

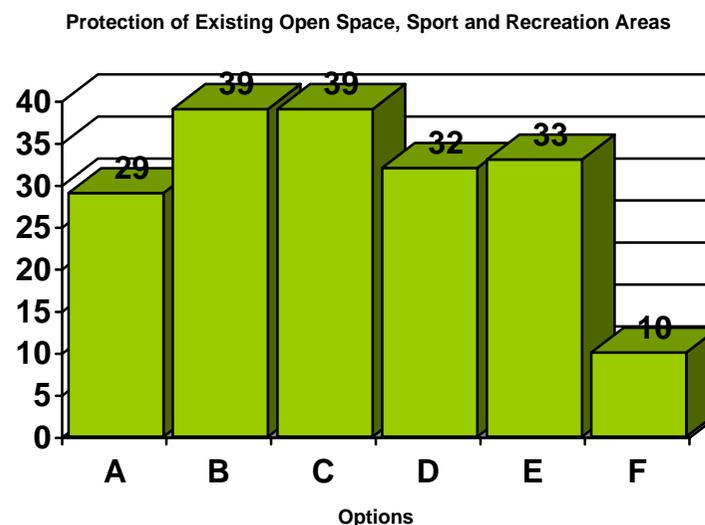
## HEALTH AND WELL-BEING

### Option HW1 – Protection of Existing Open Space, Sport and Recreation Areas

**HW1: How should the Core Strategy seek to protect existing Open Space, Sport and Recreation Areas, Play Space and Allotments when development is proposed on them? (Please tick all that apply)**

- A. Require potential developers to carry out an assessment to determine that areas are no longer needed for any recreational purpose, methodology to be pre-agreed with SSDC;**
- B. Require potential developers to consult with the local community to determine support for proposals, methodology to follow principles of Statement of Community Involvement;**
- C. Require potential developers to fund equivalent replacement resources (could be land, new facility or improvement to existing facility) in suitable areas;**
- D. Encourage the redevelopment of redundant sites for alternative recreational purposes if need is demonstrated under greenspace strategy;**
- E. Provide additional protection by way of “no development areas”.**
- F. Other (please give details)**

#### Response Levels to Options



HW1 - Summaries of Issues	Evidence Base Consideration	Policy or Proposal
We understand that SSDC have already carried out an 'open space, sport and recreation area assessment' and therefore this should already provide an evidence base that reflects guidance in PPG 17.	The Council is currently preparing a PPG17 compliant Open Space and Leisure audit.	South Somerset District Council are in the process of preparing an open space, sports and recreation area assessment. This will be used as key evidence in support of an open space policy.
'Open spaces' are listed first in the section on health and well-being; please do not build on the most significant open space left in Yeovil.	PPG17 states that open space and sports and recreational facilities that are of high quality, or of particular value to a local community, should be recognized and given protection by local authorities through appropriate policies in plans.	An open space policy will provide additional protection to the Districts open spaces but not to the extent to preclude development that will enhance open spaces or on open spaces that are surplus to requirements.
Trees covered by a TPO must be monitored during build out and if damaged proper enforcement on a "life for like" basis is required.	Tree Preservation Orders: A Guide to the Law and Good Practice.	No Policy or Proposal required. Guidance on the allocation, monitoring and enforcement of Tree Preservation Orders (TPOs) are adequately addressed at National policy level.
Planning Applications should not be decided exclusive on a 'no development' policy designation, instead the merits of the individual application should be considered.	PPG17 states that open space and sports and recreational facilities that are of high quality, or of particular value to a local community, should be recognised and given protection by local authorities through appropriate policies in plans.	Agree. This approach is supported by PPG17.
The approach of Local Plan Policy EH10 confuses open space protection for reasons of landscape, townscape or amenity value with the protection of areas used for formal recreation. Protecting areas for reasons of visual amenity requires a site-specific allocation or designation. Protecting areas used for formal recreation spaces will depend on their use, the suitability of the location and the possibility of relocating recreational uses if there is a case for redeveloping the site for other uses. The core strategy should indicate how amenity open areas will be identified in other Development Plan Documents and how standards for recreational open space will be applied.	PPG17 states that existing open space, sports and recreational buildings and land should not be built on unless an assessment has been undertaken which has clearly shown the open space or the buildings and land to be surplus to requirements. The Council is currently preparing a PPG17 compliant Open Space and Leisure audit that will inform the Core Strategy in this matter.	<p>Comment noted. The Core Strategy will base decisions on the identification and application of open space provision using the Council's Open Space Strategy as a key document of the evidence base.</p> <p>Accept that Policy EH10 'No Development Area' designation fails to differentiate between open space used for recreational purposes and incidental open space of amenity value. New open space policy will ensure this difference is expressly recognised.</p>
It is not clear what is meant by not being able to 'supply new facilities' for health and community. Should the policy not be endorsing this? In terms		Comment noted. For clarification the Core Strategy sets out the vision and strategic objectives for an area as well as the delivery

