

REPORT TO	DATE OF MEETING
Cabinet	4 September 2013

Report template revised June 2008



SUBJECT	PORTFOLIO	AUTHOR	ITEM
Adoption of Central Lancashire Open Space and Playing Pitch Supplementary Planning Document	Strategic Planning and Housing	H Hockenhull	7

SUMMARY AND LINK TO CORPORATE PRIORITIES

This report explains the background to and the purposes and objectives of the Open Space and Playing Pitch Supplementary Planning Document (SPD).

SPDs offer local planning authorities the opportunity to add guidance in specific policy areas. They 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.

SPDs provide additional background information to accompany and support policies in the Central Lancashire Core Strategy and the emerging South Ribble DPD and the remaining policies in the South Ribble Local Plan (adopted 2000), as part of the Local Development Framework (LDF).

This SPD is linked to the Council's corporate priorities of Delivering a Strong South Ribble in the heart of a prosperous Central Lancashire; Creating Strong and Healthy Communities; together with a Clean, Green and Safe Environment.

RECOMMENDATIONS

That Cabinet:

- a) Recommends that Council adopt the attached Central Lancashire Open Space and Playing Pitch Supplementary Planning Document.
- b) Recommends that Council delegates authority to the Director of Planning and Housing in consultation with the Cabinet Member for Strategic Planning and Housing to make minor text, layout and formatting amendments following the completion of the four week period stipulated by Part 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

This regulation requires the final documents to be displayed at the main council offices and on websites along with a statement setting out who was consulted during the preparation of the SPDs; the issues they raised and how those issues have been addressed in the documents. This process will end on 17 September 2013.

DETAILS AND REASONING

Supplementary Planning Documents (SPD) form part of the Local Development Framework (LDF) following on from the Central Lancashire Core Strategy and are further guidance and support to clarify the Council's position in relation to specific topics.

The Central Lancashire Core Strategy identifies areas where SPDs are required across Central Lancashire, including Open Space and Playing Pitches. The aim is to apply the SPDs consistently to all three local authority areas. The Central Lancashire authorities have already adopted several joint SPDs, including Affordable Housing, Controlling the Re-use of Employment Premises and Rural Development. This report deals with the Open Space and Playing Pitch SPD which has been prepared later than the others to allow for the completion of the Open Space and Recreation Study and associated Playing Pitch Strategy.

The SPD attached at Appendix 1 provides further guidance on the implementation of a number of policies in the Central Lancashire Core Strategy and the emerging South Ribble DPD and on how the standards will be applied. Guidance is provided on how to determine 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.

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.

The financial contributions are in addition to the CIL charges and will be secured through Section 106 agreements.

A draft version of the SPD was consulted on for 6 weeks between January and March 2013. Twenty 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.

The representations received mainly related to the evidence base, viability and links with the Community Infrastructure Levy.

The SPD has been amended to address 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.

A four week consultation period on the final version of the document is stipulated by Part 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The SPD, together 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 four weeks before the SPD is adopted. These documents are available to view at the Civic Centre and at all libraries in South Ribble. The four week period ends on 17 September 2013.

Conclusion

Cabinet is asked to recommend that Council adopts the SPD following the four week period for public display required by the Regulations and to delegate authority to the Director of Planning and Housing in consultation with the Cabinet Member for Strategic Planning and Housing to make minor text, layout and formatting amendments required before publishing the document.

WIDER IMPLICATIONS

In the preparation of this report, consideration has been given to the impact of its proposals in all the areas listed below, and the table shows any implications in respect of each of these. The risk assessment which has been carried out forms part of the background papers to the report.

FINANCIAL	There will be preparation costs for documents and these will be contained within the current Local Plan revenue estimates and the production of joint documents is more cost effective than acting alone. There may be the opportunity to use the financial contributions received to secure and enhance off-site facilities although this will be determined when the scale of the development is fully known.		
LEGAL	The preparation of the SPD's has complied with the relevant legislation. Supplementary Planning Documents can be material considerations when deciding whether to grant or refuse planning applications so it is important that they are kept up to date.		
RISK	The preparation of the LDF including SPD's has been risk assessed as part of the local development scheme and is subject to annual review.		
OTHER (see below)	An Equality Impact Assessment has been undertaken as part of document preparation A Sustainability Appraisal has been undertaken as part of the document preparation		
<i>Asset Management</i>	<i>Corporate Plans and Policies</i>	<i>Crime and Disorder</i>	<i>Efficiency Savings/Value for Money</i>
<i>Equality, Diversity and Community Cohesion</i>	<i>Freedom of Information/ Data Protection</i>	<i>Health and Safety</i>	<i>Health Inequalities</i>
<i>Human Rights Act 1998</i>	<i>Implementing Electronic Government</i>	<i>Staffing, Training and Development</i>	<i>Sustainability</i>

BACKGROUND DOCUMENTS

Central Lancashire Core Strategy 2012

National Planning Policy Framework

South Ribble Submission Version – Site Allocations and Development Management Policies DPD