

9 PUBLIC OPEN SPACE, SPORT & RECREATION (OS)

PUBLIC OPEN SPACE, SPORT & RECREATION CONTEXT

Open spaces, sport and recreation facilities play a key role in achieving national and local government aims for public health and the environment, and make a major contribution to the Council's urban renaissance aims. Public Open Space includes those types of greenspace which are available for children's play, outdoor sports and informal recreation, including country parks and gardens, urban parks, playing fields, children's play areas, woodland, allotments and green corridors. It also includes nature reserves where public access may be restricted in order to preserve valuable habitats.

Eastleigh also has a wide range of informal recreation facilities which serve residents of the Borough and those from neighbouring settlements. These resources collectively take the pressure of the more popular sites within the County such as the New Forest and the coast, fulfilling the requirements of the adopted Hampshire County Structure Plan.

The government expects that existing public open space should be of high quality and accessible to everybody. One purpose of the Local Plan is to set down its own public open space standard based on the National Playing Fields Association Six Acre standard, which is the basis for the public open space policies in the Adopted Hampshire County Structure Plan Review. It is also the purpose of the Local Plan to identify sports and recreation opportunities and to protect existing facilities.

There are significant links between public open space sports and recreation provision, and other policies of this local plan.

- C policies: countryside
- NC policies : nature conservation
- BE policies: general design, noise
- LB policies: archaeology, listed buildings
- T policies: environmental impact of traffic
- H policies: residential development
- TA policies: tourism and arts
- ES policies: environmental sustainability

Public Open Space Objectives

9.1 The key objectives for open space, which are derived from the national and strategic framework and the Borough's Sport and Recreation Strategy 2002-2007, are as follows:

- to ensure the adequate provision of high quality, and accessible public open space, sports and recreation facilities;

- to allow only less intensive recreational activities, or to discourage public access, in sensitive areas;
- to protect and improve existing public open space and recreational facilities;
- to establish a green network of public open space;
- to improve cycle and pedestrian links to appropriate categories of public open space.

All the above need to be implemented to achieve an urban renaissance, promote healthier lifestyles and counteract dispersed patterns of travel in the Borough, as recommended by the Urban White Paper and RPG9 South East.

Public Open Space Standards

- 9.2 Open space and sport and recreation facilities can make a major contribution to ensuring that urban areas are places in which people will choose to live. The main role of the planning system is to ensure that there are sufficient of them and they are in the right places. However, this is not enough. There is also a need to ensure they are of high quality, attractive to users and well managed and maintained.
- 9.3 PPG17 Planning for Open Space, Sport & Recreation (July 2002) advises that development plans should contain policies which protect and enhance sporting, open space and recreational provision on sites of particular quality, function or value. This guidance recommends that an assessment of quantity, quality and accessibility of existing facilities is undertaken so that existing and future need can be established.

Protection of Existing Open Space

- 9.4 Existing open space which performs a sporting, educational or other formal or informal recreational function should be protected and other new types of development should not result in the loss of attractive and accessible recreation facilities.
- 9.5 The Borough Council's locally derived open space standard is 2.8 hectares per 1,000 population. Existing public open space should be protected even in areas which meet or exceed the minimum level of provision required, as advocated by Sport England's 'Planning Policies for Sport' guidance (1999).
- 9.6 The Department of Education and Skills (DfES) has requirements for school playing fields, set out in The Education (School Premises) Regulations 1999 and Circular 29/2000. Any proposals that might result in the loss of school playing fields will only be allowed where the requirements of the 1999 regulations and the Circular have been met

and the land cannot reasonably be used to meet local public open space needs and all the criteria of policy 162.OS are met.

145.OS The Borough Council will refuse any proposals that would result in the loss of land currently used for children's play, sports pitches, open space or outdoor sports, whether in public or private ownership unless:

- i. the proposed development is ancillary to the principal use of the site and does not adversely affect the quality and quantity of pitches and their use; or
- ii. the proposed development only affects land which is incapable of forming, or forming part of, a playing pitch; or
- iii. the open space that would be lost as a result of the proposed development would be replaced by open space of equivalent or better quality and quantity in a suitable location, prior to the commencement of the development; or
- iv. the proposed development is for an outdoor or indoor sports facility of sufficient benefit to the development of sport to outweigh the detriment caused by the loss of the playing field; or
- v. in the case of school playing fields, the land is surplus to educational requirements and there is no local shortage of open space in the locality, for which the land could reasonably be used.

9.7 Many areas of open space in the grouping of 'accessible natural greenspace' are also protected by policies in the chapter on 'Nature Conservation', particularly European nature conservation sites (21.NC), SSSIs (22.NC), and SINCs (23.NC).

