

Conwy Deposit Local Development Plan 2007 – 2022 (Revised edition 2011)



REVISED BACKGROUND PAPER 19 – SUBMISSION

Open Space Assessment

August 2012

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1. Conwy Local Development Plan Standard

1.1 Current provision has been measured against the FIT standards which are the standards proposed in the Local Development Plan (LDP). These are as follows:

A minimum of 2.4 hectares (ha) per 1,000 population comprising of:-

- Playing pitches at a standard of 1.2 ha
- Outdoor sports facilities at a standard of 0.4 ha
- Children's playing space at a standard of 0.8 ha

1.2 Taking into account comments from the Countryside Council for Wales (CCW) on the revised Deposit LDP (2011), a local standard for amenity open space has been included based on the standard in the Colwyn Borough Local Plan. The local standard is as follows:

- Amenity open space at a standard of 0.6 ha per 1000 population, split 0.3 ha for 'major formal amenity' and 0.3 ha 'neighbourhood amenity'

1.3 Amenity space in this context relates to the definition in Annex B of TAN 16 in terms of neighbourhood amenity and could usefully provide the buffer area between neighbourhood play spaces and adjacent properties. Major formal amenity relates to public parks, gardens and commons. Although there is an overall surplus of major formal amenity space across the County Borough, there are some areas (as shown in Table 2) which are in deficit. This local standard will be reviewed following the Open Space Audit and Assessment.

2. Categories of open space

2.1 Categorisation of the types of public open space is currently recorded as:

- Playing pitches – outdoor marked playing pitches
- Outdoor sports facilities – natural or artificial surfaces including tennis courts, bowling greens, athletics tracks and other outdoor sports facilities
- Children's playing space – equipped play areas, areas for wheeled play and less formal areas.

- 2.2 In the case of all-weather provision and Multi-Use Games Areas (MUGAs) the area of a site has been doubled for recording / assessment purposes (this is supported by FIT and reflects the greater contribution that those sites can make).
- 2.3 The analysis compares existing provision with the required provision to determine deficiencies or surpluses. The required provision is then worked out using the Conwy Local Development Plan standard as in section 1.1.

3. Ownership

- 3.1 Not all the areas of public open space are owned by the Council. If a formal agreement exists to state they are available for public/dual use they are considered as contributing to public open space provision.

4. Areas covered

- 4.1 The data has been analysed based on larger settlements. Many rural areas are not included because, historically, the Council's adopted standard of provision was difficult to apply meaningfully in areas where there is a low density of population; however this position will be reviewed in line with paragraph 1.5 below. The following sub-areas are made up of electoral divisions so that Census / population data can be applied to them:

Towyn-Kinmel Bay	Llandudno Junction
Abergele	Conwy
Llysfaen	Penmaenmawr
Greater Colwyn	Llanfairfechan
Penrhyn Bay-Penrhynside	Llanrwst
Llandudno	Glan Conwy

5. Conwy Open Space Assessment vs. Open Space Audit and Assessment

- 5.1 An Open Space Audit and Assessment to meet the requirements of TAN 16 will be undertaken to identify local needs, assess local provision for accessibility and quality, and identify deficits/surpluses of open space in accordance with the revised TAN 16 on Sport and Recreation. Due to the timing of publication of TAN 16 and the advanced stage of the LDP Deposit Plan and supporting evidence base, it is

considered appropriate to produce this Audit and Assessment once the plan has been published for deposit as per advice in TAN 16 (paragraph 2.29 refers to not delaying work on the LDP in the absence of a thorough Open Space Audit and Assessment).

- 5.2 When completed, the Audit and Assessment will form part of the LDP evidence base and policies will be reviewed accordingly via mechanisms in the LDP adoption/or review process.

6. Results

6.1 Table 1 shows the amount of open space by FIT category and the local standard for amenity space within the main settlements in Conwy.

