

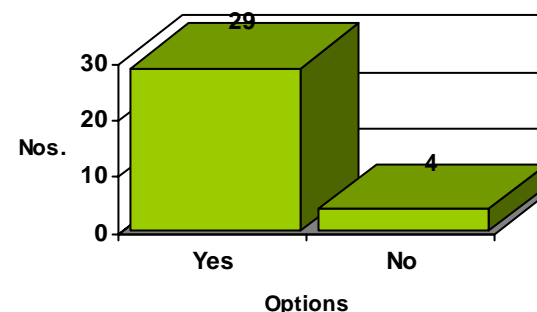
DEVELOPMENT MANAGEMENT POLICIES – HEALTH AND WELL BEING

Option DMHWB1 – Open Space Provision

DMHWB: Retain and expand Local Plan Policy CR2 to cover the provision of urban parks, the provision of which would be sought from all development.

Response Levels to Options

Retain and expand Local Plan Policy CR2 to cover the provision of Urban Parks, the provision of which would be sought from all development?



DMHWB1: Summary of Issues	Evidence Base Consideration	Policy or Proposal
<p>There is no justification for seeking contributions to urban parks from development in rural settlements, which will be at the expense of contributions to more relevant local amenities.</p> <p>If land is made available for recreation/open space, contributions made from smaller schemes toward these facilities should be reduced, as the land offsets the required contribution.</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>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.</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>

Other Issues – Development Management Policies – Health and Well Being

Summary of Issues	Evidence Base Consideration	Policy or Proposal
<p>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>	<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 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>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 & Regional Planning Guidance confirms that neither PPG17 nor the RSS provide the necessary mean 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>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</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>determine the full scope of the proposed Development Management Policy for inclusion within the Core Strategy.</p>
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