<p>of educational facilities, while the rural policy may be clear, secondary and urban schools are at bursting point. The age profile for Yeovil will be biased towards young families with children and with the projections of the RSS for growth policy should plan for extension/growth of these facilities. In additional, consideration should be given to the requirements of the tertiary educational service.</p>		<p>strategy for achieving these objectives but does not provide actual funding for facilities. If relevant service/facility providers identify need they will be supported in finding an appropriate site.</p> <p>Education establishments are an important source of open space and sport and recreation facilities for the community that should be better used by the Community. This approach is supported by the Governments 'Extended Schools' programme which seeks to use more effectively school resources beyond the usual timetable including greater community use.</p> <p>The proposed open space policy will support the protection and growth of education facilities with regards to open space.</p>
<p>Additional allotments for local residents.</p>	<p>The Council is currently preparing a PPG17 compliant Open Space and Leisure audit that will inform the Core Strategy on the distribution, quality and need for allotments.</p>	<p>Agree. Allotments are a valuable community resource currently experiencing a high level of demand. The proposed open space policy will provide protection to existing allotments while encouraging the introduction of new sites to address under provision.</p>
<p>I support the use of 'brownland' for development in terms of areas of former industry or housing but which are now abandoned or derelict. Open spaces should however be afforded total protection.</p>	<p>PPG17 states that open space and sports and recreational facilities that are of high quality, or of particular value to a local community, should be recognised and given protection by local authorities through appropriate policies in plans.</p>	<p>Disagree. The proposed use of a 'No Development Area' designation should not be considered an absolute policy constraint. The designation should be used to safeguard valuable open space while allowing positive development only in exceptional circumstances or where land is surplus to requirements. This approach is supported by PPG17.</p>
<p>All these strategies have a role in this process but the balance between achieving this aim and not stifling sensible and progressive development within settlements must be a recognised balance.</p>		<p>Comment noted. The proposed open space policy will provide additional protection to the Districts open spaces but not to the extent to preclude development that will enhance open spaces or on open spaces that are surplus to requirements.</p>
<p>With Her Majesty's Government introduction of</p>	<p>PPG17 states that open space and sports and</p>	<p>The proposed open space policy will provide</p>

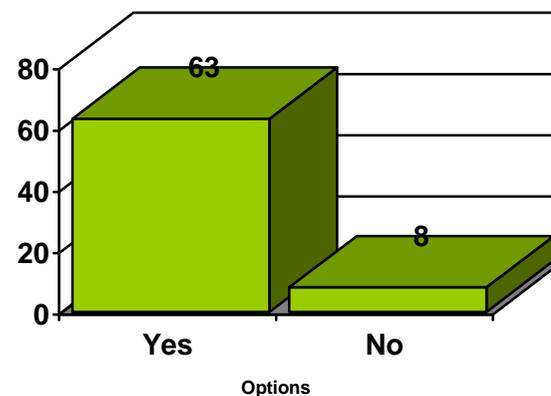
<p>Dwellings Per Hectare standards, developers are able to significantly increase their profit margins &amp; thus any open space land is sold at a premium. More &amp; more open spaces; playing fields, school fields are being lost to development. SSDC should place further restriction on such development &amp; should encourage more use of school indoor &amp; outdoor sport facilities by the general public including private school facilities.</p>	<p>recreational facilities that are of high quality, or of particular value to a local community, should be recognized and given protection by local authorities through appropriate policies in plans.</p> <p>Encouraging the use of indoor &amp; outdoor sports facilities is central to the aims and objectives of the Council's Sustainable Community Strategy, Open Space Strategy and Play Space Strategy.</p>	<p>additional protection to the Districts open spaces but not to the extent to preclude development that will enhance open spaces or on open spaces that are surplus to requirements. New development may provide the opportunity for the delivery of new facilities in more appropriate locations.</p> <p>Education establishments are an important source of open space and sport and recreation facilities for the community that should be better used by the Community. This approach is supported by the Governments 'Extended Schools' programme which seeks to use more effectively school resources beyond the usual timetable including greater community use.</p>
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## OPTION HW2 – Facilities for New Developments

