

Appendix 4

Leisure and Recreation

In accordance with the revised PPG17 (Planning for Open Space, Sport and Recreation - July 2002) a local assessment of need and an audit of open space, sports and recreation is presently being undertaken. Once completed, the information gained will be used to set local standards to replace the NPFA standards and will require a review of Policy LR2, its supporting text, the content of this Appendix and supplementary planning guidance.

(a) Outdoor Playing Space Provision in Wealden's Towns (2001)

The National Playing Fields Association recommends a minimum standard for outdoor playing space of 2.43 hectares per 1,000 population. This should be met by the provision of 1.6-1.8 hectares for youth and adult use per 1000 population and 0.6-0.8 hectares of children's play space per 1000 population

Town	Population (Estimate for 2001)	Existing Provision (hectares)		NPFA Requirement (hectares)		Shortfall	
		(A) Youth & Adult	(B) Children	(C) Youth & Adult	(D) Children	(C – A) Youth & Adult	(D – B) Children
Crowborough	20,800	37.00	2.93	33.28 – 37.44	12.48 - 16.64	-3.72 - 0.44	9.55 – 13.71
Hailsham	20,600	15.45	2.13	32.96 - 37.08	12.36 - 16.48	17.51 - 21.63	10.23 - 14.35
Heathfield & Waldron	11,500	12.58	1.73	18.40 – 20.70	6.90 – 9.20	5.82 – 8.12	5.17 – 7.47
Polegate & Willingdon	14,200	8.11	3.93	22.72 - 25.56	8.52 - 11.36	14.61 – 17.45	2.14 – 4.98
Uckfield	13,700	14.74	3.51	21.92 - 24.66	8.22 - 10.96	7.18 - 9.92	4.71 - 7.45

(b) Parishes deficient in outdoor sports facilities

A broad survey of rural recreation provision undertaken in 2001 amongst Parish Councils identified the following parishes of the District as being deficient in outdoor sports facilities:

Arlington	improved playing fields and children's play areas
Buxted	tennis courts, all-weather youth activity areas and children's play area
Chalvington with Ripe	informal open space
Chiddingly	youth activity area (BMX track) and children's play area
Cuckmere Valley	children's play area
Danehill	improved playing fields
Framfield	improved children's play area
Frant	refurbished/new sports pavilion
Hadlow Down	improved playing fields and children's play area
Hartfield	youth activity areas
Herstmonceux	improved playing fields
Pevensey	tennis courts, youth playing fields, outdoor bowls, new/improved sports pavilion, children's play area and improved children's play area
Rotherfield	tennis courts
Selmeston	children's play area

The following Parish Councils responded that they did not have any additional requirements:

Alfriston, Berwick, East Dean & Friston, Forest Row, Hellingly, Hooe, Horam, Isfield, Laughton, Mayfield & Five Ashes, Ninfield, Wadhurst and Warbleton

(c) Calculating outdoor playing space requirements in new housing development

Policy LR2 of this Plan seeks to ensure that new residential development will only be permitted where outdoor playing space is provided in accordance with the NPFA Standard.

For the purposes of implementing Policy LR2 the population of a given housing development will be based on the size and number of dwellings, using the occupancy rates set out below: -

Occupancy Of Dwellings

1 bedroom dwellings	1 person
2 bedroom dwellings	2 persons
3 bedroom dwellings	3 persons
4 bedroom dwellings	4 persons
5 or more bedroom dwellings	5 persons

Local surveys carried out in 2001 identified that average household sizes are generally falling within Wealden District. To reflect this trend the above standard occupancy rates have been slightly reduced from those used in the adopted Wealden Local Plan.

It is considered more appropriate to base the potential occupancy of each dwelling in a given scheme on the number of bedrooms rather than on average household size or on the number of available bedspaces. The average household size in Wealden is only 2.3 persons and its use for determining open space requirements on large new housing developments would be liable to perpetuate existing deficiencies in outdoor playing space in the District, since such developments tend to be mainly occupied by young families with children. Another problem with applying a single occupancy rate to all types of

housing is that it fails to distinguish between the sizes of dwellings so that, for example, the open space requirements for a scheme of 30 one-bedroom flats would equal that of a scheme of 30 five-bedroom houses.

On the other hand, basing the occupancy rate of a dwelling on its available bedspaces would be unrealistic since many households do not, by themselves, utilise every potential bedspace in their home. For the purposes of determining open space requirements in accordance with Policy LR2, it is therefore assumed that in dwellings of 2 bedrooms or more, the main bedroom would be occupied by two people and that as dwellings increase in size, the occupancy rate of bedrooms would fall since in large dwellings a greater proportion of rooms may be expected to remain "spare" than in smaller dwellings.

(d) Supplementary Planning Guidance (SPG)

Draft Supplementary Planning Guidance has been produced, based on Policy LR2, in order to assist those seeking planning permission for residential schemes with interpretation and application.

