

Report of	Meeting	Date
Chief Executive (Introduced by the Executive Leader and Executive Member (Economic Development and Partnerships))	Executive Cabinet	11 December 2014

OPEN SPACE PROVISION UPDATE

PURPOSE OF REPORT

1. To provide an update on open space provision data in the Borough since the Open Space Study 2012. The data is used for a number of purposes including:
 - a) determining open space contributions from planning applications submitted for new housing development;
 - b) developing capital programmes for new open space provision and for improvements to existing provision;
 - c) informing and assessing bids for the Play & Recreation Fund;
 - d) informing development plan monitoring reports.

RECOMMENDATION(S)

2. To note the contents of the report.

EXECUTIVE SUMMARY OF REPORT

3. Policy 24 of the Central Lancashire Core Strategy provides the policy basis upon which local standards are devised and developer contributions are sought for open space and playing pitches. The approach to securing open space contributions from new housing developments is set out in the Central Lancashire Open Space and Playing Pitch SPD adopted in September 2013. The SPD clearly signposts the Open Space Study data 2012 as the evidence base for seeking contributions to address shortfalls in quantity, accessibility or quality/value, and the Framework requires evidence to be kept up to date.
4. This report provides information on updated open space data that is used when assessing the open space contributions from new housing developments in the Borough and identifies the main changes to the data and the implications of these changes.

Confidential report Please bold as appropriate	Yes	No
--	-----	-----------

Key Decision? Please bold as appropriate	Yes	No
--	-----	-----------

REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

5. To ensure Members are aware of the up to date evidence on open space.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

6. None.

CORPORATE PRIORITIES

7. 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	x	An ambitious council that does more to meet the needs of residents and the local area	

BACKGROUND

8. Policy 24 of the Central Lancashire Core Strategy provides the policy basis upon which local standards are devised and developer contributions are sought. The approach to securing open space contributions from new housing developments is set out in the Central Lancashire Open Space and Playing Pitch SPD adopted in September 2013. The SPD clearly signposts the Open Space Study data 2012 as the evidence base for seeking contributions to address shortfalls in quantity, accessibility or quality/value, and the Framework requires evidence to be kept up to date.
9. An Open Space Study was published in May 2012 which assessed the quantity of open space provision in Chorley Borough. It set quantity standards (hectares per 1,000 population) for the provision of a number of open space typologies and identified how much provision is required in each settlement and ward for each typology to meet the standard. The current provision in each settlement and ward was then calculated and compared to the required provision to identify if there was a surplus or deficit of provision of each typology. The Open Space Study also assessed the quality and value of each area of open space in order to identify sites that need improvements.
10. The quantity and quality/value data is used when determining open space contributions relating to new housing developments. Where there are deficiencies in quantity or quality/value, contributions towards new provision or improvements are required. The Framework requires that planning policies should be based on robust and up to date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision, and it is therefore important to keep this data up to date.

UPDATE OF OPEN SPACE PROVISION

11. In September/October 2014 an update of open space provision was undertaken. This involved:
- Identifying new areas of open space provided since the Open Space Study was published, adding them to the quantity of provision and assessing their quality and value.
 - Identifying sites that have been enhanced or have deteriorated since the Open Space Study was published and reassessing their quality and value.
 - Identifying any areas of open space that have been lost and removing them from the data.
 - Re-measuring all open spaces to ensure accurate site areas are recorded.
12. The update of the quantity of provision by settlement and ward is included in Appendix 1 of this report.

