

Open Space Planning Applications

Broadlands offers a range of services designed to assist you in meeting the needs of local authority planners in relation to open space requirements. Our experienced consultants will help you to get your development through the planning process by providing cutting-edge solutions to open space provision.

We aim to provide you with sound and professional advice which will help you at whatever stage you have reached in developing your proposal for a local authority including:

- **Analysing local strategies and policies to ensure that open space needs are met at a local level**
- **Interpreting key open space policies such as PPG17 to define requirements**
- **Carrying out outdoor sports and recreation analyses and liaising with bodies such as Sport England to ensure that provision standards are met**
- **Working with local authorities to ensure that provision through developer contributions promote key strategies (e.g. development of greenway networks)**
- **Providing statements for planning inquiries and acting as expert witness.**

There are a number of ways in which we can help you to meet the demands of local authorities in relation to open space:

- **Carrying out audits of open space.** We would analyse open space and recreation provision to determine the extent to which these are provided locally. An analysis of national standards (e.g. National Playing Fields Association for play and recreation provision and English Nature's Accessible Green Space standard) can help to determine the quantity of provision and thus define developer contributions to either provide new open spaces or improve existing ones. Where there are no national standards, assessments can still be made using comparative figures for other local authority areas and consulting representative bodies (e.g. national sports standards bodies).
- Working with local authorities to **promote key planning strategies.** Seeking the best solution for local planners will help to ensure that support for planning developments is received at the outset. Many councils have green space strategies which define how they promote outdoor recreation, and which can be assisted through developer contributions. Some such as Southampton and Maidstone have been at the forefront in terms of developing a linked greenspace network to ensure that

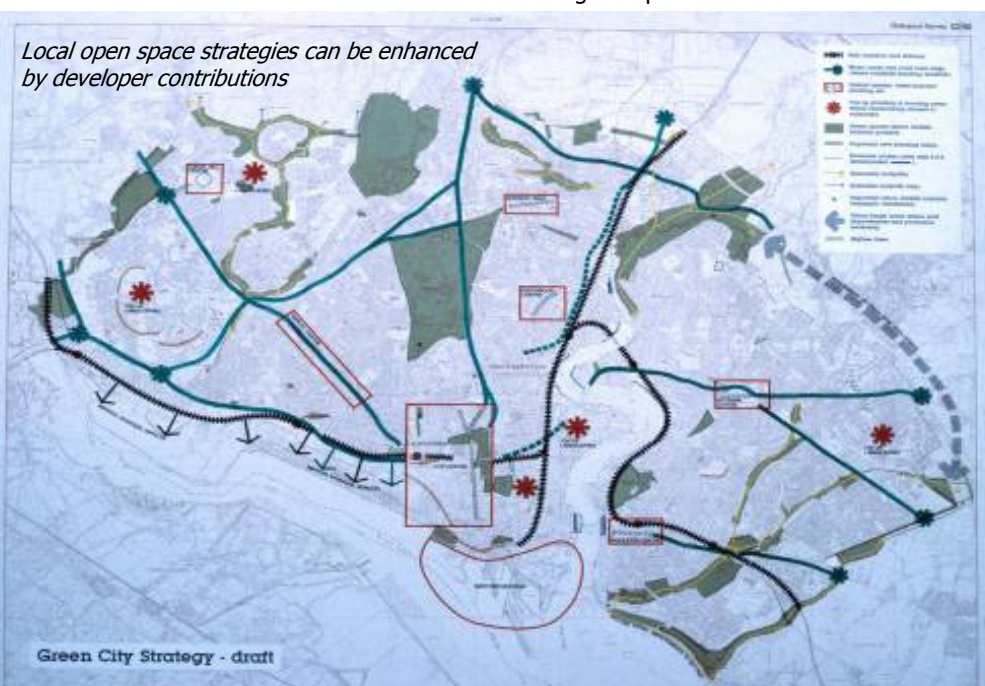


Improvements to existing open space can sometimes be assisted by contributions

walking and cycling opportunities are available to all, and which allow people to access the wider countryside. Others have strong parks strategies with resources directed at meeting key qualitative, quantitative or accessibility needs for different types of open space and outdoor recreation.

- Drafting reports with recommendations for **fulfilling council requirements in relation to open space.** These can assist both at the pre-development stage and also in conjunction with an appeal against refusal of planning permission. Studies typically include reference to levels of provision both using known national standards or by comparing provision in local authorities sharing similar characteristics. They would also normally include reference to similar provision elsewhere in the neighbourhood. Recommendations would include ways in which specific provision could be made to meet local requirements, or a considered evaluation of why open space may have to be lost, and mitigating factors which can offset this loss. Our expert independent consultancy can also present informed advice as expert witnesses at planning inquiries to increase the likelihood of success.

Local open space strategies can be enhanced by developer contributions



Green City Strategy - draft

Broadlands Consulting
Raphael Court
Upper St John Street
Lichfield
Staffordshire WS14 9DX
www.broadlandsconsulting.com
Tel 01543 220752