

**AGENDA ITEM**

**REPORT TO PLANNING  
COMMITTEE**

**8 APRIL 2009**

**CORPORATE DIRECTOR  
OF DEVELOPMENT AND  
NEIGHBOURHOOD SERVICES**

**LOCAL DEVELOPMENT FRAMEWORK: OPEN SPACE RECREATION AND LANDSCAPING  
SUPPLEMENTARY PLANNING DOCUMENT**

**SUMMARY**

This report seeks to inform the Committee about the Open Space, Recreation and Landscaping Supplementary Planning Document. This document is to be taken to Cabinet to seek Member agreement to undertake its statutory six-week consultation. The document is intended to improve clarity and efficiency when requesting planning obligation contributions to open space and recreation facilities on new development.

**RECOMMENDATION**

2. Members are recommended to: -
  - i) note the content of the report
  - ii) advise of any amendments prior to submission to Cabinet

**BACKGROUND**

3. Currently the Planning Obligations Supplementary Planning Document outlines the process for requesting planning obligations toward open space and sport. It states that contributions toward open space will be sought on a case-by-case basis until further evidence and guidance on open space provision is produced. Contributions are only requested for open space and are based on the area within the planning application boundary.
4. Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation (PPG17) outlines that planning for open space and sport should be led by local assessments. The required PPG17 Assessment is outlined in the Companion Guide to PPG17: Assessing Needs and Opportunities. These assessments can be used to provide evidence to request planning obligations toward open space and sport.
5. A PPG17 Assessment has recently been produced based on a robust local evidence base that includes the Open Space Audit (2005) and update (2008) and the Built Facilities Audit. The Sport, Recreation and Leisure Survey (2008) and a survey of sports teams, environment groups and community groups was also used. The assessment uses this information to identify standards for open space and built sports facilities. This Assessment can be viewed as Appendix 3 to this report on E-Genda, Planning Committee, 8<sup>th</sup> April 2009.
6. Standards identified in the assessment relate to the quantity, quality and proximity of open space and built facilities. These standards are contained within the Open Space, Recreation and Landscaping Supplementary Planning Document, which is supported by the evidence in the PPG17 Assessment.

## **THE SUPPLEMENTARY PLANNING DOCUMENT**

7. The Open Space, Recreation and Landscaping Supplementary Planning Document is intended to improve the Council's ability to negotiate planning obligations toward open space and built sports facilities and to provide clarity and certainty to developers about what will be expected. This is achieved through quantity, quality and proximity standards. The Supplementary Planning Document is Appendix 1, attached to this report. The appendices to the Supplementary Planning Document are Appendix 2 to this report and can be viewed on E-Genda, Planning Committee, 8<sup>th</sup> April 2009.
8. Standards for quantity will be used to identify the need for open space and built facilities, generated by the population of the development. It is also used to identify the standard charge and areas of deficiency. The proximity standard will be used to identify how far away from a development a contribution can be used, and will also be used to identify deficiencies. The standards are shown below.

Parks and Gardens	Quantity:0.55ha per 1000 people Proximity 2km of a park 5km of a strategic park
Natural Greenspace	Quantity:2ha per 1000 people Proximity: 1km
Outdoor Sports Facilities	Quantity:1.79ha per 1000 people Proximity: 1km
Amenity Greenspace	Quantity: 1.39ha per 1000 people Proximity: 600m
Play areas and Young People's Areas	Quantity: 1 play unit per 1000 people Proximity: 1km
Allotments	Quantity: 0.8ha per 1000 people Proximity: 5km
Cemeteries	Quantity: 180 burial plots Proximity: 5km
Health and Fitness Suites	Quantity:6.16 stations per 1000 people Proximity:2km
Indoor Bowls Centres	Quantity:0.04rinks per 1000 people Proximity:5km
Indoor Tennis Centres	Quantity:0.03 courts per 1000 people Proximity: 7km
Sports Halls	Quantity: 92.22m <sup>2</sup> per 1000 people Proximity: 2km
Swimming Pools	Quantity: 16.47m <sup>2</sup> per 1000 people Proximity: 2km
Synthetic Turf Pitches	Quantity: 0.03pitches per 1000 people Proximity: 4km
Ice Rinks	Quantity:1.17m <sup>2</sup> per 1000 people Proximity: whole Borough
Community Centres and Village Halls	Quantity : capacity of 34 per 1000 people Proximity: 2km

9. Quantity will be enhanced on a 'plus one' basis where spaces are improved to meet the next level of quality. Poor and satisfactory spaces are to be prioritised but no space or facility should be excluded from qualitative improvement, which may help it cope with increased demand caused by new development.

10. A minimum acceptable size standard is also included, this identifies the size at which a space becomes usable and efficient to maintain. This will then be used to identify the point at which a space should be provided on site based on the development's size.
11. Onsite space will always be preferred if the demand caused by the development reaches the minimum acceptable size standard. If not a contribution to offsite provision or enhancement of existing provision will be requested. Where space is provided on site a charge for 25 years maintenance will be required as part of the Title Transfer. Built facilities are not expected to be provided on site, so a standard charge will be used for offsite provision or enhancement.
12. The Borough wide standard charge has been derived using a typical example to avoid it having to be recalculated for each development. However, the charge will be spent to remedy deficiencies in its area rather than to correspond with the make up of this charge. The standards contained in the document will be used to identify priorities for the use of contributions toward offsite provision and enhancement.

### **THE NEXT STEPS**

21. Following consideration by Planning Committee it is anticipated that the Supplementary Planning Document will be referred to Cabinet on 16 April 2009 for Members agreement for the document's statutory consultation period, of six-weeks, to commence.

### **RECOMMENDATION**

22. Members are recommended to:
  - i) note the content of the report
  - ii) advise of any amendments prior to submission to Cabinet

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#### **Background Papers-**

Planning Policy Guidance 17: planning for open space, sport and recreation  
Assessing Needs and Opportunities: A companion guide to PPG17  
Open Space Audit  
Sport, Recreation and Leisure Survey  
Emerging Stockton Green Infrastructure Strategy  
Emerging Stockton Sport and Active Leisure Strategy

**Financial Implications** - The production of the Open Space, Recreation and Landscaping SPD can be achieved within existing budgetary provisions.

#### **Environmental Implications –**

The improvement of the quantity, quality and proximity of open space and guidance on landscaping should improve the Borough's Environment and provide attractive settings for new residential development.

#### **Community Safety Implications –**

The need for open space to be designed with important regard to users safety and to discourage anti social behaviour is highlighted throughout the Open Space, Recreation and Landscaping SPD.

**Human rights Implications** – The provision of the European Convention of Human Rights 1950 has been taken into account in the preparation of this report.

**Ward and Ward Councillors** – N/A.