

DAY 8.
E27 (V)

NORTH NORFOLK

Local Development Framework

Core Strategy. CT1

Open Space and Recreation

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In order to make a meaningful observation of the adequacy of Cromer and Suffield Park to meet the "Open Space and Recreation Policy Requirements" I carried out some general research. This led me to examine Cromer's North Lodge Park's ability to successfully accommodate the numbers of its potential users. The study was based on the PPG17 specifications as detailed in the current North Norfolk Local Plan and the proposed LDF.

1 Principle Findings

- 1.1 North Lodge Park seriously fails to provide sufficient area or facilities to meet the needs of the Government's PPG17 requirements for the local residents.
- 1.2 The qualities of the facilities have been permitted to deteriorate over many years. Some of the facilities once enjoyed by many adults no longer exist.
- 1.3 Although many discussions about the future of NLP have taken place no structured community consultations or discussions as proposed in PPG 17 are known to have taken place. ("Assessing needs and opportunities: a companion guide to PPG17: The Guide's Recommended Approach to Local Assessments").
- 1.4 It is pleasing to note that the Rose Garden and the plants and shrubs have had improved maintenance attention during the last few months that has also enabled our older population to feel safer when enjoying their visits.
- 1.5 The quantitative findings of the survey are:-
 - There is an area shortfall of 88% of Open Space and Recreation Area.
 - There are 38% more flats than there are one family dwellings.
 - There are 28% more people living in flats than in one family dwellings.
 - A large number of the flats are in converted houses, and this number is rising.
 - The population numbers only include the people on the Register of Electors.
 - No consideration for holidaymakers and visitors was made.
- 1.6 To assess the reliability of the measured data obtained a post exercise comparison with the data published in the Atkins 2006 Volume / Open Space Strategy report for the NNDC was made. The two sets of data are found to be very comparable.

2 What are the needs for Open Space and Recreational Facilities at NLP?

- 2.1 The results of this study clearly shows that there is the need for these facilities at NLP.
- 2.2 The continuing conversion of large houses into flats is rapidly increasing the need.
- 2.3 The recent local referendum clearly demonstrated that the whole community, both Suffield Park and Cromer Wards, do not want to lose any of the most accessible and suitable recreational facility site available.
- 2.4 Regeneration surveys identified the need for increased facilities for Cromer youth.
- 2.5 Cromer businesses seem to rely heavily upon visitors and holidaymakers. The NLP facilities are well used by all age groups. Strategic improvements of the park could help to increase daily attendance and to extend the very important length of the season.

3 What can or should the North Norfolk District Council do? It is suggested that,

- 3.1 The Council must recognise that the current Government Planning legislation has permitted an unprecedented level of residential density.
- 3.2 The Council must also recognise that it should have a strong moral obligation as well as the responsibility to ensure that the Government PPG 17 policy requirements for adults, youths and younger children are also met.
- 3.3 They should consider a re-examination for the whole of Cromer and Suffield Park to the PPG17 Requirements. This review should include be the larger sites such as North Lodge Park, The Meadow and Suffield Park as well as the potential sites at the 'Open Space' behind the old Sutherland School site, the proposed Runton Road facility as well as the forecast housing development site to the south of the Town.

3.4 It is also suggested that a town circular safe "pathway", around the Town, be developed to interlink these facilities. The majority of the expected route through green areas, woodlands, coastal pathways and footpaths already exist. The 'pathway' could also pass existing private sports facilities, cafes, public car parks as well as the new Zoo.

3 The Study. Sports and Recreational Area ,North Lodge Park

4.1 The data and results of the study are annexed. (4 of 5 and 5 of 5)

4.2 This study measured the total area of North Lodge Park, including footpaths, and the relevant foreshore area and compared this to the recommended area required for the number of people who live within a 400 metres walking distance of the park.

4.3 References were made to the Register of Electors that are held in public offices.

4 The Atkins Report "Volume / Open Space Strategy"

5.1 This organisation, with which I once worked, has produced an excellent general study for North Norfolk. However they only studied and provided data for whole towns and villages. My brief study concentrates on only a specific but important part of the Cromer and Suffield Park districts.

5.2 Their study includes extensive details of Open Space Strategy and the importance of Active and Passive health activities and Wellbeing Objectives for all age groups.