SUMMARY OF MAIN CHANGES TO OPEN SPACE PROVISION AND IMPLICATIONS

13. The update of the quantity of provision has resulted in there now being a surplus of provision of some typologies in some areas where there was previously a deficit and vice versa. Details of this are provided below and the affected data is highlighted in the tables in Appendix 1. Where the update of quantity of provision does not result in there being a change in whether there is a surplus/deficit there are no implications when assessing planning applications for housing development.
14. In the wards of Astley Village and Buckshaw, Chorley North West and Wheelton and Withnell there is now a surplus of provision for children/young people whereas before the data was updated there was a deficit. This is due to new provision in these wards since the Open Space Study was published in 2012. The implication of this is that previously when there was a deficit, any planning applications for housing in these wards (outside of defined settlements – if the proposal is within a defined settlement the settlement data is used) would be required to pay a financial contribution of £134 per dwelling towards new provision of this typology or if the development was 100 or more dwellings on-site provision of this typology would be required. Now that there is a surplus of provision, a financial contribution will only be required if the proposed development is within 800 metres of a site of this typology that is identified as low quality and/or low value and the money will be spent on improving the site(s).
15. In the ward of Euxton South there is now a deficit of provision for children/young people whereas before the data was updated there was a small surplus. This is due to site boundaries being checked for accuracy and sites being re-measured. The implication of this is the opposite of above and that previously when there was a surplus of provision, a financial contribution would only be required if the proposed development was within 800 metres of a site of this typology that was identified as low quality and/or low value and the money would be spent on improving the site(s). Now that there is a deficit any planning applications for housing in this ward (outside of defined settlements – if the proposal is within a defined settlement the settlement data is used) will be required to pay a financial contribution of £134 per dwelling towards new provision of this typology or if the development is 100 or more dwellings on-site provision of this typology will be required.
16. In the settlement of Buckshaw Village there is now a surplus of provision of amenity greenspace whereas before the data was updated there was a deficit. This is due to new provision in the settlement since the Open Space Study was published in 2012. The implication of this is that previously when there was a deficit, any planning applications for housing in the settlement would be required to pay a financial contribution of £140 per dwelling towards new provision of this typology or if the development was 100 or more dwellings on-site provision of this typology would be required. Now that there is a surplus of provision, a financial contribution will only be required if the proposed development is within 800 metres of a site of this typology that is identified as low quality and/or low value and the money will be spent on improving the site(s).
17. The reassessment of the quality and value of sites has resulted in some sites being re-scored as high quality and/or high value from low quality and/or low value and vice versa. The implication of this is that financial contributions will no longer be required from housing developments towards the improvement of sites that are now high quality and high value. Where a site was previously high quality and high value but is now low quality and/or low value, financial contributions will now be required from housing developments towards the improvement of the site. This only applies to housing developments within 800 metres of the site.

18. In the same way that monitoring reports on housing and employment land are made, open space will be monitored and an annual report published. The information is a matter of public record in determining whether or not an obligation for open space should be sought in relation to proposals for housing development, and the information will inform pre-application discussions and the determination of planning applications in this regard. Officers will continue to update the information in order to inform the assessment of open space contributions from housing developments.
19. Members should note that applicants may seek to renegotiate s106 agreements where it is in their interests to do so, for example where there is now a surplus of provision or an improvement in quality or value.
20. Members should also note that the information is also used to inform the preparation of the capital programme, and to inform the preparation and assessment of bids for the Council's Play & Recreation Fund.

IMPLICATIONS OF REPORT

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

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

COMMENTS OF THE STATUTORY FINANCE OFFICER

22. There are no financial implications associated with this report.

COMMENTS OF THE MONITORING OFFICER

23. No comments.

GARY HALL
CHIEF EXECUTIVE

Background Papers			
Document	Date	File	Place of Inspection
Central Lancashire Open Space Study	May 2012		www.chorley.gov.uk
Central Lancashire Core Strategy	July 2012		www.chorley.gov.uk
Chorley Local Plan 2012 – 2026 (Amended in accordance with Inspector's Partial Report)	November 2013		www.chorley.gov.uk
Central Lancashire Open Space and Playing Pitch SPD	September 2013		www.chorley.gov.uk

