

## **Appendix A:**

**Open Space / Recreation Provision within New Residential Developments SPD**

**Observations / Objections to the Consultation Draft**

ID	Full Name	Nature Of Response	Number	Summary	Outcome	Officers' Recommendation
Openspd3	Mrs Kerren Phillips (The Emerson Group)	Object	11.1	The general timescale the council have to spend the commuted sum should be 5 years, not 10 years as currently set out within the SPD. (S)	The proposed 10-year period in which the Council can spend commuted sums on open space schemes provides flexibility to provide larger facilities that may be required in a particular area. Any monies collected will have to be allocated towards a particular open space project, which may take over a 5-year period to fund through Section 106 monies. Monies collected from such agreements should be targeted towards specific projects at the earliest possible stage to ensure transparency and accountability.	No Change
Openspd4	Mrs Alison Truman (British Waterways)	Observations	SPD	The SPD should consider the role that development can play in improving the maintenance and access to canal towpaths. (S)	It is agreed that wording be included in Chapter 12 of the document to refer to the roles that canal corridors can play in the provision of open space.	Change
Openspd5	Debra Holroyd (4NW)	Observations	SPD	Information provided on the new RSS and policies, which would support the preparation of this SPD. (S)	Comments noted, the SPD would form part of a planning policy framework that will need to consider all relevant policies at a local and regional level.	Comments Noted
Openspd6	David Robinson (Sefton MBC)	Observations	SPD	There are no observations to make regarding the SPD. (F)	Comments Noted.	Comment Noted
Openspd7	Mr Peter Carrington (LCC)	Object	SPD	The SPD takes no account of the historic environment, which can add considerable value to the interest and character of open space. Advice should be sort from the Lancashire County Archaeologist. (S)	The SPD is primarily related to the provision of open space within new residential developments, all provision will essentially based on local standards or the financial commuted sums but it will be encouraged, where appropriate, to incorporate and retain historical features into open space site. But this should be considered on a case-by-case basis.	No Change
Openspd8	Anne-Sophie Bonton (LCC)	Object	SPD	More emphasis should be placed on the natural environment. The SPD needs to integrate the natural environment or make a clear distinction between open space and natural assets. Biodiversity should be carefully considered. (S)	It is acknowledged that there are different forms of provision that can be made towards Open Space, including provision of natural open space, which provides an environmental benefit. The SPD highlights the importance of using existing natural features when preparing on-site open space facilities but it is agreed to	Change

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					include wording on the role open space can play in enhancing the natural environment and biodiversity.	
Openspd9	Anne-Sophie Bonton (LCC)	Observations	Chapter 3	Chapters 2 and 3 need to quote Policy EM 3 (Green Infrastructure) and EM1 (Environmental Assets) of the NW RSS and the document needs to show how these are translated into the West Lancashire context. (F)	It is agreed that reference will be made both to the Adopted Regional Spatial Strategy for the North West and Policies EM1 and EM3 in particular.	Change
Openspd11	Mr David W Cheetham (LCC)	Object	Para 5.1	Open Space Standards should be applicable to Skelmersdale Town Centre, the draft SPD does not indicate why this is the case. (S)	The regeneration of Skelmersdale Town Centre is covered within a separate Supplementary Planning Document (SPD). Guidance is provided on the open space requirements, including the creation of new Town Centre Parks and the management of existing areas of open space / woodland within the Skelmersdale Town Centre SPD.	No Change
Openspd14	Mr Carl Banton (Coal Board)	Observations	SPD	Consideration should be given to the historical implications of coal mining within the District. Any provision of open space should be considered with these implications in mind. (S)	It is agreed that through the planning application process consideration should be given to the implications of previous uses on a site.	No Change
Openspd15	Mr L Boyton (CPRE)	Observations	Para 2.4	The SPD does not take account of provision of open space in older development. (S)	This Supplementary Planning Document (SPD) specifically deals with the open space requirements for new residential development. There are no statutory requirements in place for the District Council to request open space provision from existing dwellings, provision can only be requested through the planning application process, where appropriate.	No Change
Openspd16	Mr L Boyton (CPRE)	Observations	Para 2.6	Public Open Space should be provided within a reasonable distance of the proposal site. (S)	Circular 05/05 relating to Planning Obligations states that they must be reasonable and relate to the development being proposed. Therefore any requirements for contributions towards off-site open space must be used within a reasonable proximity to the proposal site.	Comments Noted
Openspd18	Mr L Boyton (CPRE)	Observations	Para 5.1	The exemptions are supported in the SPD but consideration should be given to how rest	Support noted, the provision of open space for proposals for nursing homes / care house	No Change

