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YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

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Joint Planning Policy Service Anglesey & Gwynedd
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AT/ TO:	Economic Development F.A.O. Tudur Jones	ODDIWRTH/ FROM:	Uned Polisi Cynllunio ar y Cyd Môn a Gwynedd
EICH CYF/ YOUR REF		EIN CYF/ OUR REF:	
DYDDIEDIG/ DATED:		DYDDIAD/ DATE:	13-01-2020

Re: Joint Local Development Plan and Open Space Assessment – Llangefni

Introduction

The Economic Development Service has made enquiries regarding how the potential loss of Llangefni Golf Course would effect the Joint Local Development Plan and the Open Space provision in Llangefni.

The Joint Local Development Plan was adopted in July 2017 and is the land use plan for Anglesey and the Gwynedd Planning Area. The majority of Policies within the Plan relate to new developments or changes of use of sites. Should the Council decide to dispose of the golf course following the consultation process, it is the intention to change the use of the site back to agricultural use which is the use before it is converted to a golf course.

In light of this the impact of the loss of open space should be assessed under Policy ISA 4, which is what the findings of the open space assessment do. Policy PCYFF 1 also refers to development boundaries and that proposals outside development boundaries will be refused unless they accord with local and / or national policy or the proposal demonstrates that its location in the countryside is essential. As this proposal would lead to the creation of agricultural land, a location in the countryside is acceptable for this type of use.

Part of Policy PS 6 states that in order to adapt to the effects of climate change, proposals will only be permitted where it can be demonstrated with appropriate evidence that they have fully considered and responded to a number of relevant criteria within the Policy. Criterion (6) is: "... protecting best and most versatile agricultural land, promoting allotments, supporting local food production opportunities to reduce the area's contribution to food miles ...". The change of use of the site to agricultural land therefore contributes to the objectives of criterion (6) of Policy PS 6.

The Joint Local Development Plan recognises how important open spaces play are in satisfying the recreational needs of local communities. Policy ISA 4 safeguards existing open space in the plan area and resists the loss of the open space unless it conforms to one of the criteria within the policy.

ISA 4: SAFEGUARDING EXISTING OPEN SPACE

Proposals that will lead to the loss of existing open space including any associated facilities which has significant recreational, amenity or wildlife value will be refused unless they conform to the following criteria:

1. There is an overall surplus of provision in the community;
2. The long term requirement for the facility has ceased;
3. Alternative provision of the same standard can be offered in an area equally accessible to the local community in question;
4. The redevelopment of only a small part of the site would allow the retention and enhancement of the facility as a recreational resource.

Open Space Assessment (OSA)

In order to ascertain whether there is surplus of provision in the community an Open Space Assessment (OSA) needs to be undertake. There are two key stages to undertaking an OSA:

- A. Setting Standards
- B. Assessment of Existing Open Space Provision

A. Setting Standards

The Fields in Trust FiT (formerly the National Playing Fields Association) has prepared benchmark standards to aid local authorities in the provision and protection of spaces for sport, recreation and play. The benchmark standard proposed by the FiT consists of a minimum **2.4 hectares per 1000 population** which is divided as follows:

- **1.6ha of outdoor sports facilities**
 - 1.2ha playing pitches or 12m² per person
 - 0.4ha outdoor sport or 4m² per person
- **0.8ha for children’s’ playing space**
 - 0.25ha equipped playing space or 2.5m² per person
 - 0.55ha informal playing space or 5.5m² per person

This can be translated into the requirement per person as follows:

MINIMUM STANDARD 2.4ha per 1000 population	
<p>Outdoor Sport</p> <p>1.6ha per 1000 population or 16m² per person</p> <p>Playing Pitches: 1.2ha per 1000 population or 1.2m² per person</p>	<p>Children’s Playing Space</p> <p>0.8ha per 1000 population or 0.8m² per person</p> <p>Informal Play Areas: 0.55ha per 1000 population or 5.5m² per person</p> <p>Equipped Playing Areas: 0.25ha per 1000 population or 2.5m² per person</p>

As this enquiry relates to the golf course this OSA does not include an assessment of the children’s play space.

Outdoor Sport

This covers the following:

- Facilities such as pitches, greens, courts, athletic tracks and miscellaneous sites such as croquet lawns and training areas in the ownership of local government, at all tiers.
- Facilities as described above within the educational sector which are available for public use by written agreement. The informal or unauthorised use of such facilities by the public does not qualify.
- Facilities described above within the voluntary, private, commercial sectors that serve the leisure needs for outdoor sport and recreation of their members, or the public.

B. Assessment of Existing Open Space Provision

Please note that the statistics below do not contain Llangefni Golf Course (please see below).

	Actual (ha)	Target (ha)	+/-
Estimated population*	5300		
1.6ha Outdoor Sport	13.32	8.48	+3.81
1.2ha Playing Pitches	8.62	6.36	+2.26

* Estimated population is calculated by multiplying the residential properties with the average household size in the Llangefni wards which is 2.3 (Cefni = 2.2, Cyngar = 2.3, Tudur = 2.5) (Census 2011, table PHP01)

Name of Open Space	Type of Open Space	Area (ha)
Ysgol Gyfun Llangefni	Education*	4.29
Plas Arthur Leisure Centre	Formal	0.68
Llangefni Football Club	Formal	1.49
Llangefni Cricket Ground	Formal	1.91
Bowling Green	Formal	0.41
Llangefni Rugby Club	Formal	3.51
Isgrraig Football Pitch	Formal / Informal	1.03

Conclusion

The OSA for Llangefni shows that there is sufficient open space provision in the outdoor sport category even without including the golf course in the figure.

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