



Local Plan Committee

Item
8

17 June 2024

Report of

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Strategy
Manager**

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Title

**Colchester Local Plan Review: Spatial Strategy and
Housing Numbers**

Wards affected

All wards affected

1. Executive Summary

- 1.1 Consultants have been commissioned to prepare the evidence base required for Local Housing Needs to inform the Local Plan Review. Officers have also progressed work to inform potential spatial options which may be appropriate for the strategy for growth up to 2041. This report covers the initial housing need number for the whole City area, as informed by emerging evidence prepared by Icen Projects. It provides a further explanation of the factors which will inform the housing need number, required to be met through the Local Plan Review to cover the period up to 2041. It also sets out the options for the broad spatial approach and spatial options which will be subject to testing to inform the Preferred Options Local Plan which will be presented to the Local Plan Committee in the Autumn with a view to public consultation in the Autumn / Winter 2024.

2. Recommended Decision

- 2.1 Members are asked to note the emerging Local Housing Need figure for the Local Plan Review covering the period up to 2041.

2.2 Members are asked to note the spatial approaches and spatial options set out in paras 5.19-5.41 of the report which are to be tested by the relevant evidence to inform the consideration and drafting of the Preferred Options Local Plan Review.

3. Reason for Recommended Decision

3.1 To enable work on the review of the Local Plan to be progressed based on sound evidence in accordance with the national policies and in order to meet the deadline for submission of plans under the existing system.

3.2 The Local Plan Committee oversees work on the Local Plan, and it is essential that the Committee is kept up to date with progress.

4. Alternative Options

4.1 The alternative is to not report on progress, but this would not allow members to meaningfully inform the Preferred Options Plan.

5. Background Information

- 5.1 The Local Plan Committee has considered reports about the Local Plan Review at regular intervals since June 2023. A separate report on this Agenda sets out a general update on progress and provides feedback and information on the next steps.
- 5.2 This report takes forward the initial work and early evidence in respect of housing need and the options for the spatial approach, to inform the most appropriate spatial strategy for the Local Plan Review.
- 5.3 Section 19 (1B-1E) The Planning and Compulsory Purchase Act 2004 requires that the Development Plan (the Local Plan) must include strategic policies to address the local authority's priorities for development and use of land in its area. Paragraph 20 of the National Planning Policy Framework (NPPF) indicates that Strategic Policies should set out an overall strategy for the pattern, scale and design and quality of places.
- 5.4 This report covers the initial housing need number for the whole City area, as informed by emerging evidence prepared by Iceni Projects. It provides a further explanation of the factors which will inform the housing need number, required to be met through the Local Plan Review to cover the period up to 2041. It also sets out the options for the broad spatial approach and spatial options which will be subject to testing to inform the Preferred Options Local Plan which will be presented to the Local Plan Committee in the Autumn with a view to public consultation in the Autumn / Winter 2024.

Housing Numbers

- 5.5 In considering matters related to housing numbers and the Local Plan Review it is helpful to clarify the terms frequently used which are different, although inter-related, to ensure a common understanding by all;
 - **Local Housing Need** – This is the number of homes identified as being needed, as informed by the relevant government guidance for assessing the annual need in the Council area. It is nationally evidenced (using what is known as the 'standard method') and is the starting point for every local plan.
 - **Housing Requirement** - This is the number of homes identified in a strategic policy in the Local Plan for net housing growth for the relevant plan period for the whole plan area. This is based on consideration of a range of evidence and factors such as land availability, constraints, market and other local factors, which may influence the availability, suitability and deliverability throughout the plan area for that plan period.