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				homes / nursing homes and accommodation for temporary / seasonal agricultural workers provide open space for their residents. (S)	and accommodation for seasonal agricultural workers will need to consider more private open space areas for its residents, rather than a contribution to public areas of space.	
Openspd19	Mr L Boyton (CPRE)	Object	Para 5.2	Why should consideration be given to lowering the standards towards affordable housing? (S)	To encourage the development of affordable housing, which is seen as a key priority within the District. To improve the financial viability of such schemes it is considered appropriate to provide a financial discount on requirements such as open space provision whilst still noting that as residential development it still places a demand on local open space resources.	No Change
Openspd20	Mr L Boyton (CPRE)	Observations	Para 5.3	We would like to be assured that standards would be comparable. (F)	The provisions for a Town Centre location, in terms of the provision of new Sports Centre, new Town Centre Park and improved management of the existing areas of open space, standards will vary. New housing in Skelmersdale Town Centre will be expected to contribute into improving the open space / leisure facilities within the new town centre core, which will be in close proximity of the new housing.	No Change
Openspd21	Mr L Boyton (CPRE)	Observations	Para 6.1	Preference should be given to the provision on open space on-site. (S)	The SPD allows for flexibility in terms of the District Council requiring Open Space on-site or off-site. On-site requirements will be requested for large residential schemes in areas that are deemed deficient in open space. However, in areas that have sufficient, or even a surplus, in open space then a financial commuted sum for the improvement in quality of existing open space areas will be considered more appropriate.	No Change
Openspd23	Mr L Boyton (CPRE)	Object	Para 6.2	The definition immediate vicinity is much too vague and flexible. (S)	The definition of 'immediate vicinity' provides flexibility in terms of where open space is provided. Circular 05/05 ensures that any financial commuted sums used relate to the development proposal.	No Change

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Openspd24	Mr L Boyton (CPRE)	Object	Para 6.3	The local community should be consulted, possibly via the Parish Council but not just the parish council. (F)	The SPD relates to the requirements of on-site or off-site open space and does not set the level of consultation required for how commuted sums should be spent. The need for consultation will be at the discretion of the District Council's Leisure Department.	No Change
Openspd25	Mr L Boyton (CPRE)	Object	Table 6.1	All towns / Parishes should be mentioned by name. Why do the standards vary so much? Explanation should be given in the document to these variations. (S)	The analysis areas used within this SPD are based on the analysis areas used in devising local standards within the Open Space Study. For the purposes of consistency and clarity these analysis areas have been used within the SPD. A map will be provided to highlight which settlements are included within which Analysis Area. Planning Policy Guidance Note 17: Planning for Sport & Recreation places a requirement on Local Authorities to develop local standards in order to meet local needs and deficiencies in specific areas. The local standards should vary depending on the needs and deficiencies of an area, rather than have one single generic standard for the whole District.	Change
Openspd26	Mr L Boyton (CPRE)	Observations	Para 7.2	You mean 40 or more. (F)	Comments noted, it is agreed to change wording.	Change
Openspd27	Mr L Boyton (CPRE)	Observations	Para 8.1	The definition of vicinity is too flexible. A more rigorous definition should be included, including specific distances. (S)	The District Council wishes through the SPD to allow for a certain level of flexibility in terms of where financial commuted sums can be spent. This is so long as improvements to open space facilities can be linked to the development from which the commuted sum has derived from. There are defined boundaries at both Parishes and Ward level, which can be used to clarify any issues if necessary.	No Change
Openspd30	Mr L Boyton (CPRE)	Observations	Chapter 13	Reference to the need for particular facilities (such as seating and dog bins) to be made available at open space sites. (S)	The provision of such facilities for on-site open space provision will be considered at a planning application stage and is not applicable to this SPD.	No Change.
Openspd31	Mr L Boyton (CPRE)	Observations	SPD	How will the SPD incorporate the recommendations of Community	The Community Infrastructure Levy (CIL) is still a piece of emerging National Guidance;	No Change