***HW2a: Should an amount per dwelling be required (to provide new resources/facilities on-site or off-site, or improve existing facilities) by way of Planning Obligations for all new dwellings irrespective of site size?***

### Response Levels to Options

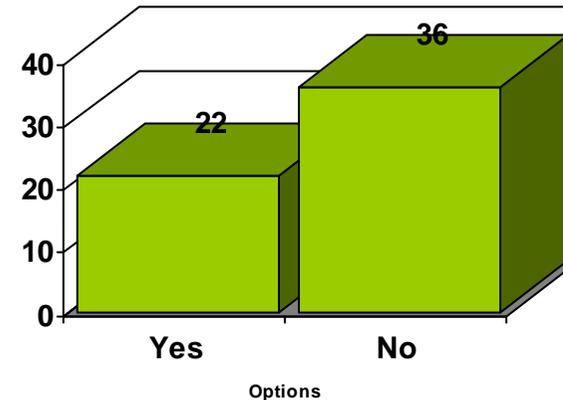
Should an amount per dwelling be required by way of planning obligations for all new dwellings irrespective of size?



HW2a - Summaries of Issues	Evidence Base Consideration	Policy or Proposal
This is yet another impediment to the provision of housing.	The Planning Act 2008 contains enabling powers to empower local councils to apply a Community Infrastructure Levy (CIL) on new development in their area to support infrastructure delivery. The regulations will not enter into force before April 2010. It is at the discretion of each local authority whether they introduce a CIL and they will be required to consult on their proposals.	Uncertainties associated with CIL mean that consideration of CIL should await formal introduction of regulations. Planning obligations will be presented through a general policy through the Core Strategy. Should the introduction of CIL not be taken forward after uncertainties have been resolved then a tariff based more detailed approach on obligation should be promoted. This will be a priority subsequent to the adoption of the Core Strategy as a Supplementary Planning Document.
It should be based on a case-by-case basis with the presumption that on site is better if possible. Smaller sites though should not be discouraged by such measures and there should be options for developers and suppliers of housing.		
National policy and consultation (if any) on Community Infrastructure Levy will deal with the issue of contributions		
Play areas, playing pitches, Community Centres, Health Care centres, schools, churches etc should be provided or contributed too by developers of new locations.		
Only related to the development.	Circular 05/05 states that planning obligations must be relevant to planning; necessary to make the proposed development acceptable in planning terms; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development; and reasonable in all other respects.	Agreed.

## Response Levels to Options

Should there be any exceptions to the requirements for contributions by way of Planning Obligations for new dwellings?



**HW2b: Should there be any exceptions?  
(eg Affordable Housing)**

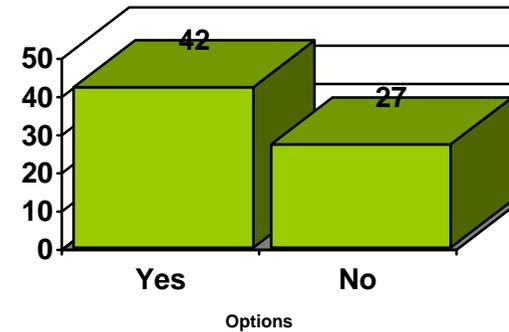
HW2b - Summaries of Issues	Evidence Base Consideration	Policy or Proposal
<p>Affordable housing</p> <p>Small developments of all types (say 5 units or less)</p> <p>Contributions could vary based on the sale value of the dwelling</p> <p>Sheltered housing</p> <p>Where development viability is directly affected and where delivery of principle development - e.g. housing will be undermined and put in jeopardy. The general approach of requiring a payment for strategic provision should be questioned as it is a very blunt instrument and doesn't necessarily relate to a local community's needs</p>	<p>Circular 05/05 states that planning obligations must be relevant to planning; necessary to make the proposed development acceptable in planning terms; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development; and reasonable in all other respects.</p>	<p>Uncertainties associated with CIL mean that consideration of CIL should await formal introduction of regulations. Planning obligations will be presented through a general policy through the Core Strategy. Should the introduction of CIL not be taken forward after uncertainties have been resolved then a tariff based more detailed approach on obligation should be promoted. This will be a priority subsequent to the adoption of the Core Strategy as a Supplementary Planning Document.</p>