9.8 The Urban White Paper (December 2000) recommends that local planning authorities should recognise the importance of open space and the quality of the public realm. RPG9 states that open spaces, green corridors and trees improve the quality of life in urban and suburban areas. To achieve more public open space in our urban areas that is of high quality and accessible, the Council will seek to secure increased provision wherever appropriate. Where increased provision cannot be achieved, or is not considered appropriate, contributions towards environmental improvements of existing areas of public open space, or the public realm, will be sought, such as in the Renaissance Quarter in Eastleigh (policy 53.BE). Existing sites which require environmental improvements have been identified in the Public Open Space Background Paper and sites for which contributions to

improvements will be sought are listed in the Background Paper on Developers' Contributions.

Green Network of Public Open Space

- 9.9 In accordance with the recommendations of the Countryside Agency, in the consultation research document 'the effectiveness of PPG17 on Sport and Recreation', a green network will be defined in the Borough.
- 9.10 This green network of open/undeveloped land, including the categories below, is proposed to maintain and create areas and routes for the use and movement of people and wildlife.
- urban parks and gardens, amenity greenspaces and play areas;
 - playing field and sports pitches;
 - green corridors;
 - allotments, churchyards and cemeteries;
 - country parks and natural / semi natural greenspaces;
 - privately owned land in the above categories to which public access for informal recreation exists or is to be sought.
- 9.11 The green network seeks to create links between significant areas of open space, such as the Country Parks, in order to connect these environments. The green network compliments the Wildlife Network proposed in the Nature Conservation chapter, which seeks to deliver significant biodiversity gains.
- 9.12 Public access and recreation will be encouraged and provided for where this does not conflict with the other aims for the areas concerned. In particular the Council will encourage the provision of appropriate additional public access to the River Hamble. Access may be restricted or discouraged within sensitive sites or areas. Public access along the green network will be improved by the provision of single or multi-use pedestrian, cycle or equestrian links as appropriate. These routes also link into wider regional routes, including the Solent Way along Southampton Water, and the proposed National Cycle Network route. Appropriate contributions will be sought to enhance the network, with further guidance provided in the Background Paper on Developers' Contributions.

146.OS Development proposals which would have a detrimental impact on the green network will be refused. Contributions, where appropriate, from adjoining development proposals will be sought to enhance the environment and facilities within the green network.
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Public Open Space Provision associated with New Development

- 9.13 When assessing development proposals the Council will consider the nature, type, extent, quality and ease of access and location of existing open space in the vicinity of the proposal. The nature of development must also be considered. In the case of sheltered housing for the elderly for example, the requirement for open space will reflect the likely recreational needs created by the residents of that type of development, with contributions sought for relevant appropriate amenity greenspace provision. Details of the contributions sought are set out in more detail in the Background Paper on Developers' Contributions. Contributions from major commercial/employment developments that are reasonably related in scale and kind to the proposed development will be sought towards open space, sport and recreation provision will be set out in the development and design briefs approved by the Council for major sites in the Borough.
- 9.14 PPG17 states that local planning authorities should aim to deliver networks of accessible, high quality open spaces and sport and recreation facilities. In some areas, this may depend more on improving and enhancing the accessibility and quality of existing provision than on new provision. At the same time, where additional open spaces or sport and recreational facilities are required, they should enhance the open space network.
- 9.15 The decision as to whether on-site public open space provision or off-site contributions are sought depends primarily on whether the total quantity of open space required is above the minimum acceptable size in the provision standards. In respect of small developments where on-site open space provision is not practicable (generally where the requirement is less than 0.2 hectares), appropriate contributions will be sought towards open space enhancements in the locality of the development. The Council is planning to publish a comprehensive Parks & Green Spaces Strategy which will give full details of the open space contributions and commuted maintenance sums sought in connection with new residential developments.
- 9.16 Open space needs to be provided for a wide range of purposes including casual walking, children's play, organized team sports and informal amenity areas. Open space provision and its use is hierarchical and consequently local green spaces should be provided within 300 metres of the people they are intended to serve. Larger areas of formal and informal open spaces can be provided further

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Hierarchy of Public Open Space Provision

Local Green Space

- 9.18 Residents of the Borough should have easy access to a good quality local green space of at least 0.2 hectares where people can relax, exercise and take children to play within 300 metres of home (straight line distance) without having to cross a main road. The site may contain natural/semi-natural areas and an equipped play area.

District Green Space

- 9.19 Residents of the Borough should have access to a good quality district green space of at least 1.5 hectares in size, where people can relax, walk and exercise and take children to play within 600 metres of home (straight line distance), and via safe crossing points over major roads. The site will normally contain an equipped play area, one or more formal sports pitches and natural/semi natural areas.

Wildlife Site

- 9.20 Residents of the Borough should have access to an area of natural/semi-natural habitat (wildlife site) of a least 2 hectares in size, where people can relax and observe wildlife, within 600 metres of home.