5.3 The only statistic I will copy from this report is on Health. It notes that Cromer has the highest percentage of "Not Good Health" (12.7%) in North Norfolk and this compares to 7.6% for the East of England.

It also notes that "It is recommended that those areas identified by this exercise (child densities and health) are given particular emphasis in future policy for provision of Open Space".

5.4 The report concludes with:-

"NEXT STAGE

1. The work set out in the preceding chapters will not happen unless a political framework is created for it to develop into.
2. It is recommended that the wider community is consulted on the results of this study. Development of an Open Space Steering Group comprising representatives of stakeholder groups and local authority departments could guide this and future consultation on Open Spaces on a sub-area basis.
3. These strategies will include action plans to identify timescales, relevant stakeholders and potential funding sources".

6 Background.

6.1 Current North Norfolk District Open Space and Recreation Plans

6.1.1 No known structured plans have been published by the NNDC to commence consultations with community stakeholders, in the manner described in PPG17.

6.1.2 The recent wish list produced by the Cromer Town Council of what it would like to see developed in North Lodge Park may be step in this direction. However as this meeting failed to define, as it should, the population numbers and categories of potential users its real value is questionable.

6.2 The Current Development Plan

6.2.1 The North Norfolk Local Plan was Adopted by the Full Council on 2 April 1998

6.2.2 This plan identifies two areas in Cromer that have Playing Spaces shortfalls. It seems that neither of these was progressed.

6.2.3 As one of these, site number P1 is located to the rear of The Sutherland School, which is very close to North Lodge Park (NLP) I carried out my survey based solely on NLP. Although this area of study includes some of the Cromer Town population, (that could be covered by The Meadow facilities, as per PPG17), it was felt that a very good guide to the adequacy of the NLP area would be made.

6.2.4 Site number P1. The NNDC did not acquire this land. About half of the land has been used for housing development. The remainder has proposals to develop this for a housing project but the LDF defines this as Open Space and is under review by the Government LDF inspector.

6.2.5 Site number P2 Runton Road, Cromer. I am unaware of any proposals for development.

6.3 The Meadow.

6.3.1 During the time period under consideration The Meadow has, on two occasions lost space to accommodate car park expansions. The car parking capacity has increased from less than 100 spaces to about 255 spaces. As a direct consequence about 3000 m² of very suitable and useable park space has been lost.

6.3.2 The Morrison's Superstore has replaced the allotment areas at the start of the Holt Road and an extensive house building programme has been completed on Fulcher Avenue and Nelson Heights.

6.3.3 These three changes, increased car parking, loss of allotments and the housing development have not only increased the need of the proposed Runton Road Recreational area but has also put a further demand onto The Meadow and North Lodge Park facilities.

6.4 North Lodge Park. A review of the Open Space and Recreation Resident Area.

6.4.1 Over the last few years a high number of large private and "public" open spaces have been 'lost' due to housing development. These include Ashdown Court, Prior Bank Orchard, Oliver Court, Hampshire Gardens, Richmond Court Gardens, Sutherland Court Gardens and Halsey House to name but some. Currently back gardens are accommodating housing extensions or high-density blocks of flats. In addition many of the larger 'town houses' are continuing to be sub-divided into small flatlets.

6.4.2 These extensive housing developments have not only taken valuable green spaces from the neighbourhood but the continual increasing numbers of residents add to the demand for Open Spaces and Recreational facilities.