HW2b - Summaries of Issues	Evidence Base Consideration	Policy or Proposal
All subject to local assessment of needs		
Social infrastructure needs to be considered in conjunction with other planning obligations and requirements (including affordable housing) for their cumulative impacts on the viability of development.		
Levels should be considered in light of the viability of the scheme and the infrastructure it will be expected to bring forward.		
Exceptions for rented affordable housing should be considered on the basis that such housing is provided to meet existing local need and does not therefore contribute to additional need.		
It is even more important that affordable housing occupants to have access to recreational/play area and facilities as they are on lower incomes and have more limitations in terms of access to facilities outside their neighbourhoods		
Affordable housing and residences with work spaces would be two examples of exceptions		

**HW2c:** *Should there be a time limit for the use of these contributions if off-site facilities are to be improved or provided by agencies other than the developer (i.e. the contributions to be returned to the developer if unused within a certain time?)*

### Response Levels to Options

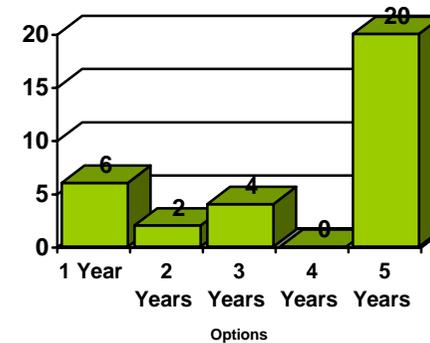
Should there be a time limit for the use of these contributions if off-site facilities are to be improved or provided by agencies other than the developer? (i.e. the contributions to be returned to the developer if unused within a certain time)



**HW2d:** *If 'yes', what should the time limit be?*

### Response Levels to Options

If yes, what should the time limit be?

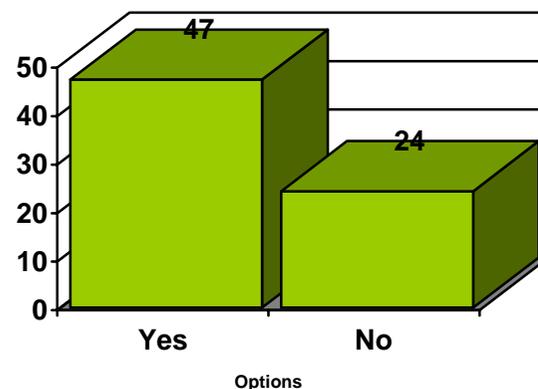


HW2d - Summaries of Issues	Evidence Base Consideration	Policy or Proposal
Within 6 months	The Planning Act 2008 contains enabling powers to empower local councils to apply a Community Infrastructure Levy (CIL) on new development in their area to support infrastructure delivery. The regulations will not enter into force before April 2010. It is at the discretion of each local authority whether they introduce a CIL and they will be required to consult on their proposals.	Uncertainties associated with CIL mean that consideration of CIL should await formal introduction of regulations. Planning obligations will be presented through a general policy through the Core Strategy. Should the introduction of CIL not be taken forward after uncertainties have been resolved then a tariff based more detailed approach on obligation should be promoted. This will be a priority subsequent to the adoption of the Core Strategy as a Supplementary Planning Document.
Subject to negotiation in each case.		
No later than a year after the houses are built.		
The timescale needs to be realistic and proportionate to the size of the development (i.e. 5 years for large development).		
Time limits should be ring fenced for a specific facility. Community, leisure, cultural activities there for use not necessarily organised.		
Any contribution should be a one off non-returnable payment.		
There should be a general time limit established for planning obligations and financial contributions. These can only be set according to the nature and purpose of the obligation.		
At time of occupation.		

### Response Levels to Options

**HW2e: Should the community facilities provided on-site for new developments depend on the size of the site/number of dwellings?**

Should the community facilities provided on-site for new development depend on the size of the site/number of dwellings?



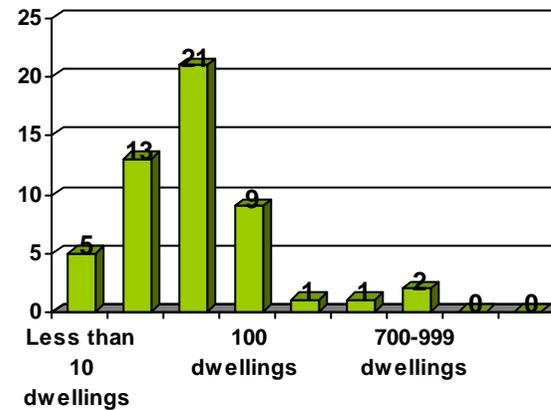
**HW2f: At what thresholds should the following facilities be provided on site?**