- **Housing Supply** - The houses and sites which contribute to meeting the overall housing requirement, which is made up of a mixture of sites including; those already committed but yet to be built out (usually those with planning permission but not yet commenced), windfall sites, permitted development and sites which are allocated in the existing or proposed Local Plan which do not yet have planning permission but have been evidenced and justified as part of the Plan making process.
- 5.6 The National Planning Policy Framework (NPPF) at paragraph 60 states that, *in order to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed.* Paragraph 61 of the NPPF advises that the minimum number of homes needed should be informed by a local housing need assessment, conducted using the standard method in the national planning guidance. The outcome of the standard method is an advisory starting point for establishing a housing requirement for the area. Paragraph 61 of the NPPF goes on to state that *"there may be exceptional circumstances, including relating to the particular demographic characteristics of an area which justify an alternative approach to assessing housing need; in which case the alternative approach should also reflect current and future demographic trends and market signals"*.
- 5.7 A Local Housing Need Assessment has been commissioned to inform the Colchester Local Plan Review, which is being undertaken by Icen Projects and will cover the requirements set out in the Planning Policy Guidance and NPPF. Paragraph 67 of the NPPF indicates that the Local Planning Authority should establish a housing requirement figure for their whole area which shows the extent to which the identified housing needs can be met over the plan period. It makes clear that this must include any needs which cannot be met within neighbouring areas.
- 5.8 The initial outputs from the Local Housing Needs Assessment have provided the Council with an overall housing need figure based on the standard method in accordance with the Planning Practice Guidance. The annual need is 1043 dwellings per annum. This is an increase of 123 houses per annum based on the requirement in the current adopted Local Plan of 920 per annum.
- 5.9 The work being undertaken by Icen Projects includes consideration of the extent to which any exceptional circumstances as referred to in the NPPF and Planning Guidance may apply to Colchester. Paragraph 5.12 below of this report cover this point in more detail.
- 5.10 There is no indication at this time that there will be any requirement for Colchester to meet the housing needs of other authorities. Neither are there any exceptional circumstances identified in the draft work that would justify a lower figure than that identified using the Standard Methodology. It needs to be remembered that other exceptional circumstances may lead to the housing

requirement being higher than the identified housing need, such as to reflect growth ambitions linked to economic development or infrastructure investment.

Exceptional Circumstances

- 5.11 The National Planning Policy Framework (NPPF) and the Planning Practice Guidance (guidance) are clear that the use of the standard method is not mandatory and that an alternative approach could be applied but only in exceptional circumstances. The NPPF does not set out what an 'exceptional circumstance' might be other than referring to particular demographic characteristics and market signals. However, the guidance refers to exceptional *local* circumstances. It is therefore reasonable to consider the meaning of exceptional circumstances to be locally specific through either being uncommon across local authorities or uncommon in terms of the scale of consequences. As such Officers consider that circumstances that apply elsewhere are unlikely to be 'exceptional'. A study undertaken to support the Isle of Wight Planning Strategy concluded that a case for 'exceptional circumstances' was not seen as the right approach to assess local housing need for the Isle of Wight. This in part was due to the fact that as a case for exceptional circumstances runs counter to the standard method, it would be highly contested at the plan's examination. This was despite considerable evidence which demonstrates it to be an area which is locally different to other English planning authorities.
- 5.12 There are many risks associated with a Local Plan which pursues an alternative approach to assessing housing need. In the first instance it needs to be based on robust evidence. In compiling such evidence, the Council runs the risk that the results could mean a higher number - there is no guarantee that number will be lower. How low is acceptable? The resulting figure may be lower but still unacceptable. Undertaking additional evidence, without any guarantee of outcomes, will add time and cost. This needs to be weighed against the risk and consequential implications for not meeting deadlines for reviewing the Local Plan. Any plan not using the Standard Method will be subject to particular scrutiny in terms of soundness at the examination stage. An Inspector could find the plan unsound which would mean the Council did not have an up to date plan.
- 5.13 The interim findings of the work being undertaken by Icen Projects has tested for exceptional circumstances by looking at; Data used in 2014-based projections; Recent demographic trends (including from the Census and more recent population data); and Housing Completions. None of this data pointed to anything exceptional (in an upward or downward direction).
- 5.14 Officers have researched whether any other Local Planning Authorities have successfully pursued a case for exceptional circumstances as referenced in the National Planning Policy Framework and Practice Guidance. Whilst a few constrained cities are attempting to justify an alternative to the standard method, many of these have an uplift that applies and is yet to be tested at Examination.

Officers are not aware of any plan making authorities in England who have successfully used an alternative method to the standard method, which reduced their housing need figure.

- 5.15 It is the case that some authorities are accepting the Standard Method as the identification of need but are seeking to justify that the need cannot be met in defining the housing requirement when taking into account constraints and land supply and other exceptional considerations. These examples tend to fall into similar categories, none of which apply to Colchester, including;
- Green Belt Authorities and or tightly constrained cities; (Oxford City Examination underway)
 - Local Authorities where a very significant part of the whole authority area is subject to national constraints such as National Landscapes (AONB), or other exceptional environmental constraints affecting the whole Local Authority Area (such as air quality) (Wealden District at Regulation 18 stage) and Epping Forest (adopted – a number of exceptional circumstances apply including Green Belt, Air Quality Impacts on a Special Area of Conservation)
 - Exceptional local factors which apply impacting on the ability of the Local Planning Authority to meet the identified need (Eg Isle of Wight)
- 5.16 In all cases there was a need for these authorities' to work with neighbouring authorities to seek to meet their unmet needs. In circumstances where this has not been successful and a lower unmet need is pursued and can be supported by relevant evidence a justification may be supported. It is unlikely however that neighbouring authorities, i.e. Braintree, Tendring and Maldon, will accept the unmet need in Colchester.

