Consultation Comments: Made on behalf of Environment Services with regards to Public Open Space

To: Charmian Burkey

From: Sarah Holloway

Overview:

An application (N/14/12118/OUT) has been submitted for a Mixed use urban extension comprising residential (Class C3), local centre (Classes A1-A5) and (Classes D1 and D2), primary school, public open space including riverside park and allotments, landscaping, 4 vehicular accesses, site roads and associated infrastructure at Rowden Park, Patterdown Road, Chippenham.

Background:

Environment Services provided preapplication comments on this development

Local Plan:

CF3 states that:

Proposals for new housing development will be required to make provision for Open Space on site, to provide 15m² Local Parks and 3m² for play areas per person. The Council will accept in the appropriate circumstances, financial payments from developers for provisions of Open Space according to the following order of preference:

   i) Provision of open space elsewhere which is appropriately located in relation to the development;
   ii) Contributions towards the upgrading of existing nearby open spaces

C2 COMMUNITY INFRASTRUCTURE CORE POLICY

Provision for the directly related community infrastructure costs of all major development proposals, appropriate to the scale of that development, will be sought. The local planning authority will examine each major development proposal for its need to contribute to the following community infrastructure requirements and negotiate to secure planning obligations or by means of other appropriate methods to secure the requirements identified.

C2 then lists the community infrastructure requirements which include Leisure, Sport and Recreation Provision as well as Community Buildings and Facilities.

Clause 5.4 states that the community infrastructure list has been prepared with regard to the physical, social, cultural, economic and environmental consequences of major development. The purpose of the policy is to ensure that the full consequences are taken into account and, where appropriate, addressed either through integration into the development proposal or by means of a financial contribution.
Community Infrastructure Levy Regulations 2010 – Regulation 122 states that planning obligations must be:

a) Necessary to make the development acceptable in planning terms;
b) Directly related to the development;
c) Fairly and reasonably related in scale and kind to the development:

Discussion

Open Space and Play Provision:

In order to make it acceptable in planning terms, the proposed development has a Public Open Space requirement of 42300², of which 7050m² should be play provision.

In the absence of a dwelling mix, the developer has proposed an average occupancy rate of 2.35 persons per dwelling is used. The Councils Adopted Supplementary Planning Guidance (the North Wiltshire Open Spaces Study 2004) has also been used to calculate the Open Space and Play requirements; therefore the figures are directly related in scale to the development and the request is CIL compliant.

The Design and access statement states that 14.5Ha of Open Space will be provided on site.

**Conclusion: In accordance with the current Local Plan there would be sufficient Open Space provided as part of this development**

In accordance with the Local Plan, 7050m² of Play provision should be provided.

The Design and access statement states the requirement will be provided on site and that the approximate locations of the play areas are shown on the Illustrative Master plan. The locations of the play areas are not clear on the master plan; a clearer plan showing the play area locations is requested.

**Conclusion: In accordance with the current Local Plan the proposed development would generate a requirement for Play; a plan is requested to show where the play areas will be located**

The developer must ensure the Open Space land is secured as Open Space in perpetuity.

The Councils preferred approach would be for the Open Space to be transferred to a management company, or for the Parish Council to adopt the land (if they so wish)

**Conclusion: The Open Space must be secured as Open Space in perpetuity**

Sport & Recreation Provision:

In order to make the development acceptable in planning terms (Policy C2), the proposed development has a Sport and Recreation requirement of 28,200m². This has been calculated using the North Wiltshire Playing Pitch Strategy and the amount of dwellings proposed as part of the development. 3Ha of informal sports provision has been provided on site. Whilst the quantum of
sports provision proposed satisfies the policy, there will be a deficiency in the quality of facilities provided.

Colleagues in Leisure Services will comment further on this matter.

**Conclusion:** In accordance with the current Local Plan the proposed development would generate a requirement for Sport and Recreation Provision; this has not been fully satisfied under the current proposals

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<th>Overall Conclusion:</th>
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<td>Environment Services does not raise an objection subject to the following:</td>
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<tr>
<td>1. The Open Space and Play provision accords with Planning Policy CF3</td>
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<td>2. The Open Space and Play is secured and maintained in perpetuity</td>
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