Table 1

Locality	Open space (ha)	Playing Fields	Outdoor Sports	Play Space	Formal Amenity
Llanfairfechan		1.07	1.01	1.63	2.82
Dwygyfylchi		0.00	0.33	1.62	0.00
Penmaenmawr		3.53	0.34	1.40	2.14
Penmaenmawr (total)		3.53	0.67	3.02	2.14
Conwy		7.59	0.49	5.58	1.85
Mostyn & Gogarth		6.14	7.49	2.33	10.27
Tudno		4.95	3.28	1.85	0.00
Craig y Don		0.00	1.47	0.27	1.93
Llandudno (total)		11.09	12.24	4.45	12.20
Deganwy		0.00	0.34	1.55	0.00
Marl		4.97	0.24	0.18	1.13
Pensarn		2.11	0.00	0.20	0.34
Llandudno Jct/Deganwy (total)		7.08	0.58	1.93	1.47
Penrhynside/Penrhyn Bay		2.80	0.89	2.20	1.65
Colwyn Bay		2.47	6.32	1.87	13.16
Old Colwyn		1.98	0.84	3.43	4.05
Rhos on Sea		12.41	3.74	0.60	2.57
Mochdre		2.23	0.36	0.19	0.00
Greater Colwyn (total)		19.09	11.26	6.09	19.78
Llysfaen		1.09	0.85	1.16	0.00
Pensarn		0.00	0.00	0.12	1.78
Pentre Mawr		5.56	1.80	0.49	10.36
Gele		0.00	0.00	1.34	0.54
Abergele (total)		5.56	1.80	1.95	12.68
Kinmel Bay		1.78	1.72	2.52	1.54
Towyn		0.00	0.00	1.16	8.57
Towyn/Kinmel Bay (total)		1.78	1.72	3.68	10.11
Glan Conwy		0.86	1.92	0.91	0.14
Crwst		2.05	1.53	1.17	0.83
Gower		0.00	0.00	0.38	0.00
Llanrwst (total)		2.05	1.53	1.55	0.83
Overall		63.59	34.96	34.15	65.67

6.2 Table 2 shows the deficits for playing fields, outdoor sports and play space across the County Borough when comparing existing provision against the FIT standards and local amenity standard as at December 2010.