Housing Requirement

- 5.17 As indicated in para 5.8 above the Local Plan should establish a housing requirement figure for the whole area which reflects the evidence, constraints and opportunities which together identify the extent to which the housing needs can be met over the plan period. The relevant considerations to inform the housing requirement for the Colchester Local Plan include;
- Environmental evidence
 - Infrastructure evidence (including from all statutory infrastructure providers)
 - Transport evidence
 - Strategic Land Availability Assessment
 - Viability evidence
 - Other relevant evidence

- 5.18 The number of new homes which will need to be provided for through new allocations in the Local Plan Review will be established, and will take into account the existing commitments which are already planned but not yet built and any allocations from the currently adopted Local Plan or Neighbourhood Plan which have not yet been delivered but need to be reassessed to establish whether they are to be carried forward as allocations into the Local Plan Review.
- 5.19 A separate report on the Local Plan Review update sets out the progress on the key evidence base work. As outputs of this work become available they will be used to inform the plan making. In the event that any of the evidence highlights a fundamental problem which would affect the ability of Colchester to meet its identified housing needs, a Report to consider the options further would be brought to the Local Plan Committee.

Spatial Strategy Options

- 5.20 The Spatial Strategy will be central to the Local Plan. In establishing a strategy for the growth of the City, there are a huge number of factors to take into account. The Local Plan will need to balance the need of protecting the countryside and our natural environment, while accommodating the level of growth required across the City to 2041. In accordance with the NPPF it will also need to plan for new infrastructure requirements to support the growth planned. There will be many challenges in seeking to deliver growth whilst creating a better environment as a starting point. These include preventing the coalescence of settlements and protecting the rural character of the area, whilst allowing towns and villages to grow sustainably to meet local needs for housing, employment and infrastructure.
- 5.21 A number of spatial options have been identified to help inform the work on the Local Plan. To set the context for these options a number of broad spatial approaches are described with the options comprising one or more of these approaches. A summary of each of these approaches, followed by the spatial strategy options is set out below. It is important to keep the options realistic and relatable, so it is helpful to understand the broad spatial approaches at a high level which have informed the options themselves.
- 5.22 All spatial strategy options must ensure that the identified housing need for Colchester is met, including needs for different groups within the community including affordable housing, families with children, older people, students, people with disability, service families, travellers, people who rent their homes and people wishing to commission or build their own homes, in accordance with National Planning Policy Framework paragraph 63, as informed by the evidence being prepared by Icen Projects.
- 5.23 All spatial strategy options will need to include the Tendring Colchester Borders Garden Community (TCBGC) which is addressing the longer term needs for both

Colchester and Tendring. The Garden Community will continue to deliver growth in the new plan period and beyond. The proportion of growth to be met from the TCBGC will be the same regardless of the preferred spatial options for the Local Plan.

- 5.24 In accordance with paragraph 70 of the NPPF, all spatial strategy options will also be required to ensure at least 10% of the identified housing need is on sites no larger than 1ha (or justify why this cannot be achieved) and seek opportunities to support small sites for community-led developments for housing and self-build and custom build housing.