**A. Play Areas**

**Facility**

**Response Levels to Options**

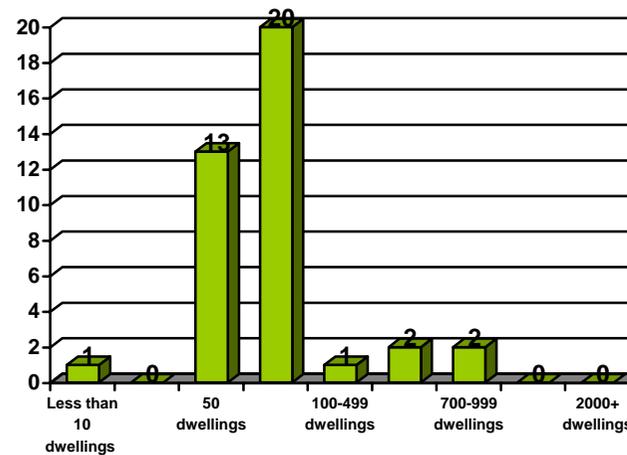
At what threshold should the following facilities be provided on-site? Play Areas



Options

**B. Playing Pitches**

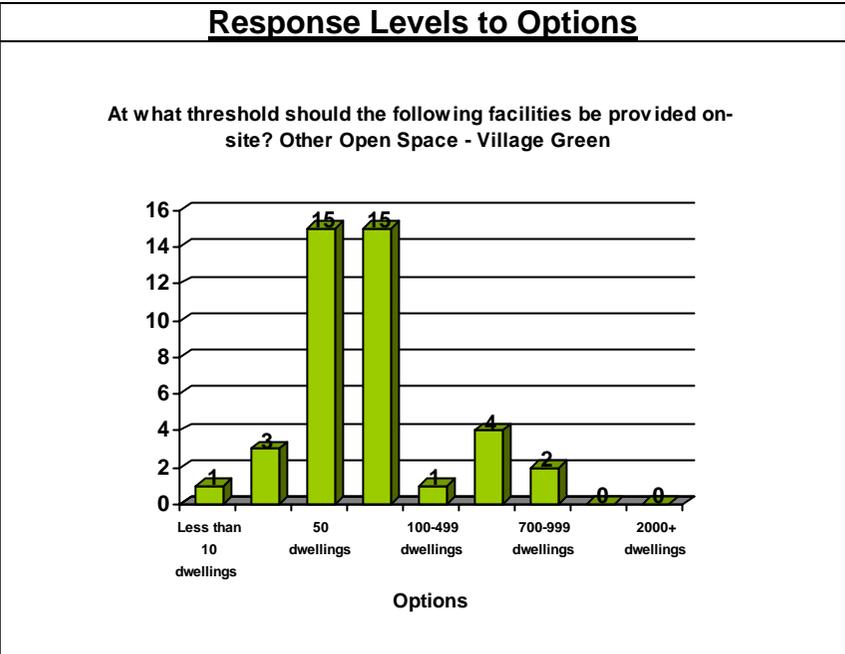
At what threshold should the following facilities be provided on-site? Playing Pitches



