

Implementing the SPA

The role of Planning and Development Services

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What responsibility does the SPA place on PDS?

- To resist residential developments unless it is certain that they will not harm the SPA

How is harm assessed?

Both on an

- Individual **and** a
- Cumulative basis

Can harm be avoided?

- Yes - this led to the development of the Interim Avoidance Strategy with Natural England and the identification of alternative areas of open space
- The Interim Avoidance Strategy allows us to assess the impact of residential schemes in a fair, logical, transparent and easily understandable way through the implementation of the tariff scheme

The tariff scheme

- This applies to all residential developments where there is one or more dwelling proposed. It allows developers to calculate the financial contribution required for avoidance.
- The scheme relies on the creation of a zoned approach
 - Zone A: within 400m of the SPA residential developments will be refused in all but the most exceptional cases
 - Zone B: 400m to 2km and Zone C: 2km to 5km residential developments will be allowed subject to the payment of avoidance monies (assuming the development is in line with all other policies and plans)

What is the financial contribution used for?

- The provision of choice for informal recreation
- To improve access to existing open spaces identified as avoidance sites
- To improve the management of the open space by the implementation of works eg footpaths, enclosure measures, bird boxes, signage

PDS role...

- The Development Control Case Officer plays a vital role in providing guidance and advice at the earliest possible stage
- They advise that applications in Zone A will be refused
- Zones B and C – they refer to the SPA Avoidance Strategy and give advice on the tariff scheme
- They enter into negotiations re a legal agreement with developers at the earliest opportunity

PDS role continued

For applications in zones B and C officers will also:-

- Ensure that S106 agreements are agreed detailing the tariff

Developments that are not affected

- Householder applications such as extensions will not require either an assessment or a tariff contribution

After planning permission has been granted

- PDS has a monitoring role including
 - updating the SPA database
 - tracking the agreements and triggers
 - notifying the Parks and Countryside Service that monies have been paid
 - preparing a monthly progress report for Natural England

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- As more applications are submitted and approved the impact of the interim scheme will become truly apparent
- Annual reviews will ensure that any lessons learnt will be incorporated into a possible revised policy
- Keeping developers, councillors and the general public properly informed about residential planning applications is also a key role for PDS. This will help ensure that public and developer expectations match the requirements of the legislation

Additional Benefits

- The provision of more choice for informal recreation
- An improvement in the quality of open spaces following the implementation of works