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				Infrastructure Levy (S).	no real detail yet exists on how CIL will be implemented. The District Council is aware of the implications that CIL may place on them in the future but at this stage this cannot be taken into account.	
Openspd32	Mr David W Cheetham	Observations	Para 5.3	Open Space provision not explicitly specified in Skelmersdale Town Centre SPD. (S)	Chapter 6 of the Skelmersdale Town Centre SPD specifically relates to Open Space, paragraphs 6.17 - 6.18 indicate the requirements for a new Town Centre Park to be created as part of the regeneration proposal. Chapter 6 also contains a number of references to the requirements for improvement management of the open spaces, which will remain as part of the regeneration scheme, particularly the wooded cloughs which will represent key open space features within the town. Given the specific detail given within the Skelmersdale Town Centre SPD, towards the above issues and also the requirement to create a new sports / leisure centre in the town. It is deemed appropriate that the development in the town centre area should be exempt from the standards set within this SPD.	No Change
Openspd33	Mr L Boyton (CPRE)	Observations	SPD	This SPD seems to be writing in "rules" to obviate the need for negotiating in planning obligation agreements. May there not occasionally be cases and places where something other than a public open space may be more strategically needed in order to make the planning application acceptable? (S)	Through the planning application process due consideration should be given to the impacts that the proposed development will have, whether this be an impact on the highway, public transport, affordable housing provision, open space or flood defences. This SPD concentrates specifically on Open Space requirements but each site will be assessed on a case-by-case basis to ensure that the all impacts are considered.	No Change
Openspd34	Mr L Boyton (CPRE)	Object	Para 6.2	The Council should make a preference towards the provision of open space on site rather than requesting financial commuted sums. (S)	The Council would seek to retain a level of flexibility in deciding whether open space provision should be provided either on-site or off-site, priority should be given to the improvement and enhancement of existing sites. Particularly in relation to smaller developments.	No Change

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Openspd35	Mr L Boyton (CPRE)	Observations	Para 6.3	The District Council should have a preference to providing on site open space rather than financial commuted sums for off site provision. (S)	The Council would seek to retain a level of flexibility in deciding whether open space provision should be provided either on-site or off-site, priority should be given to the improvement and enhancement of existing sites. Particularly in relation to smaller developments.	No Change
Openspd36	Mrs Janet Belfield (Natural England)	Observations	Para 2.1	Support the references to the value that open space can play in the health and well being of residents. Consideration could be given to the inclusion of text on how open space can provide important nature habitats for wildlife. (S)	It is agreed to include text to refer to the importance of Open Space in terms of the health and wellbeing of residents.	Change
Openspd37	Mrs Janet Belfield (Natural England)	Observations	Para 12.3	Support the inclusion of links to Natural England literature and the inclusion of references to the provision of a network of linked spaces to form environmental corridors. Recommends that additional text be included to highlight the value of linked green spaces for biodiversity. (S)	Support Noted. Agreed to include further text in paragraph 13.4 in relation to linked green spaces for Biodiversity.	Change
Openspd38	Mrs Janet Belfield (Natural England)	Observations	Chapter 13	Supports measures to conserve and enhance biodiversity through the detailed design of green space. Reference to the Lancashire Biodiversity Action Plan would be of benefit. (S)	Reference will be made in the SPD to the Lancashire Biodiversity Action Plan (BAP)	Change
Openspd39	Mrs Janet Belfield (Natural England)	Observations	Chapter 2	Appropriate reference to the SPD conserving biodiversity. (S)	The SPD in its current state, and with the agreed changes provide sufficient reference to biodiversity issues.	No Change
Openspd40	Chris Fox (St Modwen)	Object	SPD	The District Council have failed to provide an assessment of need, in accordance with guidance set out within PPG17. (S)	The SPD is based on figures derived from an Open Space Study prepared in 2005 by KKP consultants. This was prepared in line with guidance in PPG17 and its companion guide. Work is currently underway to update the information in the original study as part of the evidence base work for the emerging LDF. The updated information will be included in a revised version of this SPD in due course.	No Change