Spatial approaches

- 5.25 ***Substantial Growth – Garden Communities and Suburbs*** This approach includes development of one or more garden communities or suburbs within Colchester (In addition to TCBGC). This could include strategic development allocations across Colchester that follow the Garden Community Principles as set out in the Section 1 Local Plan, notably Policy SP7 – Place Shaping Principles. A Garden Community would be a self-sustaining new community meeting the day to day needs for its residents. Key infrastructure would be provided as part of the development. These allocations could be of varying sizes but would likely be for a Garden Community at least 1,400 homes and smaller for a Garden Suburb.
- 5.26 ***Hubs and Spokes Model*** This approach recognises the relationship between settlements within Colchester. It identifies hubs and spokes – hubs are larger villages or small towns (currently identified as Sustainable Settlements in the adopted Local Plan) that provide services and facilities or a key transport hub and are a focus for the smaller villages and hamlets that surround it (spokes). This approach would also apply to the urban area of Colchester, where there are wards within the City that also provide services and facilities to a wider neighbouring geographical area. Under this approach, an appropriate and proportionate amount of growth will be considered for each group of hubs and spokes areas.
- 5.27 ***Environment Led*** Under this approach planning for a better environment is the primary focus. Although all approaches will have this embedded to some extent, this spatial strategy approach takes this further. This approach could identify settlements that have limited or no growth due to their existing environmental sensitivities. Under this approach, growth will be directed to settlements that have potential for conserving and enhancing the environment through development. This would enable growth to be a facilitator for environmental gain and enhancement as well as identifying areas that require additional protection due to national environmental constraints such as nature conservation designations and landscape and heritage designations.

- 5.28 **Transport Corridors** This option directs growth to key Transport Corridors. These corridors may be directly from or to Colchester City Centre and will include a range of transport modes including rail and road, including the A12. There is also potential for a transport corridor to include the route of the Rapid Transit System (RTS). This may also have the potential to include opportunities to expand or deliver enhanced connections to the RTS or other key transport corridor or new corridors.
- 5.29 **Expansion and Regeneration of Colchester Urban Area** This approach would seek to focus development to the Colchester urban area, creating urban extensions to deliver large scale new communities on the edge of Colchester. Under this approach there would be limited development of settlements outside of the urban area of Colchester, although these would likely need to accommodate the required proportion of small sites. Development of the City Centre would need to be at a higher density due to the limited development opportunities within the Centre. Regeneration areas could be identified within the Urban Area to encourage growth and redevelopment. These could include areas such as parts of the City Centre and Hythe.
- 5.30 **Proportionate Growth** This approach delivers growth proportionately across all of Colchester's settlements. This approach would enable growth in each of the settlements across the City with the population of each settlement used to generate a housing figure for each which is proportionate to the size of the existing population. The distribution of growth within each settlement would vary and also needs to take into account the services and facilities within each settlement. The approach will need to consider if the smallest settlements in the current settlement hierarchy, identified as either other villages or countryside, would be included in a spatial option based on this approach. The Colchester Urban Area would also be included within this approach and would need to accommodate the level of growth calculated based on the existing population of the Urban Area and existing services and facilities.
- 5.31 **Community Gain** This approach seeks to deliver growth across Colchester where there are the biggest public benefits and gains provided through development. This could include infrastructure provision such as improved connectivity and mobility, a new school, a new medical facility, community facilities, retail and employment opportunities, higher provision of affordable housing or meeting a specific housing need e.g. aging population, environmental gains such as provision of new green infrastructure in the form of a new Country Park, open space, new or improved play space. These public gain opportunities would need to be in addition to the current policy requirements. For example, delivering 30% affordable homes is not considered a public gain as this is the current policy requirement, however a site delivering 100% affordable housing would be considered more favorably under this approach.

Spatial Options

- 5.32 Officers have used the spatial strategy approaches set out above to develop seven spatial strategy options for Colchester. These have been developed taking into account the emerging evidence base and early engagement undertaken as part of the Issues and Options for the Colchester Local Plan Review. Some of these options combine more than one approach. The Spatial Strategy Options currently are set out and summarised below:
- 5.33 **Continuing existing Spatial Strategy** The existing spatial strategy in the Colchester Local Plan focuses growth at the most accessible and sustainable locations. This includes growth within the Urban Area of Colchester and a variety of settlements, including development of a new settlement through the Tendring Colchester Borders Garden Community. The spatial hierarchy focuses growth in the urban area of Colchester. The second tier includes ‘Sustainable Settlements’ across Colchester where appropriate growth is planned for. This second tier also includes the Tendring Colchester Borders Garden Community. The third tier is settlements termed “other villages” where limited growth is supported. The fourth and final tier is the countryside of Colchester where development will only be supported in exceptional circumstances.
- 5.34 **New Garden Community** Alongside the Tendring Colchester Borders Garden Community, significant growth would be located through a new Garden Community at Marks Tey. There would likely be a number of public gains through significant growth such as provision of new infrastructure. This would be a long-term strategy for growth; therefore, growth would also need to be located in other locations across the City. This option would include growth within the Urban Area of Colchester and proportional growth in other existing settlements and villages across the city. This would consider growth to the north of Colchester beyond the A12, to the east around St Johns and Bullocks Wood, to the south around Berechurch and towards Layer de la Haye and to the west towards Copford and Marks Tey. Regeneration areas could be identified within the Urban Area of Colchester, including the City Centre and Hythe.
- 5.35 **Garden Suburbs** In addition to the Tendring Colchester Borders Garden Community, smaller scale new communities would be developed as Garden Suburbs. These could be distributed across the City including within the Urban Area of Colchester to the South and East and around Marks Tey/Copford, Langham, Tiptree and Messing. Similarly to a Garden Community there is potential for a number of public gains in this option including delivery of new infrastructure. This option would include growth within the Urban Area of Colchester and proportional growth in other existing settlements and villages across the city.
- 5.36 **Intensification in the City Centre** This option would look to regenerate and intensify development within the City Centre. Developments would be of a higher