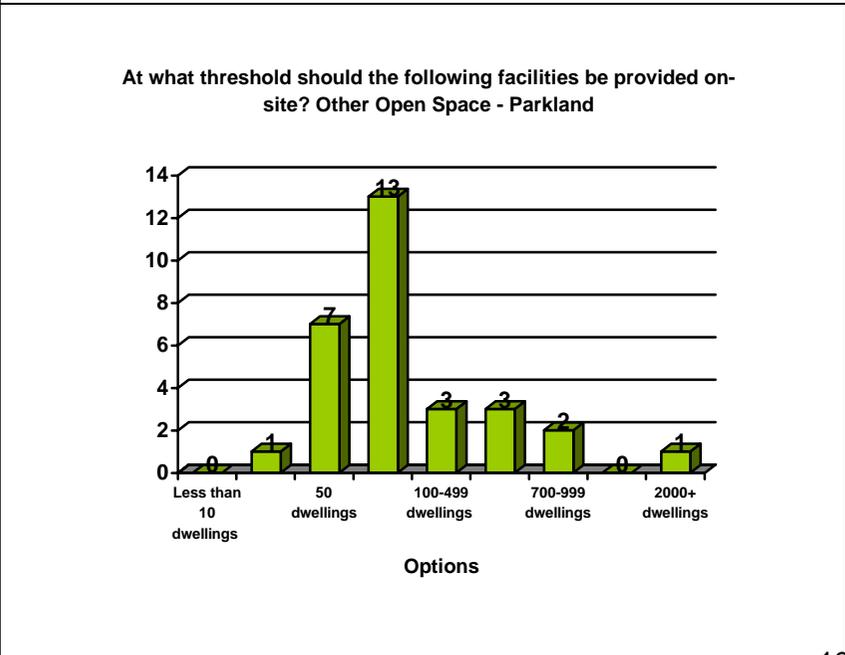
Options

**HW2f: At what thresholds should the following facilities be provided on site?**

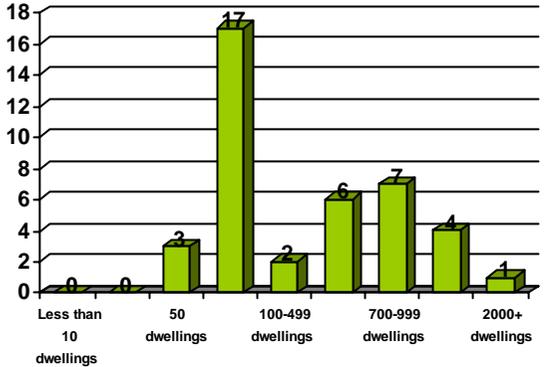
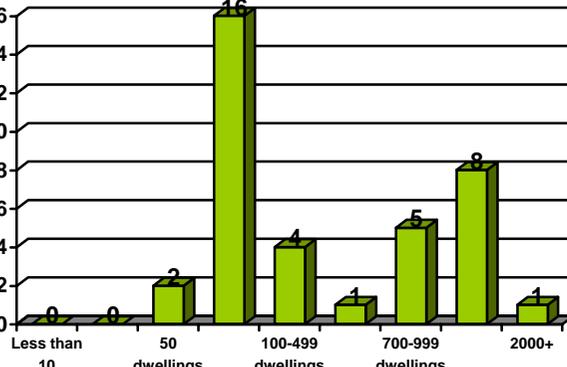
Facility
C. Other Open Space – Village Green



C. Other Open Space – Parkland
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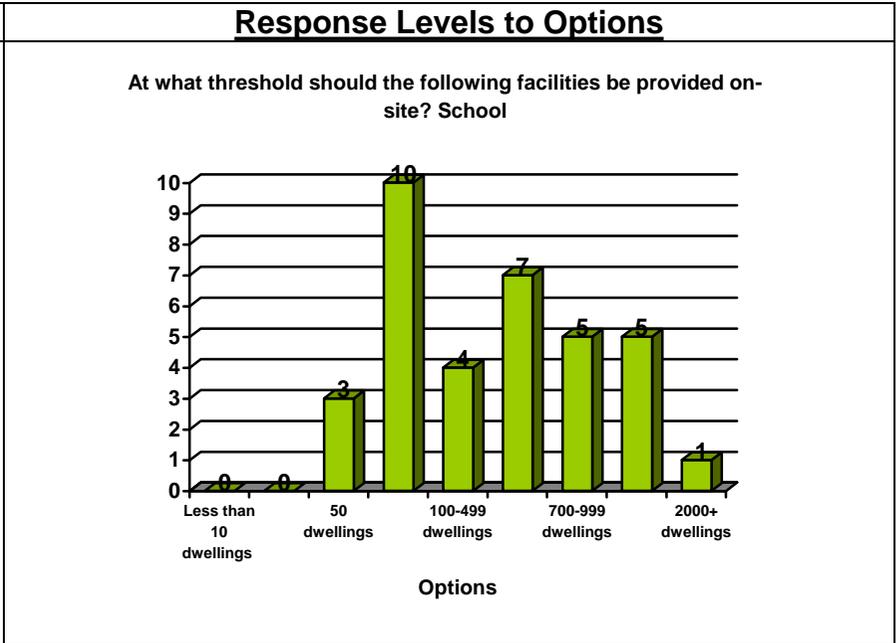