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Openspd41	Chris Fox (St Modwen)	Object	Para 5.3	Consideration should be given to widening the exemptions for the regeneration of Skelmersdale Town Centre. (S)	The Open Space SPD provides exemption for housing development connected to Skelmersdale Town Centre, as this is dealt with directly within the Skelmersdale Town Centre SPD / Masterplan, which sets out the need for open space provision in the town centre core. The exemptions in the Open Space SPD include all new housing in the town centre. Any sites that are developed outside the project area may need to be considered against the Open Space SPD.	No change
Openspd42	Chris Fox (St Modwen)	Object	Table 6.1	Concern at the increase in the Local Standards as recommended by the draft SPD. (F)	The Local Standards were prepared in the 2005 Open Space Study, which was prepared in full accordance with guidance set out in PPG17.	No Change
Openspd43	Ms Rose Freeman (Theatre Society)	Observations	SPD	This consultation does not directly relate to the Trust's work.	N/A	Comments Noted
Openspd44	Mr David Hardman (United Utilities)	Object	Para 12.3	Do not plant trees near underground utility services.	Agreed to add the proposed wording into Para 12.3 of the SPD.	Change
Openspd45	Mr Alan Hubbard (English Heritage)	Object	Para 2.2	The paragraph needs to recognise that open spaces meet a wide range of needs and have multi-functional benefits. (S)	Agreed to include reference to open spaces having multi functional benefits.	Change
Openspd46	Mr Alan Hubbard (English Heritage)	Object	Para 2.6	Amend Para 2.6 to identify the potential to a) improve a range of benefits that open spaces provide, and b) seek to provide a greater range of benefits such as those in respect of biodiversity and flood storage. (S)	Agreed to amend paragraph 2.6 as outlined above.	Change
Openspd47	Mr Alan Hubbard (English Heritage)	Object	SPD	When considering principles the SPD should explicitly state that in providing new or enhancing existing open space one of the objectives should be to increase the multi-functionality of such spaces. It is important to ensure that maintenance regimes reflect the potential roles of the open space. (S)	It is agreed to amend Chapter 2 of the SPD to reflect these comments.	Change