density and could change the skyline of the City Centre. This option would include proportional growth in other existing settlements and villages across the city.

- 5.37 **Transport Corridors** This option would seek to focus growth in key Transport Corridors. These corridors may be directly from or to Colchester City Centre and will include a range of transport modes including rail (Marks Tey, Wivenhoe, Hythe, Chappel and Wakes Colne, Colchester Town and Colchester) and road, including the A12 to the north and around the new junction 24. These may follow the Garden Town and Villages concept. There is also potential for a transport corridor to include the route of the Rapid Transit System (RTS).
- 5.38 This option would include growth within the Urban Area of Colchester and proportional growth in other existing settlements and villages across the city. This would consider growth to the north of Colchester beyond the A12, to the north east around St Johns and Bullocks Wood, to the south around Berechurch and towards Layer de la Haye and to the west towards Copford and Marks Tey. Regeneration areas could be identified within the Urban Area of Colchester, including the City Centre and Hythe.
- 5.39 **Hubs and Spokes** A number of Hubs and Spokes will be identified across Colchester, with a higher level of growth attributed to the hub and smaller growth in the spokes. An early iteration of the Hubs and Spokes model is set out in the table in Appendix 1, however this would need to evolve further as the evidence base emerges. Although Wivenhoe is one of the largest hubs within the Colchester City area, spokes are located within Tendring, therefore it has not been included within this option. This option would also include growth within the Urban Area of Colchester. This option may include proportional growth in other existing settlements and villages across the city, which are not identified as hubs or spokes.
- 5.40 **Environment Led** An environment led Spatial Strategy would seek to limit growth in those locations which are most significantly constrained by environmental designations such as Dedham and Mersea and other locations within or close to the highest level of environmental designation such as the European Habitats sites, SSSIs and National Landscapes or for their heritage significance. Locations which are of environmental value for their landscape, heritage or biodiversity significance through lower tier designations, could support growth with the priority focus to deliver significant enhancements and environmental gains to the area such as through a Country Park. The focus for selecting the range of locations and settlements to accommodate growth would be informed by evidence identifying the locations which would benefit most from enhanced green infrastructure for environmental, amenity and health and wellbeing benefits delivering enhanced provision where the most significant gaps in such provision is currently. Based on the current network and the most

significant gaps in provision identified through the Open Spaces Report are West and South Colchester. This identifies the combined quantity of open space in West Colchester is lower than the recommended provision by 1.9ha per 1000 people, and by 0.64ha per 1000 people in South Colchester. This summary is set out in Appendix 2 to this report.

- 5.41 The options have and will continue to be informed by the ongoing Issues and Options engagement undertaken for the Colchester Local Plan Review. A Member briefing was held in May 2024 setting out these options and to provide an indication of the considerations which may inform preferred options through the evidence base.
- 5.42 The options will all be appraised as part of the Sustainability Appraisal (SA) to consider early on the likely sustainability implications. All options have been developed to the same level of detail and will be further informed by evidence updates. As well as the Sustainability Appraisal these options will be tested as other relevant evidence is prepared, including the infrastructure evidence work. In addition, the Duty to Co-operate Bodies will be given the opportunity to feed in their views on the spatial strategy options. Together these will all help inform the preferred spatial strategy which will be included in the Draft Preferred Options Local Plan.

Settlement Hierarchy

5.43 As part of the spatial strategy, it is necessary to review and update the existing settlement hierarchy. A settlement hierarchy ranks and classifies settlements based on their sustainability.

