

HALTON BOROUGH COUNCIL

PROVISION OF OPEN SPACE

DRAFT

SUPPLEMENTARY PLANNING DOCUMENT

STATEMENT OF CONSULTATION

August 2006

Environmental & Regulatory Services
Environment Directorate
Halton Borough Council
Rutland House
Halton Lea
Runcorn
WA7 2GW

INTRODUCTION

Under the Planning and Compulsory Purchase Act 2004 it is a requirement to prepare and publish a Consultation Statement for a range of planning policy documents, including Supplementary Planning Documents (SPDs). This is a reflection of Government's desire to "strengthen community and stakeholder involvement in the development of local communities". In due course the Council will be adopting a Statement of Community Involvement (SCI), that will set out how the public will be consulted on new planning policy and significant planning applications. Once the SCI is adopted, all such planning documents will be required to conform with its provisions. This Consultation Statement has been prepared in advance of the SCI, but aims to reflect the intentions of Government planning guidance for reporting on community involvement in the plan making process.

This Statement of Consultation sets out the comments and representations made, and the response to them, in respect of Partnership Consultation Stage and the formal Public Participation Stage conducted by Halton Borough Council, in relation to the Provision of Open Space SPD. This Statement of Consultation has been produced in accordance with Regulation 17 (1) of the Town and Country Planning (Local Development) (England) Regulations 2004.

The period of formal public participation on the draft Provision of Open Space SPD is being conducted between 3rd August 2006 and the 14th September. The document has been made available at various deposit locations throughout the Borough, along with a copy of the public notice of 'SPD matters and public participation' that was printed in the local newspapers, representations forms, the Sustainability Appraisal Report and an explanatory letter. Each of the aforementioned documents has also been made available on the Council website and in various formats upon request.

Statutory consultees (as outlined in Planning Policy Statement 12 - Local Development Frameworks, Appendix E) were consulted specifically via letter with an individual copy of the draft SPD attached. In addition those individuals on the Council's Local Development Framework consultation database that had requested to be informed of the publication of the draft SPD were also sent a covering explanatory letter, a copy of the public notice of SPD matters and public participation, and a representation form.

Responses to draft provision of open space SPD – informal partnership consultation stage.

List of Comments received during 2 week consultation 6th April – 24th April 2006 Date comments considered – 25th April 2006 - Present			
Name	Date received	Comment	Council Response
Sport England North West		No Comments Received	
National Playing Fields Association		No Comments Received	
Nichola Mathers - CABE		No Comments Received	
Institute of Leisure & Amenity Management		No Comments Received	
Gary Collins – Economic Development		No Comments Received	
Steve Eccles - Transportation		No Comments Received	
Jerry Goacher – Property Services		No Comments Received	
Ian Grady – Chief Execs		No Comments Received	
Debbie Houghton – Strategic Policy		No Comments Received	
Ian Lifford – Landscape Services	24 th April 2006	<p>Verbal comments made.</p> <p>I am happy with document but maintenance costs need to be clarified and updated. We will provide you with a list of updated maintenance and provision costs in the coming weeks.</p> <p>Updated figures were received on 30th May 2006</p> <p>The attached table shows the proposed figures for inclusion in Appendix A of the SPD for the commuted sum calculation for future maintenance of the various typologies of open space. The figures have been calculated by examining the current maintenance</p>	<p>Comments made have been noted and changes have been made to the draft SPD.</p> <p>Table 2 – Assessment of Provision and Costs, has been updated with new provision and maintenance costs. This table has also been moved from the appendices to the main body of the document.</p>

		costs of the various typologies on actual sites. As we discussed the other day the matter raised by John Hatton of incorporating a cost element for on-going site management (as opposed to maintenance), has been addressed by adding a 15% on-cost to the basic maintenance figure. The figures in the table attached have incorporated the 15% on-cost	
Phillip Esseen – Landscape Services		No Comments Received	
Paul Wright – Landscape services		No Comments Received	
Tim Booth – Parks & Countryside		No Comments Received	
John Hatton - Leisure	18 th April 2006	<p>It reads very well and seems to be informed in the detail of open space provision.</p> <p>Just two points-</p> <p>1. Is the commuted sum for maintenance adequate it seems to cover 5 years only. What do we do then ?</p> <p>2. If a piece of open space was to undergo major development or major new facilities were to be installed, the provision of staffing to patrol or have a base (as a ranger or a dedicated gardener in the park) in that area may be required. This is one of the most requested items by the public and contributes greatly to the site being used and to people feeling comfortable in open space. I don't know whether a size and scale could be floated as a trigger for a staff requirement.</p>	<p>The commuted establishment sum is for off site provision of open space and therefore we are only able to charge for a maximum of 5 years (as stated in planning guidance).</p> <p>Maintenance for the provision of open space on or adjoining any new development site will be subject to maintenance charges for a longer time scale. When the second draft of the SPD goes out for public consultation it will contain these new costs.</p>
Cllr Paul Nolan		No Comments Received	
Cllr Rob Polhill		No Comments Received	
Derek Sutton – Regeneration		No Comments Received	

Garry Taylor - Regeneration		No Comments Received	
Dick Tregea – Environment		No Comments Received	
John Tully - Executives		No Comments Received	
Phil Watts - Planning	24 th April 2006	<p>Verbal Comments made:</p> <p>Can we incorporate some text that recognises the influence of open space requirements in developments on brownfield sites. These sites, in some cases can be particularly hard to develop and the additional cost of an open space S.106 can be off putting to a developer. We would therefore wish to see a policy that recognises this providing it can be demonstrated that the development has particular financial constraints which make open space requirements less important therefore enabling the development to proceed.</p>	<p>A new paragraph 5.4 has been inserted stating that the Council recognises the overall costs of making a development happen – especially if the development in question involves the remediation of a Brownfield site. Additionally the paragraph contains a caveat stating that developers must provide evidence, that financially, the provision of open space would make the scheme unworkable.</p>
Cllr Tony McDermott		No Comments Received	
Cllr Phil Harris		No Comments Received	
Andrew Pannell - Planning		No Comments Received	
Elizabeth Beard – Development Control		No Comments Received	
Pat Bickerstaffe – Property Services		No Comments Received	