Policy EM4: Open Space and Informal Recreation of the Local Plan Part 1 states that the Council will safeguard and extend the network of open spaces and identify new opportunities for open space provision. Major new development will be expected to make appropriate contributions to open space provision, or to the improvement or enhancement of existing facilities. This section provides further guidance and policies to assist in the implementation of these key principles.

Public Open Space Provision

7.26 The Borough's Open Space Strategy (OSS) was published in 2011 to provide a qualitative and quantitative audit of publicly accessible open space and an assessment of current and future needs in the Borough. The strategy sets quantity standards to provide guidance as to how much open space is needed to serve the Borough over the plan period. The OSS also includes quality standards and accessibility standards, based on how far people should be expected to travel to visit each type of provision. Accessibility standards reflect those of the London Plan 2016, Table 7.2 Public open space categorisation.

7.27 The provision of natural areas may be required to ensure local communities have access to an appropriate mix of green spaces which

provide for a range of recreational needs. In this regard Natural England's Accessible Natural Greenspace Standard may be applied when considering any new, augmentation to, or reconfiguration of open space.

7.28 The Council will seek to protect open space provision in the Borough and promote the provision of new open spaces in the areas of deficiency identified in the OSS.

Policy DMCI 3: Public Open Space Provision

A) Public open space will be protected and enhanced and development will only be permitted where:

- i) it is linked to the functional use of the open space; and
- ii) it does not harm the character, appearance or function of the open space.

Cumulative impacts of development will be taken into account in considering development proposals.

B) Development proposals within the immediate vicinity of public open space must not impact negatively on the amenity, ecological value and functionality of the space. All impacts must be mitigated through the design of the scheme.

C) The reconfiguration of public open space will be supported where:

- i) the reconfiguration is part of a comprehensive, deliverable scheme;
- ii) there would be no net loss of open space;
- iii) the reconfiguration would achieve enhancements to address identified deficiencies in the capacity, quality and accessibility of open space and it would secure a viable future for the open space; and
- iv) the reconfiguration would not be detrimental to any environmental function performed by the existing open space.

D) Development of private open space is not permitted where there would be a significant individual or cumulative loss of open space/open aspect and/or where there would be a significant impact on amenity, character and appearance, biodiversity, ecological connectivity, cooling effect and/or flood alleviation effect.

Policy DMCI 4: Open Spaces in New Development

A) Proposals for major new residential development will be supported