Table 2

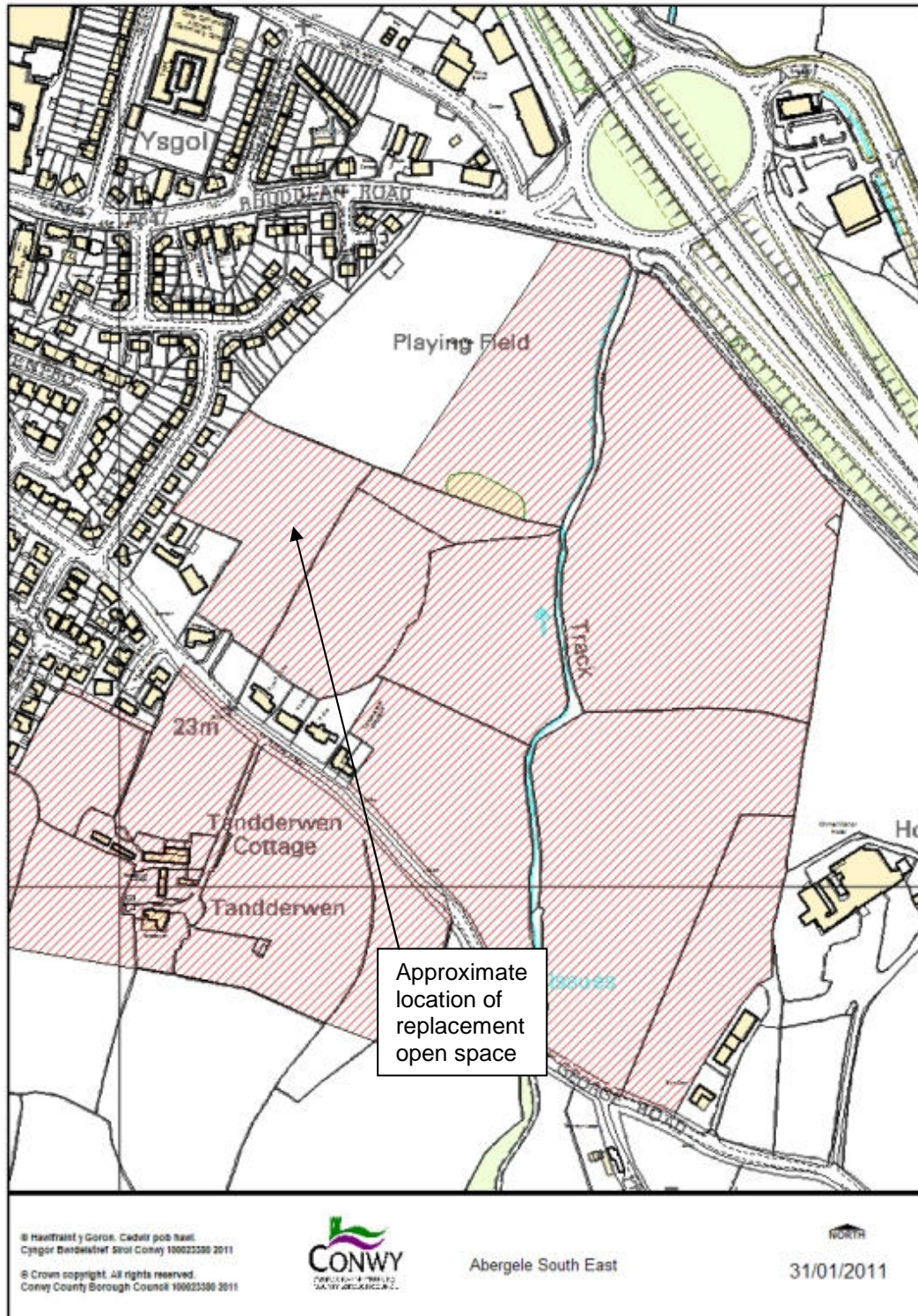
Locality	Open space (ha)	Playing Fields	Outdoor Sports	Play Space	Formal Major Amenity
Llanfairfechan		-3.43	-0.49	-1.37	1.70
Dwygyfylchi		-1.68	-0.23	0.50	-0.42
Penmaenmawr		0.65	-0.62	-0.52	1.42
Penmaenmawr (total)		-1.03	-0.85	-0.02	1.00
Conwy		2.55	-1.19	2.22	0.59
Mostyn & Gogarth		-2.26	4.69	-3.27	8.17
Tudno		-1.11	1.26	-2.19	-1.52
Craig y Don		-3.90	0.17	-2.33	0.96
Llandudno (total)		-7.27	6.12	-7.79	7.61
Deganwy		-4.50	-1.16	-1.45	-1.13
Marl		0.59	-1.22	-2.74	0.04
Pensarn		-1.07	-1.06	-1.92	-0.46
Llandudno Jct/Deganwy (total)		-4.98	-3.44	-6.11	-1.55
Penrhynside/Penrhyn Bay		-2.96	-1.03	-1.64	0.21
Colwyn Bay		-9.89	2.20	-6.37	10.07
Old Colwyn		-7.38	-2.28	-2.81	1.71
Rhos on Sea		3.83	0.88	-5.12	0.43
Mochdre		0.07	-0.36	-1.25	-0.54
Greater Colwyn (total)		-13.37	0.44	-15.55	11.67
Llysfaen		-2.21	-0.25	-1.04	-0.83
Pensarn		-2.82	-0.94	-1.76	1.08
Pentre Mawr		1.36	0.40	-2.31	9.31
Gele		-5.40	-1.80	-2.26	-0.81
Abergele (total)		-6.86	-2.34	-6.33	9.58
Kinmel Bay		-5.42	-0.68	-2.28	-0.26
Towyn		-2.84	-0.95	-0.74	7.86
Towyn/Kinmel Bay (total)		-8.26	-1.63	-3.02	7.60
Glan Conwy		-1.84	1.02	-0.89	-0.54
Crwst		-0.23	0.77	-0.35	0.26
Gower		-1.38	-0.46	-0.54	-0.35
Llanrwst (total)		-1.61	0.31	-0.89	-0.09
Overall		-51.27	-3.33	-42.43	36.95

7. New provision

- 7.1 To increase and/or maintain provision of open space in the Plan Area, it is firstly proposed that existing levels of open space should be safeguarded. For new developments, open space should be provided in accordance with the FIT standards outlined in section 1. Two allocations are being proposed within the LDP, these are as follows:-

