

Report of	Meeting	Date
Director of Partnerships, Planning and Policy	Council	17 th September 2013

OPEN SPACE AND PLAYING PITCH SUPPLEMENTARY PLANNING DOCUMENT

PURPOSE OF REPORT

- To seek adoption of the Open Space and Playing Pitch Supplementary Planning Document (SPD).

RECOMMENDATION(S)

- Members are asked to adopt the Open Space and Playing Pitch SPD as detailed in Appendix 1.

EXECUTIVE SUMMARY OF REPORT

- The adopted Core Strategy identifies six areas where Supplementary Planning Documents (SPDs) are required across Central Lancashire. Five Supplementary Planning Documents were adopted by Chorley Council on 30 October 2012 for the following key topic areas: affordable housing, design, the re-use of employment premises, rural development and access to healthy food.
- The Open Space and Playing Pitch SPD has now been finalised and is intended to be adopted.

Confidential report Please bold as appropriate	Yes	No

CORPORATE PRIORITIES

- This report relates to the following Strategic Objectives:

Involving residents in improving their local area and equality of access for all	✓	A strong local economy	✓
Clean, safe and healthy communities	✓	An ambitious council that does more to meet the needs of residents and the local area	✓

BACKGROUND

- Supplementary Planning Documents (SPDs) offer local planning authorities the opportunity to add guidance in specific policy areas. They are documents that must be prepared in consultation with interested parties, and must be subject to a screening process to discover whether a sustainability appraisal would be required. Unlike Development Plan Documents (DPDs) SPDs do not require independent examination before they are adopted.

7. The text of the Core Strategy identifies the six areas where SPDs will be required across Central Lancashire, and the aim is to apply the SPDs consistently to all three local authority areas. The SPDs are:
 - Affordable Housing
 - Access to Healthy Food
 - The Re-use of Employment Premises
 - Rural Development
 - Design
 - Open Space and Playing Pitch
8. The first five of these SPDs were adopted by Chorley Council on 30 October 2012. The Open Space and Playing Pitch SPD has been prepared separately, following the completion of the Open Space Study and Playing Pitch Strategy.
9. The Access to Healthy Food SPD has been temporarily withdrawn by Chorley Council and South Ribble Council pending review.
10. The guidance in this document expands upon Core Strategy Policy 24 on Sport and Recreation and Local Plan Publication policies HS4A: Open Space Requirements in New Housing Developments and HS4B: Playing Pitch Requirements in New Housing Developments. These policies set out the minimum provision standards for different typologies of open space and playing pitches.
11. The SPD provides further guidance on the implementation of these policies and how the standards will be applied. Details are provided on determining whether a residential development will have to contribute towards the different typologies of open space, and if so whether the provision should be on-site or by way of a financial contribution for off-site provision or improvements.
12. A separate financial contribution schedule has been prepared which identifies the amount of financial contribution that will be required from a residential development for each typology for off-site provision or improvements. The charges vary for each of the three authorities as the Open Space Study sets different provision standards for each authority. The schedule is included in Appendix 2.
13. The financial contributions are in addition to the CIL charges and will be secured through section 106 agreements.

DRAFT SPD CONSULTATION RESPONSES

14. A draft version of the SPD was consulted on for 6 weeks between 30th January and 13th March 2013. 20 responses were received in relation to the consultation. A summary of the main issues raised and how those issues have been addressed in the SPD is included in Appendix 3.
15. The representations received mainly relate to the evidence base, viability and links with the Community Infrastructure Levy.
16. The SPD has been amended to address some of the issues raised. In particular a section has been added on how viability will be taken into consideration when applying the requirements of the SPD and associated policies. A section has also been added identifying how the SPD meets the requirements for the use of planning obligations in the Community Infrastructure Levy Regulations.

NEXT STEPS

17. The SPD along with a statement setting out the people consulted when preparing the SPD, a summary of the main issues raised and how these issues have been addressed must be made available for a minimum of 4 weeks before it is adopted. The 4 week period took place between 19th August and 16th September 2013.
18. The final version of the SPD is being placed before Members for approval.

IMPLICATIONS OF REPORT

19. This report has implications in the following areas and the relevant Directors' comments are included:

Finance		Customer Services	
Human Resources		Equality and Diversity	
Legal	✓	Integrated Impact Assessment required?	
No significant implications in this area		Policy and Communications	

COMMENTS OF THE MONITORING OFFICER

20. The procedure followed for adoption is appropriate and there are no legal reasons for the Council not to accept the recommendation.

LESLEY-ANN FENTON
DIRECTOR OF PARTNERSHIPS, PLANNING AND POLICY

Background Papers			
Document	Date	File	Place of Inspection
Central Lancashire Core Strategy	July 2012		www.centrallancashire.com
Chorley Local Plan 2012-2026: Publication version	September 2012		www.chorley.gov.uk
Central Lancashire Open Space Study: Policy Implications and Recommendations.	May 2012		www.centrallancashire.com
Central Lancashire Open Space Study: Final Open Space Audit Report.	May 2012		www.centrallancashire.com
Central Lancashire Playing Pitch Strategy and Action Plan.	June 2012		www.centrallancashire.com
Central Lancashire Final Playing Pitch Assessment Report.	June 2012		www.centrallancashire.com

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