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Openspd48	Mr Alan Hubbard (English Heritage)	Object	Chapter 14	Design guidance should be provided on issues such as design for wildlife, or for improving flood storage. (S)	Issues such as design for wildlife and flood issues, whilst important in the design of open spaces, should be consider on a case-by-case basis and not in detail within this SPD.	No Change
Openspd50	Susan Frampton (GONW)	Observations	Para 1.1	The SPD should contain further guidance on when local standards were prepared and ensure that a sound, robust and up to date evidence base underpins the document. (S)	It is agreed that more detail be provided in Chapters 3 & 4 in relation to how the local standards have been prepared. The District Council believe that the use of an Open Space Study prepared between 3-4 years ago, coupled with an imminent revision to that Study, provides a sound and robust evidence base for Open Space Provision.	Change
Openspd51	Susan Frampton (GONW)	Object	Chapter 2	Chapter Two should contain a short paragraph on the findings of the Open Space Study. (S)	Agreed to include information of the Open Space Study in Chapter 2.	Change
Openspd52	Susan Frampton (GONW)	Object	Chapter 2	Reference should also be made to the findings of the SA report. This reiterates the positive effects and wider benefits to the community of having up-to-date SPD. (F)	Agreed to include reference to the SA and its outcomes in Chapters 2 & 3	Change
Openspd53	Susan Frampton (GONW)	Object	Para 2.3	The SPD should outline how the objectives have been arrived at. (S)	It is agreed to include reference to how the SPD Objectives were arrived at within Chapter 2.	Change
Openspd54	Susan Frampton (GONW)	Object	Para 2.5	Local Plan policies should be included as an appendix at the rear of the document. (S)	Agreed to add all relevant Replacement Local Plan policies to the rear of the document.	Change
Openspd55	Susan Frampton (GONW)	Observations	Chapter 2	The last sentence of paragraph 2.5 and paragraphs 2.6, 2.7 and 2.8 set out the purpose of the SPD and you could consider whether this information needs to be presented earlier within the introduction. (F)	The District Council feel that the structure of the report is understandable for the reader and the purposes of the SPD are clearly set out within chapter 2 of the document.	No Change
Openspd56	Susan Frampton (GONW)	Observations	Para 2.9	Are the guidelines a reference to the guidance in this SPD or are there other guidelines the developer needs to be aware of? If it is the latter then these should be clearly referenced with information on how copies may be obtained. (F)	Agreed to refer to 'guidelines' as the guidance set out within this SPD.	Change

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Openspd57	Susan Frampton (GONW)	Object	Chapter 3	An introductory paragraph would be useful to help set the wider policy context for the SPD. (S)	Agreed to refer to the wider policy context, including guidance within the Replacement Local Plan and past SPGs relating to the subject of Open Space.	Change
Openspd58	Susan Frampton (GONW)	Observations	Chapter 3	In terms of order of presentation, it may be more logical to refer to national planning policy guidance before describing planning obligations. PPG 17 provides a useful introduction to the use of Section 106 agreements and planning obligations. (F)	Agreed to refer to PPG17.	Change
Openspd59	Susan Frampton (GONW)	Observations	Chapter 3	Local plan policy DE1 refers to PPG 3 and it would therefore be helpful to the reader to know that this earlier guidance has been replaced and what the new PPS says. (S)	It is not felt necessary to include reference to Policy DE1 / PPS3 which refers to the delivery of housing development. All relevant guidance should be read in a joined-up approach and it should not be necessary to refer to update in housing policy within an Open Space SPD.	No Change
Openspd60	Susan Frampton (GONW)	Observations	Para 13.3	Reference needs to be made to PPS25 Development and Flood Risk within the Appendix to the SPD. (S)	Reference will be made to PPS25 within the Appendix.	Change
Openspd61	Susan Frampton (GONW)	Observations	Chapter 3	Consideration should be given within the SPD to the changing requirements of planning obligations and the implications of the emergence of the Community Infrastructure Levy (CIL). (S)	As guidance on the Community Infrastructure Levy (CIL) is still emerging and no firm information has been published into how CIL will operate. It is difficult to gauge the implication that such a tariff / charge / levy will have and therefore it is not thought appropriate to reference this guidance. When revising this guidance in the future consideration will be given to the implications of CIL.	No Change
Openspd62	Susan Frampton (GONW)	Object	Chapter 4	The SPD should demonstrate that the evidence base used is sufficiently up to date in order to be robust. (S)	The Open Space Study was prepared in 2005 and the District Council is currently undertaking a study to revise the results of the original study. It is consider that this provides a robust evidence base on which to request on-site / off-site contributions to open space.	No Change