**HW2f: At what thresholds should the following facilities be provided on site?**

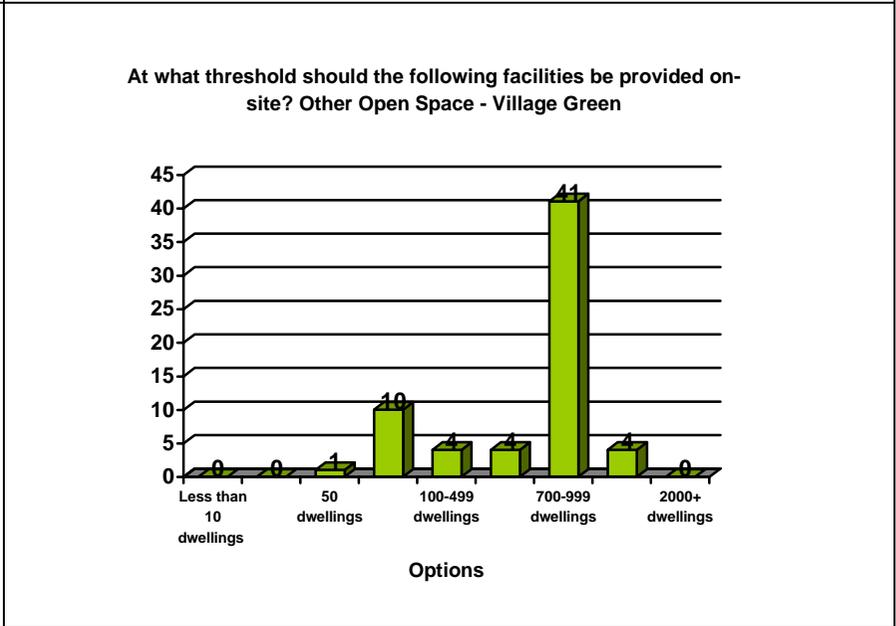
Facility	Response Levels to Options												
<p data-bbox="331 528 904 571"><b>D. Multi-Use Community Centre</b></p>	<p data-bbox="1272 288 1906 336">At what threshold should the following facilities be provided on-site? Other Multi-use Community Centre</p>  <table border="1" data-bbox="1317 384 1861 751"> <caption>Response Levels to Options for Other Multi-use Community Centre</caption> <thead> <tr> <th>Options</th> <th>Response Level</th> </tr> </thead> <tbody> <tr> <td>Less than 10 dwellings</td> <td>0</td> </tr> <tr> <td>50 dwellings</td> <td>3</td> </tr> <tr> <td>100-499 dwellings</td> <td>17</td> </tr> <tr> <td>700-999 dwellings</td> <td>7</td> </tr> <tr> <td>2000+ dwellings</td> <td>4</td> </tr> </tbody> </table>	Options	Response Level	Less than 10 dwellings	0	50 dwellings	3	100-499 dwellings	17	700-999 dwellings	7	2000+ dwellings	4
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<p data-bbox="331 1129 624 1173"><b>E. Health Centre</b></p>	<p data-bbox="1294 895 1928 943">At what threshold should the following facilities be provided on-site? Health Centre</p>  <table border="1" data-bbox="1339 991 1906 1358"> <caption>Response Levels to Options for Health Centre</caption> <thead> <tr> <th>Options</th> <th>Response Level</th> </tr> </thead> <tbody> <tr> <td>Less than 10 dwellings</td> <td>0</td> </tr> <tr> <td>50 dwellings</td> <td>2</td> </tr> <tr> <td>100-499 dwellings</td> <td>16</td> </tr> <tr> <td>700-999 dwellings</td> <td>5</td> </tr> <tr> <td>2000+ dwellings</td> <td>8</td> </tr> </tbody> </table>	Options	Response Level	Less than 10 dwellings	0	50 dwellings	2	100-499 dwellings	16	700-999 dwellings	5	2000+ dwellings	8
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**HW2f: At what thresholds should the following facilities be provided on site?**

Facility
School



Place of worship
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**HW2f: At what thresholds should the following facilities be provided on site?**

<b>Additional suggestions</b>	Police Station (2000) Indoor Sports Hall (100) Local Shop (100) Youth Facility (100) Bank (1000)	Post Office (1000) Swimming Pool Golf Driving Range Recycling Centre Wildlife Corridor
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<b>HW2 - Summaries of Issues</b>	<b>Evidence Base Consideration</b>	<b>Policy or Proposal</b>
The policy should not be too prescriptive. It will depend on the existing facilities in the area.	Fields in Trust 'Planning and Design for Outdoor Sport and Play' sets out established standards for 'Open Space' provision. These standards will be confirmed at the local level within the South Somerset Open Space and Leisure Strategy.	Proposed open space policy will make reference to the requirements set out in the South Somerset Open Space and Leisure Strategy. The Open Space and Leisure Strategies take into account existing facilities in the area.
Should developments result in impacts requiring mitigation on the Strategic Road Network then these will need to be funded by the developer (public transport, cycling and pedestrian links).	These issues will be addressed through individual planning applications.	None required.
1. Open spaces, seats etc consistent with size of site.2. Formal playing areas, pitches provided centrally and should comply with PFA criteria. Chard is in need of level football pitch (B). If Chard is awarded any large housing developments, the need for or improvement to D/ E/ F needs to be looked at.	Fields in Trust (formally the NPFA) 'Planning and Design for Outdoor Sport and Play' sets out established standards for 'Play Areas & Playing Pitches' provision. These standards will be considered at the local level within the South Somerset Open Space and Leisure Strategy.  Further evidence is contained in the district's Playing Pitch Strategy (2002) although it is recognised that this was based on the National Playing Fields Associations (NPFA) Six Acre Standard which has since been replaced by the above.	Proposed open space policy will make reference to the requirements set out in the South Somerset Open Space and Leisure Strategy. These strategies will take into account the Fields in Trust (former NPFA) guidance.
If the Urban Extension of 5,000 goes through, provision for a new secondary school for Yeovil needs to be part of the site.	The Yeovil Infrastructure Study will determine if a Secondary School is required.	Secondary School requirement to be identified as part of the urban extension proposal.