5.44 In the current Colchester Local Plan, the settlement hierarchy is as follows:

- Colchester Urban Area
- Sustainable Settlements (including the Tendring Colchester Borders Garden Community)
- Other Villages
- Countryside

5.45 The table below outlines those settlements currently identified as “sustainable settlements” and “other villages”.

Sustainable Settlements	Other Villages
Abberton and Langenhoe	Aldham
Boxted	Birch
Chappel and Wakes Colne	Dedham Heath
Copford and Copford Green	Easthorpe

Dedham	East Mersea
Eight Ash Green	Fingringhoe
Fordham	Great Wigborough
Great Horkesley	Layer Breton
Great Tey	Little Horkesley
Langham	Messing
Layer de la Haye	Mount Bures
Marks Tey	Peldon
Rowhedge	Salcott
Tiptree	Wormingford
West Bergholt	
West Mersea	
Wivenhoe	

- 5.46 The Settlement Hierarchy will be reviewed in detail once further evidence and work is completed to inform the preferred Spatial Strategy Options.

6. Equality, Diversity and Human Rights implications

- 6.1 An Equality Impact Assessment has been prepared for the Adopted Local Plan, and is available to view by clicking on this link:

<https://cbccrmdata.blob.core.windows.net/noteattachment/Equality%20Impact%20Assessment%20June%202017.pdf>

7. Strategic Plan References

- 7.1 The current Local Plan provides a key strategic delivery vehicle for many Strategic Objectives in the Council's Strategic Plan (April 2023-April 2026). In particular the following Strategic Objectives are particularly relevant; Respond the Climate Emergency through policies which seek to conserve and enhance biodiversity; Improve health, wellbeing and happiness, through placemaking and provision of appropriate infrastructure; Deliver homes for those most in need, through housing targets, site allocations and policies providing for affordable housing and a mix of evidenced housing needs; and Grow our economy so everyone benefits, through policy seeking to provide and manage economic growth throughout existing and new communities.

8. Consultation

- 8.1 Public consultation has commenced on initial engagement to inform a number of themes and a draft vision for the Local Plan Review. Future engagement and consultation will be undertaken as outlined at appropriate stages on preparation

of evidence and plan making in accordance with the Planning Regulations and Statement of Community Involvement.

9. Publicity Considerations

9.1 None at this stage.

10. Financial implications

10.1 There is a significant financial implication in preparing a Local Plan. All evidence base documents that need to be prepared by consultants have an associated cost along with all consultation exercises and the eventual examination. An up-to-date local plan does however help avoid costly appeals.

11. Health, Wellbeing and Community Safety Implications

11.1 There are no specific health, wellbeing and community safety implications.

12. Health and Safety Implications

12.1 No direct implications.

13. Risk Management Implications

13.1 No direct implications.

14. Environmental and Sustainability Implications

14.1 The Council has declared a Climate Emergency and has committed to being carbon neutral by 2030. The purpose of the planning system is to contribute to the achievement of sustainable development as defined in the National Planning Policy Framework. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are economic, social and environmental objectives.

14.2 The Local Plan Review will take account of any updated evidence and changes in legislation that help contribute towards achieving carbon neutral by 2030. Further consideration of future policy development on the environment, climate change, biodiversity, place making and active environments will seek opportunities towards Colchester becoming a greener city that is resilient to the climate change challenges.

Appendices

Appendix 1 – Table of potential hubs and spokes related to the Hibs and Spokes Spatial Option.

Appendix 2 – Current parks, natural amenity quantity levels by analysis area

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Extract from Open Spaces Report¹

Analysis area	Parks and gardens		Natural & Semi-natural		Amenity greenspace		Combined	
	(Hectares per 1000 population)							
	0.25		3.07		1.35		4.67	
	Current provision	+ / -	Current provision	+ / -	Current provision	+ / -	Current provision	+ / -
Central/East	0.34	+0.09	3.27	+0.20	1.32	+0.03	4.93	+0.26
North	-	-0.25	2.95	-0.12	2.06	+0.71	5.01	+0.34
South	-	-0.25	3.10	+0.03	0.93	-0.42	4.03	-0.64
West	-	-0.25	1.22	-1.85	1.55	+0.20	2.77	-1.90

Table 10.3.2: Current parks, natural and amenity quantity levels by analysis area

¹ Open Spaces Report – April 2023. [CBC-null-Open-Space-Report-CCC - Open Space Report - April 2023.pdf \(windows.net\)](#)