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Openspd63	Susan Frampton (GONW)	Observations	Chapter 4	The SPD needs to identify where copies of the study may be obtained from and whether or not the assessment (an audit) have been monitored and the local standards are up-to-date and appropriate to open space needs in West Lancashire today. (F)	Agreed to include reference to the Open Space Study being available online at the District Council website or available to view at District Council offices.	Change
Openspd64	Susan Frampton (GONW)	Object	Chapter 5	The basis for the exceptions listed in paragraph 5.1 is not explained. (F)	Agreed to include a wording to explain the reasoning behind the exceptions in paragraph 5.1.	Change
Openspd65	Susan Frampton (GONW)	Object	Para 5.3	Paragraph 5.2 it is not made clear why a 50% discount would be introduced for schemes involving 100% affordable housing. (F)	A discount has been put in place for affordable housing to assist the viability of affordable housing schemes in the District, the provision of affordable housing is seen as a key priority for the District Council and whilst recognising that the should be a requirement for open space provision within the scheme this should be considered against the financial viability of the scheme. It is agreed to include wording regarding the need for such a discount to be included.	Change
Openspd66	Susan Frampton (GONW)	Object	Para 5.4	Clarification should be provided on which boundary will be used in terms of exemptions to Open Space in Skelmersdale Town Centre. (S)	Agreed to clarify the boundary, which will be used for Skelmersdale TC.	Change
Openspd67	Susan Frampton (GONW)	Observations	Chapter 6	The purpose of this very short chapter is unclear and should perhaps be included in the introductory chapter, which sets out the purpose of the SPD and its objectives. (F)	It is agreed to consider merging this section with Chapters 7 & 8.	Change
Openspd68	Susan Frampton (GONW)	Object	Chapter 7	It would be useful to know the reasoning behind the principles for example how they relate to local plan policies, the open space study and possibly the Sustainability Appraisal of the draft SPD. Similarly, there is no information on how the thresholds have been determined. (F)	It is agreed to provide reference to the Local Plan Policy, Open Space Study and all other relevant background documents within Chapters 4, 5, 6 and 7 of the document.	Change
Openspd69	Susan Frampton (GONW)	Observations	Table 7.1	Further information is needed about table 7.1 and the standards it includes. (S)	It is agreed to amend paragraph 7.5 to include further information on where the standards have been derived.	Change

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Openspd70	Susan Frampton (GONW)	Observations	Chapter 7	A map of the district showing the location of these different areas would be useful. (F)	Agreed to include map of analysis areas.	Change
Openspd71	Susan Frampton (GONW)	Observations	Chapter 7	An introductory paragraph explaining the categories of open space that the developer will be expected to provide and/or contribute to on-site would be useful. (F)	Agreed to expand Chapter 8 to include reference to the variety of open space to be considered as part of 'on-site' provision.	Change
Openspd72	Susan Frampton (GONW)	Object	Table 7.1	There is no explanation that the local standard used in the table refers only to play provision – and whether this refers only to informal play areas or providing play facilities. (F)	See response to OpenSPD69, amendments will be made to paragraph 7.5 of this SPD.	Change
Openspd73	Susan Frampton (GONW)	Object	Table 7.1	Further information is needed to explain and support the land required per dwelling. (S)	The figures set out in Table 8.1 are derived from an Open Space Study prepared and approved by the District Council in February 2006. This is considered to be a robust, accurate and up-to-date evidence base for requesting this standard. It is not felt necessary to provide long explanations over this fact but it is agreed that reference will be made to the study within the SPD.	Change
Openspd74	Susan Frampton (GONW)	Object	Para 7.2	Clarity needs to be provided to the figures used and what 'other types of open space within the vicinity'. Cross-reference should be made to paragraph 9.3. It should be made clear whether contributions should be used for additional open space or for the maintenance of existing open space. (S)	The analysis areas used within this SPD are based on the analysis areas used in devising local standards within the Open Space Study. For the purposes of consistency and clarity these analysis areas have been used within the SPD. The analysis areas are based on ward / parish boundary data. The District Council would seek to create a flexible planning document to ensure that in areas of quantitative deficiency new areas of open space can be created and in areas of qualitative deficiency existing areas can be improved.	No Change
Openspd75	Susan Frampton (GONW)	Observations	Chapter 7	In the case of on-site provision of play spaces there is no mention made of who will be responsible for maintaining the open space. (F)	Maintenance of Open Space is discussed fully within Chapter 11 of the SPD.	No change