7 Study Results									
LDF STRATEGY									
THE STUDY, SPORTS and RECREATIONAL AREAS SURVEY NOVEMBER 2007									
An examination of the population who should be covered by North Lodge Park facilities based on PPG17									
1 Number of Properties and Occupants situated within 400 metres walking distance of North Lodge Park									
	Totals for all properties					Totals for all new constructions.			
	All					All			
	Proper- ties	Blocks of Flats	Flats	People	People in Flats	Proper- ties	Blocks of Flats	Flats	People
Totals:	840	203	882	2223	1250	121	11	251	464
2 Examination of Outdoor Playing Spaces									
2.1 Area required defined by the North Norfolk District Council is 24000 m2 per 1000 people									
2.2 Total Area required for Cromer population who live within 400m walking distance of North Lodge Park									
				m2					
2.1	Total Area Required is 2223x24000/1000 m2			53352					
2.3 Sport and Recreational Area available at North Lodge Park									
2.3.1	Area of North Lodge Park			20449					
2.3.2	Foreshore length x free width at high tide								
	Total Area (800x10)			8000					
2.3.3	Total Area Available is 2.3.1+2.3.2			28449					
2.4	Area Shortfall m2 is 2.1 - 2.3.3			24903					
2.5	Area Shortfall as a percentage is 2.4/2.3.3			87.54%					
3 Occupation levels of properties in this area									
3.1	Number of properties not developed or converted as flats			637					
3.2	Number of people in these properties			973					
3.3	Occupation level, number of people per property			1.53					
3.4	Number of flats			882					
3.5	Number of people living in flats			1250					
3.6	Occupation level, number of people per flat			1.42					
4 Comparison: Flats v Other properties									
4.1	Number of flats			882					
4.2	Number of other properties			637					
4.3	Comparison			138.5%					
5 Numbers of people living in: Flats v Other properties									
5.1	Total number of people in Flats			1250					
5.2	Total number of people in other properties			973					
5.3	Comparison			128.5%					
6 Comparison of our data with other sources									
Our measurement						Source of Data			
6.1	Number of people living within 400 ms of NLP			2223		our count			
6.2	Number of dwellings			1519		our count			
6.3	Number of people per dwelling			1.46					
Sourced Data									
Cromer Town									
6.4	Register of Electors - number			3138		Register of Electors			
6.5	Dwellings - number			2158		Atkins Report			
6.6	People per dwelling			1.45					
Suffield Park									
6.7	Register of Electors - number			3317		Register of Electors			
6.8	Dwellings - number			1993		Atkins Report			
6.9	People per dwelling			1.67					
6.10	Number of people living within 400ms of NLP			2223		our count			
6.11	Cromer + Suffield Park Electors			6455		Register of Electors			
6.12	Percentage			34.44%					
6.13	Number of properties			1519		our count			
6.14	Cromer + Suffield Park Dwellings			4141		Atkins Report			
6.15	Percentage			36.68%					

8 Study Results, Key and Data from Atkins						
LDF STRATEGY						
THE STUDY, SPORTS and RECREATIONAL AREAS SURVEY NOVEMBER 2007						
An examination of the population who should be covered by North Lodge Park facilities based on PPG17						
1 Definitions						
Total Properties	All properties with a unique identification					
Total Blocks of Flats	All properties sub-divided into more than one household					
Total Flats	Total number of flats in the Blocks of Flats					
Total People	Total number of people living in the Properties					
Total People in Flats	Total number of people living in the Flats					
New Constructions						
All properties constructed in about the last 25 years						
2 Outdoor Playing Space Targets						
2.4 ha per 1000 population has been adopted by the North Norfolk District Council						
- 1.8 ha per 1000 population for youth and adult use,						
- 0.2 ha per 1000 population for children's playgrounds						
- 0.4 ha per 1000 population for children's informal playing space						
3 Area of North Lodge Park						
						m2
Main area						15419
Area other side of bridge						3006
Rocket House Gardens						2024
Total Area m2						20449
4 Understood area of foreshore as possible recreational area						
Foreshore length x free depth at high tide						
Total Area (800 x 10) m2						8000
5 Total Area Available m2						
					28449	
6 Data from Atkins Report						
6.1 Housing Type	HT	1HT	2HT	3HT	4HT	5HT
		Dwellgs	Terrace	PB Flats	Con Flats	Total
		total	%	%		%
	Cromer Town	2158	23.54	23.08	15.25	61.87
	Suffield Park	1983	21.68	11.65	6.35	39.68
6.2 Child Densities	CD	1CD	2CD	3CD		4CD 5CD
		Pop.	Child	Child		Adult Adult
		total	0-15	0-15 %		total %
	Cromer Town	3882	444	11		3438 89%
	Suffield Park	3867	587	15		3280 85%
Key to 6.1 and 6.2						
6.1 Housing Type				6.2 Child Densities		
1HT Total Dwellings				1CD Total Ward Population		
2HT % Terrace				2CD Children 0-15 number		
3HT % Purpose Built Flats				3CD Children %		
4HT % Part of Converted				4CD Adult Total population by deduction		
5HT % Total				5CD Adult Population % by deduction		
5 of 5						