

Report To: **Planning Committee**

Date of Meeting: **16th November 2016**

Lead Member / Officer: **Cllr David Smith /
Angela Loftus, Strategic Planning and Housing Manager**

Report Author: **Luci Duncalf, Planning Policy Officer**

Title: **Draft Supplementary Planning Guidance Note: Recreational
Public Open Space- Consultation document**

1. What is the report about?

- 1.1 This report is accompanied by the draft Supplementary Planning Guidance (SPG) note on recreational public open space. Officers request approval to start a minimum 8 week public consultation period with members of the public and statutory consultees.

2. What is the reason for making this report?

- 2.1 A decision is required on the matter of public consultation on the draft SPG to progress towards document adoption. The Welsh Government (WG) has confirmed that following public consultation and subsequent Local Planning Authority (LPA) document adoption, SPGs can be treated as a material planning consideration when LPAs, the WG and Planning Inspectors determine planning applications or appeals.

3. What are the Recommendations?

- 3.1 That Members approve the attached draft SPG document 'Recreational Open Space', Appendix I, to be subject to public consultation over a minimum of eight weeks.

4. Report details

- 4.1 When the Denbighshire Local Development Plan 2006 -2021 (LDP) was adopted in June 2013, the Council resolved to carry forward all adopted SPGs for use as planning guidance in relation to the LDP policies. It was also agreed that a review of every SPG would be carried out as soon as practicable following Plan adoption. If adopted, the new guidance note will supplement the LDP Policy BSC 11 – Recreation and Open Space and Policy BSC 12 – Community facilities.
- 4.2 The purpose of this document is to provide guidance for prospective applicants in a concise form and in a single document. Guidance is provided in order to: (1) illustrate

the criteria and considerations which will be taken into account by the Council in assessing proposals for open space in new developments; (2) provide advice on planning and design in a way which will enhance the appearance and value of future open space provision; (3) provide information on the management of open space provision both on and off-site.

- 4.3 The proposed SPG outlines the Council's expectations with regard to the thresholds of provision of open space in new developments. The objective is to explain that where open space is to be provided onsite, it must reflect the Fields in Trust 'benchmark' standards or, where onsite facilities cannot be provided, contributions made to improve existing facilities through a commuted sum will be required.
- 4.4 The public consultation period would be a minimum of 8 weeks and is anticipated to start at the beginning of November 2016. All City, Town and Community Councils will be consulted along with people registered on the LDP database. Hard copies of all consultation documents will be available in all libraries and one stop shops as well as on the Denbighshire County Council website.
- 4.5 Representations, comments and views expressed during the consultation period will be reported back to the LDP Steering Group; prior to seeking document adoption from Planning Committee later in the year.

5. How does the decision contribute to the Corporate Priorities?

Corporate Priorities 2012 – 17. The site development brief will contribute positively to the following corporate priorities:

- *Modernising the Council* to deliver efficiencies and improve services for our customers by ensuring that planning guidance documents are up to date.
- *Clean and Tidy Streets* by providing the framework for securing open space and public realm improvements, together with arrangements for future maintenance.

6. What will it cost and how will it affect other services?

Approving the draft SPG document to be subject of a consultation exercise with statutory bodies and the public is not anticipated to create any additional costs. The Development Management team will benefit from document adoption in supplying our customers with all necessary information on open space in residential development prior to applying for planning permission, and, hence, improving the determination process.

7. What are the main conclusions of the Well-being Impact Assessment?

- 7.1 The Well Being Impact Assessment screening exercise concluded that the Recreational Public Open Space SPG encourages a more prosperous, resilient, healthier, more equal Denbighshire and a County of cohesive communities. It helps to encourage people to access their natural environment more if it is on their door

step. Contributions from developers can help to maintain larger conservation sites and raise awareness of the environment and biodiversity in the location. Contributions from developers will also go towards larger off-site open space facilities and help to improve them and encourage more frequent participation. Well located open space accessible to people on foot, promotes walking and healthy lifestyles through encouraging physical activity and the associated health benefits that come with this both emotionally and physically. Well-designed public open space raises the economic value through attractiveness of an area through encouraging developers to protect and enhance the natural environment at all times. The completed Well Being Impact Assessment Report is attached to this report as Appendix II.

8. What consultations have been carried out with Scrutiny and others?

- 8.1 No formal consultation has been carried out yet but officers from Strategic Planning & Housing and Development Management were comprehensively involved in drafting the SPG document. Workshop sessions were held with members of the LDP Steering Group in October 2016.

9. Chief Finance Officer Statement

- 9.1 'It is not anticipated that approving the draft SPG document will incur any additional costs but if it does then these costs will need to be contained within existing service revenue budgets.'

10. What risks are there and is there anything we can do to reduce them?

- 10.1 In the absence of up-to-date guidance there is a risk that the Council will be unable to provide accurate and planning advice to its customers regarding proposals relating to open space in new developments.

11. Power to make the Decision

- 11.1 Planning and Compulsory Purchase Act 2004