HW2 - Summaries of Issues	Evidence Base Consideration	Policy or Proposal
8.5 - more emphasis could be put on the role of urban and development design in hindering or facilitating active travel (walking, cycling), as a way of promoting better health/levels of fitness (as stated later in 8.12, although somewhat separately). Walking and cycling paths should also be provided across parks and open spaces to enable direct, attractive, traffic-free routes to town centres and services		A strategic policy will be prepared along the lines of a Development Management design policy.
Whether or not facilities should be provided on site is a matter of a) location (eg not appropriate on high density urban sites), b) availability/proximity of suitable alternative facilities, c) viability considerations (eg redevelopments brownfield sites are special situations. There should not therefore be a definitive threshold for such matters but a case by case consideration of the issues.	Fields in Trust 'Planning and Design for Outdoor Sport and Play' sets out established standards for 'Open Space' provision. These standards will be confirmed at the local level within the South Somerset Open Space and Leisure Strategy.	Proposed open space policy will make reference to the requirements set out in the South Somerset Open Space and Leisure Strategy.

## **Other Issues – Health and Well Being**

Summary of Issues	Evidence Base Consideration	Policy or Proposal
The use of country parks on urban fringes should be considered as they are accessible and benefit quality of life, as well as biodiversity.	<p>There are two Country Parks in the District, Ham Hill (Stoke Sub Hamdon) and Yeovil Country Park. By their very nature Country Parks comprise large areas of open space (Ham Hill being 400acres and Yeovil, 127 acres) and therefore would not be expected to be duplicated all over the District.</p> <p>National Planning Policy Guidance set out in PPG17 seeks Local Authorities to maintain an adequate supply of open space and sport and recreation facilities.</p> <p>Although PPG17 provides advice for Local</p>	<p>National guidance set out in PPG17 identifies the provision of new open space and recreation facilities in new development as an issue for local authorities to consider.</p> <p>A review of National &amp; Regional Planning Guidance confirms that neither PPG17 nor the RSS provide the necessary means to seek planning obligations towards open space, sports and leisure facilities. Instead PPG17 requires local authorities to prepare an open space strategy to determine future local open space provision and the manner in which this is to be secured.</p>

	<p>Authorities that can be used to steer development, paragraph 33 states that ‘Planning Obligations should be used as a means to remedy local deficiencies in the quantity or quality of open space, sports and recreation provision. Local authorities will be justified in seeking planning obligations where the quantity or quality of provision is inadequate or under threat, or where new development increases local needs. It is essential that local authorities have undertaken detailed assessments of needs and audits of existing facilities, and set appropriate standards in order to justify planning obligations’.</p> <p>The Companion Guide to PPG17 provides further detail on how to prepare a PPG17 compliant open space strategy. The South Somerset open space strategy currently in production will undertake a robust assessment of existing and future needs of the community.</p> <p>Circular 05/05 clarifies that planning obligations must be relevant to planning; necessary to make the proposed development acceptable in planning terms; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development; and reasonable in all other respects.</p>	<p>The open space strategy when completed will define quantity, quality and accessibility standards and identify the open spaces and recreation facilities that are needed to readdress local deficiencies. A Development Management policy is needed in order to secure the appropriate planning gain required to implement this locally specific strategy.</p> <p>The proposed Development Management policy will seek to secure open space and recreation facilities in accordance with the quantity, quality and accessibility standards set out in the councils open space strategy. This will be firstly through on-site provision before a financial contribution is sought.</p> <p>Further work should now be undertaken in conjunction with Development Control Officers to determine the full scope of the proposed Development Management Policy for inclusion within the Core Strategy.</p>
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