

Modifications made to the Open space and play SPD in response to consultation

Page/Para	Modification	Reason
Page 5-6 New Para 8	<p>Insert new paragraph as follows: <u>“8. The expectation of the city council that site specific planning obligations will not be necessary unless a development requires specific playspace provision which it is not possible to deliver on site. Neighbourhood open space and playspace projects can now be funded by the neighbourhood element of CIL. These may be nominated directly by local communities for potential inclusion as CIL-funded community projects in the Greater Norwich Infrastructure Plan (GNIP) in accordance with a process agreed by the council’s cabinet. Early identification of such projects will be important to ensure that CIL funding can be directed to effectively address locally identified needs in Norwich in combination with other funding sources. Priorities may also be informed by up to date needs assessments and the emerging Open Spaces Strategy.”</u></p>	<p>In response to concerns expressed during consultation related to the future availability and sufficiency of funding from s106 contributions to invest in local playspace. Additional commentary to explain the new procedure for identifying potential local community playspace projects for CIL funding, which in combination with other funding sources is expected to largely replace s106.</p>
Page 6 Paragraph 9	<ol style="list-style-type: none"> 1) In the first sentence, replace “funded through CIL” with “funded <u>mainly</u> through CIL” and replace “delivered through planning obligations...”, with “delivered <u>mainly</u> through planning obligations ...” 2) Add the following text at the end of the paragraph: <u>“A fundamental principle of CIL spending is that it offers the flexibility to link and coordinate spending decisions so best use is made of all available resources. Available CIL revenue can thus be combined with other sources of funding to deliver the most beneficial outcomes”.</u> 	<p>As above, and to clarify that (whilst the Regulation 123 list makes a broad distinction between CIL-funded strategic infrastructure projects and projects funded by other means) the distinction will not always be hard and fast and projects with both a strategic and local dimension may be delivered through a combination of funding sources.</p>

Page/Para	Modification	Reason
Page 10 New para 21	<p>Insert new paragraph as follows: <u>“As is the case with example A, the reservation of land for open space within a development site and binding arrangements for the layout of that open space and its ongoing maintenance will normally be matters included within a site-specific planning obligation secured by a Section 106 agreement, attached to a planning permission. The preferred mechanism for securing maintenance of on-site open space and playspace is for specified areas of land to be used for those purposes (as set out within an Open Spaces Scheme) to be transferred from the developer to an estate management company who will then be responsible for ongoing maintenance in perpetuity”.</u></p>	<p>To clarify that that provisions for binding agreements to secure the maintenance of on-site open space will apply both to sites allocated in local plans (Example A) and windfall housing sites where on site open space is proposed (Example B). Responds to a comment by South Norfolk Council.</p>
Page 12 Para 25	<p>a) In the sentence beginning “The map at Appendix 2...” replace “within 400 metres” with <u>“within 240 and 400 metres”</u> b) At the end of the paragraph add the following text: <u>“The 240m distance represents the maximum straight line distance to the nearest local play area, as recommended by Play England. The city council is developing a GIS-based application to calculate walking distances to local play areas measured from a specific planning application site boundary and to return up to date information about facilities which are within 400m walking distance”.</u></p>	<p>To clarify the significance of the two separate buffer distances shown in Appendix 2 and to refer to the development of an application to calculate walking distances to the nearest play area, to enable the consistent application of policy DM8.</p>
Page 13 Para 30	<p>Add the following text at the end of the paragraph: <u>“In accordance with policies DM3 and DM28 of the adopted <i>Development management policies plan</i>, opportunities should be taken in the design of new open space and play facilities to provide or enhance links which will improve access to the strategic green infrastructure network and ensure pedestrian and cycle links to the wider area are fully integrated into the scheme”.</u></p>	<p>To clarify that although it supports one particular local plan policy (DM8), the SPD would also help to implement other adopted policies of the local plan in particular the requirements of design policy DM3 clause (i) for development to incorporate new green infrastructure and link to the existing green infrastructure network; and</p>

Page/Para	Modification	Reason
		policy DM28 which requires that development should take opportunities to include and where practicable enhance sustainable transport links. Responds to a comment by Norfolk County Council.
Appendix 2	Delete the footnote after the map title and replace with <i><u>“(note: these distances are indicative only - a more accurate assessment of local play facilities within 400m walking distance of a proposed development site will be undertaken on a case by case basis at the time of a planning application)”</u></i>	As above page 12 para 25.