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Openspd76	Susan Frampton (GONW)	Object	Para 8.1	The figures used in table 9.1 should be updated, as they are almost 2 years old. The table should indicate that the 'amount required per dwelling' is only a guide figure, show the date of the information and indicate '+ inflation' based on what? (This is not explained until paragraph 11.4) (F)	The figures in the SPD, both the on-site and off-site requirements will be reviewed upon the completion of the Open Space, Sports and Recreation Assessment, which is currently being prepared by consultants PMP.	No Change
Openspd77	Susan Frampton (GONW)	Observations	Chapter 8	A map of the ward boundaries would be a useful addition. (F)	A map will be included to show the analysis areas, which have been used in deriving the local standards, this is provided in Chapter 4 of the document. It is not felt necessary to include a map showing ward boundaries; in fact this may cause confusion to the reader.	No Change
Openspd78	Susan Frampton (GONW)	Object	Para 9.2	Need to identify what would be a 'regular basis'. In addition to preparing supplementary planning notes and advising prospective developers to contact them, the Council could provide updates on its web site. (F)	The District Council would wish to reserve the right established a flexible process and to update the figures when it is felt appropriate, without creating an unnecessary burden on already over stretched resources.	No Change
Openspd75	Susan Frampton (GONW)	Observations	Chapter 9	In the case of on-site provision of play spaces there is no mention made of who will be responsible for maintaining the open space. (F)	Maintenance of Open Space is discussed fully within Chapter 11 of the SPD.	No change
Openspd79	Susan Frampton (GONW)	Observations	Chapter 9	There is no mention of how the council will monitor the effectiveness of its policies in relation to open space and that of the SPD and will report on these in its Annual Monitoring Report, published each December. (F)	The effectiveness of the SPD will be reported in the AMR.	Comments Noted
Openspd80	Susan Frampton (GONW)	Observations	Chapter 10	The use of sub-headings for on-site provision and off-site contributions would be helpful and provide some clarity. (F)	Chapter 11 relates to the maintenance arrangements for open space provided on a development site. The costs of maintenance for off-site provision are already factored in the financial commuted sum outlined in Table 8.2.	No Change
Openspd81	Susan Frampton (GONW)	Observations	Chapter 10	Information is needed either in the text, a glossary of terms and abbreviations or an appendix, as appropriate about "soft landscaping indices" and 'performance bonds'. (F)	Agreed to include a glossary of terms.	Change

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Openspd82	Susan Frampton (GONW)	Object	Para 10.3	The use of the term 'satisfactory' needs qualifying. (F)	Agreed to amend wording in paragraph 11.3	Change
Openspd83	Susan Frampton (GONW)	Object	Para 10.5	Paragraph 11.5 refers to the 'specification for the site' – when and how will this be determined? (S)	It is agreed that Para 11.5 is amended to clarify.	Change
Openspd84	Susan Frampton (GONW)	Observations	Chapter 11	The Planning Obligations Practice Guidance includes useful advice on developing standard agreements and undertakings to help improve efficiency. Reference should be made to local plan policy GD2 (Developer contributions to infrastructure) (F).	Agreed to include reference to Policy GD2 within a new Appendix	Change
Openspd85	Susan Frampton (GONW)	Observations	Chapter 13	These two chapters appear to cover very similar aspects regarding the provision of open space whether on or off-site. Cross-reference should be made to other policies and SPD's within the West Lancashire Local Development Framework. (S)	It is agreed that there will be cross-referencing between the Design Guide SPD and Policy GD1 of the Replacement Local Plan.	Change