

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Portfolio Holder for Growth and Sustainable Communities 12th March 2008

AUTHOR/S:

- Executive Director / Principal Planning Policy Officer
- Chief Executive / Cultural Services Manager

LOCAL DEVELOPMENT FRAMEWORK - OPEN SPACE IN NEW DEVELOPMENTS SPD

Purpose

1. The purpose of this report is to seek agreement for the draft Open Space in New Developments Supplementary Planning Document (SPD) to be published for consultation.

Background

2. The Council adopted the Local Development Framework Development Control Policies Development Plan Document in July 2007. This document includes policies requiring open space provision as part of new developments. Policy SF/10 makes clear that all developments will be required to contribute towards outdoor playing space and Informal open space to meet the additional need generated by the development in accordance with the Council's standards. It requires provision on site in new developments where appropriate, and a contribution towards off-site provision where spaces are not provided on site. This may be towards new provision, or improvements to the quality of existing facilities.

Considerations

3. The purpose of supplementary planning documents is to expand on policies set out in a Development Plan Document or provide additional detail.
4. The Open Space in New Developments SPD provides further detail on the Council's quantitative, qualitative and accessibility standards for children's playspace, outdoor sport, and informal open space for new developments. It also provides clear guidance on how to calculate the requirements of individual developments, and the process that applicants and officers will need to go through during the planning application process. This has the benefit of making it a transparent and open process for developers, where many costs and requirements are known upfront.
5. The costs used to calculate off site contributions have been based on a study carried out by independent consultants. This examined the cost of providing and maintaining sports and play spaces, and identified an appropriate cost per person figure. This has been index linked to ensure the figures remain current. An 'open space calculator' will be provided on the Council's website to accompany the SPD, which allows applicants to feed in the size and mix of residential developments, and be given an immediate indication of on-site or off-site requirements.
6. The SPD is included in the Council's Local Development Scheme, described as the Recreation and Community SPD, scheduled for consultation in February / March 2008. It should be noted however, that the document does not cover community

buildings, and this will be addressed separately in the Planning Obligations SPD that will be produced later this year.

7. If agreed by the Portfolio Holder, the SPD and accompanying documents will be subject to six weeks public consultation. This is anticipated to take place in April along side a number of other draft SPD, to enable a more efficient and effective consultation exercise. A report will then be made to Cabinet on the representations received, and Cabinet will make the decision whether to adopt the document.

Implications

8. Financial	None
Legal	Each relevant new development will require a Planning Obligation (Section 106) Legal Agreement, based on a national model agreement. The section relating to open space is included as an appendix to the SPD document.
Staffing	Staffing will be required to manage the consultation process, although this can be accommodated within existing resources.
Risk Management	No significant risks. The Consultation responses will highlight any issues for further consideration by the Council. Delays in adopting this SPD could result in new developments not properly contributing to village infrastructure.
Equal Opportunities	Not affected

Consultations

9. The Council's Legal team, and Development Control officers, have been consulted during the preparation of the Supplementary Planning Document.

Effect on Annual Priorities and Corporate Objectives

10.	Affordable Homes	<ul style="list-style-type: none"> • Assist the Council's objectives to deliver quality accessible development in the district • Assist the delivery of sustainable development in the District and development of sustainable communities • Assist the objective of quality village life by ensuring play space is provided appropriately to meet needs of new developments.
	Customer Services	
	Northstowe and other growth areas	
	Quality, Accessible Services	
	Village Life	
	Sustainability	
	Partnership	

Recommendations

11. The Portfolio Holder is recommended to agree the following documents for consultation:
 - Draft Open Space in New Developments Supplementary Planning Document (Appendix 1)
 - Final Sustainability Report (Appendix 2)

- Sustainability Appraisal Scoping Report Addendum (Appendix 3)

Background Papers: the following background papers were used in the preparation of this report:

The development of a recreation policy for South Cambridgeshire District Council - Leisure and the Environment 2005

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