Report Author	Ext	Date	Doc ID
Katherine Howarth	5281	19/11/2014	***

APPENDIX 1

Current Provision by Settlement – Updated November 2014

Settlement	Parks and Gardens - current provision	Parks and Gardens - surplus/deficit	Natural/ Semi-Natural - current provision	Natural/ Semi-Natural - surplus/deficit	Amenity Greenspace - current provision	Amenity Greenspace - surplus/deficit	Provision for Children/Young People - current provision	Provision for Children/Young People - surplus/deficit	Allotments - current provision	Allotments - surplus/deficit
Abbey Village	0	-0.450	0	-1.095	0.087	-0.085	0.131	+0.112	0.720	+0.703
Adlington	0.073	-10.308	0.625	-24.593	2.245	-1.722	0.302	-0.133	0	-0.380
Bretherton	0	-1.291	0	-3.137	0.245	-0.248	0.089	+0.035	0	-0.047
Brindle	0	-1.190	3.066	+0.175	0	-0.455	0	-0.050	0	-0.044
Buckshaw Village	0	-4.964	0	-12.059	3.012	+1.115	0.488	+0.280	0	-0.182
Charnock Richard	0	-2.261	0	-5.494	0	-0.864	0.102	+0.007	0	-0.829
Chorley Town	39.388	-25.789	22.289	-136.046	42.380	+17.469	2.507	-0.222	3.624	+1.235
Clayton Brook/Green	0	-19.816	5.299	-42.841	13.310	+5.736	0.272	-0.558	0.374	-0.352
Clayton-le-Woods	0	-7.541	104.759	+86.440	4.241	+1.359	0.224	-0.092	0	-0.276
Coppull	0.069	-13.010	11.592	-20.183	3.074	-1.925	3.154	+2.606	0.083	-0.396
Croston	0	-4.687	0	-11.387	0.941	-0.850	0.071	-0.125	0	-0.172
Eccleston	6.905	-1.149	0	-19.567	0.437	-2.641	0.766	+0.429	0	-0.295
Euxton	3.295	-11.857	330.670	+293.861	2.837	-2.954	0.553	-0.082	0	-0.555
Gib Lane	0	-0.583	0	-1.415	0.192	-0.031	0	-0.024	0	-0.021
Gregson Lane	0	-0.777	0	-1.888	0	-0.297	0	-0.033	0	-0.028
Higher Wheelton	0	-0.476	0	-1.155	0	-0.182	0	-0.020	0	-0.017
Hoghton	0	-1.125	0	-2.733	0	-0.430	0	-0.047	0	-0.041
Mawdesley	1.511	-0.273	0	-4.334	0.208	-0.474	0.063	-0.012	0	-0.065
Wheelton	0	-1.560	0	-3.791	0.209	-0.387	0.042	-0.023	1.070	+1.013
Whittle-le-Woods	0	-8.578	0	-20.838	4.694	+1.416	0.492	+0.133	0.206	-0.108
Withnell/Brinscall	0	-4.549	4.595	-6.457	0.403	-1.336	0.158	-0.033	0.727	+0.560

Current Provision by Ward – Updated November 2014

Ward	Parks and Gardens - current provision	Parks and Gardens - surplus/deficit	Natural/ Semi-Natural - current provision	Natural/ Semi-Natural - surplus/deficit	Amenity Greenspace - current provision	Amenity Greenspace - surplus/deficit	Provision for Children/ Young People - current provision	Provision for Children/ Young People - surplus/deficit	Allotments - current provision	Allotments - surplus/deficit
Adlington and Anderton	0.073	-13.310	0.625	-31.887	2.157	-2.958	0.291	-0.269	0	-0.490
Astley Village and Buckshaw	0	-6.989	3.482	-13.496	15.881	+13.210	0.388	+0.095	0	-0.256
Brindle and Hoghton	0	-4.177	8.673	-1.475	0.192	-1.404	0	-0.175	0.091	-0.062
Chisnall	0	-7.809	2.739	-16.234	1.393	-1.592	3.029	+2.702	0	-0.286
Chorley East	0	-12.509	0	-30.387	6.316	+1.535	0.655	+0.131	1.065	+0.607
Chorley North East	0	-14.037	3.414	-30.685	3.072	-2.293	0.236	-0.352	1.074	+0.560
Chorley North West	39.388	+28.224	2.822	-24.299	1.617	-2.650	0.490	+0.022	0.727	+0.318
Chorley South East	0	-11.915	0	-28.944	4.035	-0.519	0.476	-0.023	0.073	-0.364
Chorley South West	0	-15.311	338.566	+301.372	14.102	+8.250	0.319	-0.322	0.685	+0.124
Clayton-le-Woods and Whittle-le-Woods	0	-13.603	4.329	-28.717	6.188	+0.989	0.641	+0.072	0.580	-0.096
Clayton-le-Woods North	0	-12.782	0.970	-30.081	10.493	+5.608	0.192	-0.343	0	-0.468
Clayton-le-Woods West and Cuerden	0	-8.381	104.759	+84.399	4.241	+1.038	0.224	-0.127	0	-0.307
Coppull	0.069	-12.149	8.853	-20.829	2.461	-2.208	0.623	+0.111	0.083	-0.365
Eccleston and Mawdesley	8.416	-0.352	0	-27.859	0.645	-3.738	0.829	+0.349	0	-0.420
Euxton North	0	-8.643	2.170	-18.826	1.973	-1.330	0.244	-0.118	0	-0.317
Euxton South	3.295	-4.383	2.505	-16.148	0.570	-2.365	0.301	-0.021	0	-0.281
Heath Charnock and Rivington	146.633	+142.452	0	-10.157	0.592	-1.006	0.011	-0.164	0	-0.153
Lostock	0.865	-10.782	0	-28.295	1.186	-3.265	0.196	-0.292	0	-0.427
Pennine	0	-4.393	0	-10.672	2.026	+0.347	0.099	-0.085	1.070	+0.782
Wheulton and Withnell	1.197	-6.655	4.595	-14.480	0.699	-2.302	0.331	+0.002	1.681	+1.393