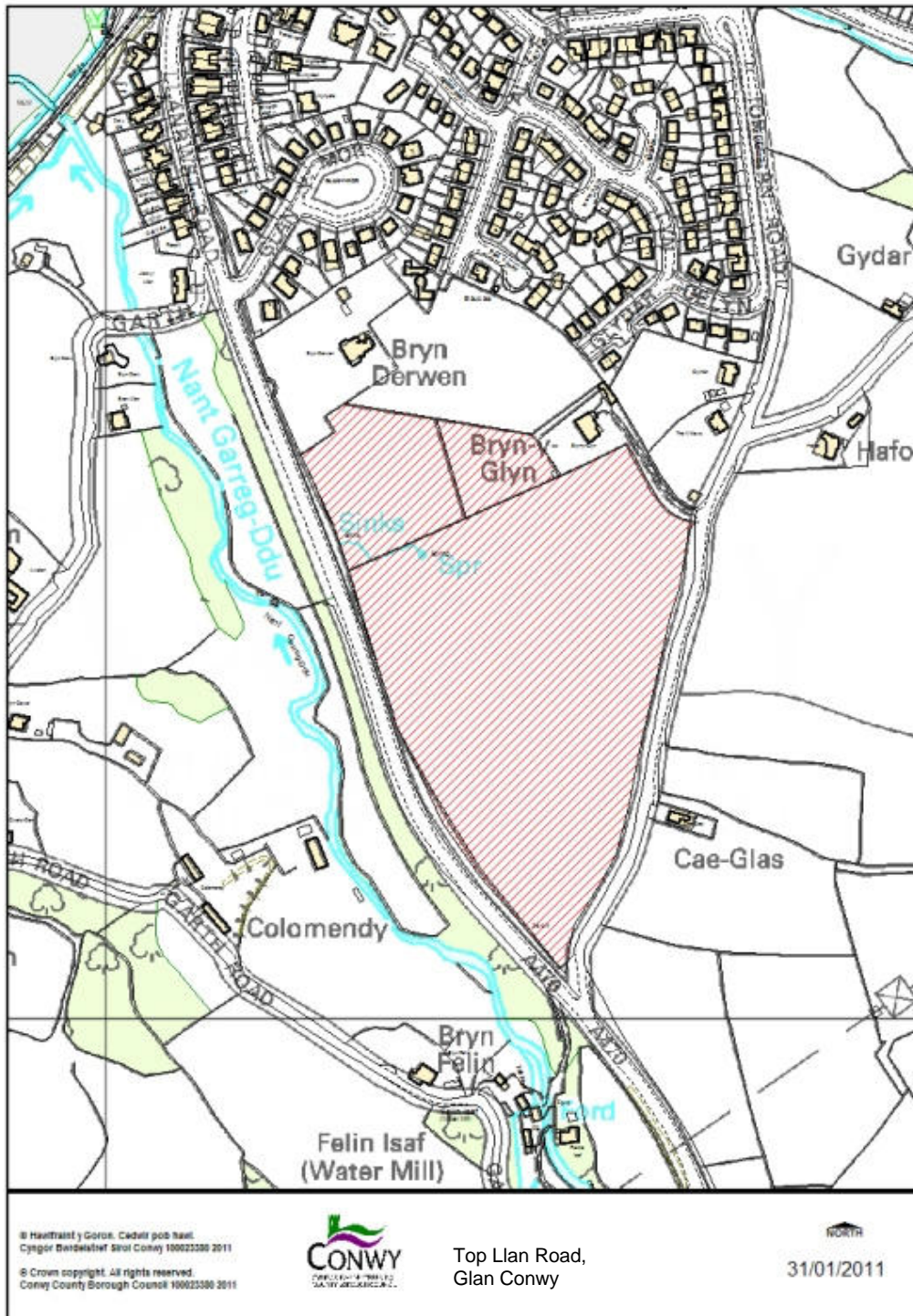
7.2 South of the existing playing fields off St George Road, Abergele

7.2.1 Due to the loss of open space on land near to the threeways roundabout, Abergele, it is proposed that 1.8 hectares of replacement open space is provided as part of the mixed use allocation between Rhuddlan Road and St. George Road. It is likely that this will be provided to the south of the existing playing fields; however, more detail on the layout of the development will be required as part of a development brief.



7.3 Top Llan Road, Glan Conwy

7.3.1 The existing football pitch (partly within a C2 zone) is not large enough to accommodate the needs of the community, so a larger pitch is required. Approximately 1 hectare of land will be allocated for this purpose. The details of its precise location will be set out in a development brief.



8. Monitoring

- 8.1 The LDP Implementation and Monitoring Framework includes indicators and trigger points on open space provision. The LDP will monitor the provision of open space through the Annual Monitoring Report, including targets and trigger points for reviewing the policies on providing and safeguarding open space provision. As part of this work and in line with TAN 16 requirements, the Council will undertake a further Open Space Assessment to enable up to date monitoring of policies and, if required, review.