Country Park

- 9.21 Residents of the Borough should have access to a Country Park area of at least 20 hectares in size, consisting of natural and semi-natural habitats with some formal areas developed with visitor facilities (public toilets, café, information/interpretation, programmed events) within 4 kilometres of home. People will be able to relax, walk and exercise, take children to play and take part in formal recreation activities.

Sports Pitches

- 9.22 Good quality sports pitches for all outdoor sports, with appropriate changing facilities, will be provided sufficient to meet demand within the Borough. Current provision is sufficient for all uses other than junior football, for which there is an estimated shortfall of 30 pitches.

Play Areas

- 9.23 Play areas are defined as areas of open space set aside for use by children and/or young people where equipment has been provided for their enjoyment. The type of provision will be determined by local needs and as a standard should not be more than 300 metres from home for children up to 8 years old, 600 metres for children up to 12 years old and 1,000 metres for young people up to 18 years old. Due to the varying demographic spread of the population it is recommended that these standards be for at least 80% of children and young people. In view of the difficulty of providing play facilities for children whose needs and abilities change as they grow older, this standard will be re-assessed on a regular basis.

Allotments

- 9.24 The number of allotments required in the Borough is a function of demand. The Borough currently has a large allotment resource which, allied to the current vacancy rates, means that new provision will not normally be required in relation to new developments in the Borough. The Council will, however, seek to improve the accessibility, spatial distribution and quality of allotments sites. In line with the Council's statutory requirement as an allotment authority, the Council will continue to monitor demand for allotments and review provision levels where necessary.
- 9.25 The above accessibility standards will be applied to ensure that in new developments open spaces are provided in accordance with the standards, and that where an opportunity arises to improve provision in established neighbourhoods, it will be taken.
- 9.26 In assessing development proposals, the Council will take into account the level of existing open space provision in the locality, and there may be cases where further provision is not necessary because the local area is already well served by accessible public open space. The Council's open space standards do however, seek to ensure that all new residential developments contribute to the provision or improvement of public open space either through its provision on site or through a financial contribution to be used in the improvement of open space provision in the locality. This approach recognises the impact and pressures that even small developments can have on open space and recreational facilities.

- 9.27 In applying these standards, the Council will calculate the requirement for open space for any given dwelling sizes in a development scheme on the basis that 2.85 hectares per 1,000 population equates to 28.5 square metres of space per person. This requirement excludes 'SLOAP' (space left over after planning) and other incidental areas of land such as road verges, which are not intended for a specific use.
- 9.28 To promote the wider use of existing and new sports facilities, the Borough Council will encourage potential sport and recreation providers to consider opportunities for joint provision and dual use of facilities.

<p>147.OS The Borough Council will require, in connection with new residential developments, the minimum provision of 2.85 hectares of public open space per 1,000 population. In practice;</p> <ul style="list-style-type: none">i. where the development involves the net increase of between 1 and 24 residential units, the Council will seek agreements for a contribution towards open space provision or towards improving equipment/facilities on sites in the locality;ii. where the development involves a net increase of between 25 and 44 residential units, open space provision will be sought on-site, unless the open space requirement arising can be accommodated by enhancing existing public open space within a 300 metre walking distance of the development, in which case a financial contribution will be sought towards off-site improvements;iii. where the development involves a net increase of 45 residential units or more, appropriate open space provision will be sought on-site to meet the open space needs arising from the development.

- 9.29 It will be a requirement that all land proposed for public open space is allocated a specific use and is laid out at an early stage of the development. This will be achieved by requiring the developer to enter into a legal agreement with the Council, supported by a bond, to provide for the layout and future management of the open space. Where provided, play areas will normally be transferred to the ownership of the Borough or Parish Council, for the purpose of their maintenance and management.
- 9.30 As well as meeting the standards above, consideration must be given to providing access to public open space which is appropriate for less mobile groups, such as the young, the elderly, and the disabled.

Sport and Recreation Provision

- 9.31 Guidance from Sport England's 'Planning Policies for Sport' (1999) states that the level of sport and recreation provision should be determined locally, based on local assessments of need and take account of wider than local requirements for strategic or specialist facilities (Objective 4).
- 9.32 The adopted Sport & Recreation Strategy for the Borough of Eastleigh 2002 – 2007, identifies the sports and recreation needs of the Borough and sets out potential routes for funding. The Strategy promotes the wider use and enhancement of existing and new sports facilities on school and other sites, a practice well established elsewhere and part of government policy. Making more effective use of existing sites and facilities also contributes to the Council's urban renaissance agenda.

148.OS The Borough Council will permit appropriate proposals which address deficiencies in the quality and quantity of sport and recreation facilities in accordance with its Sport & Recreation Strategy for the Borough of Eastleigh 2002 – 2007. Particularly at:

Hiltingbury Recreation Ground

Fleming Park, (as guided by the 'Plan for the Development of Fleming Park', 2002, EBC)

Chestnut Avenue

Bishopstoke Recreation Ground

Wyvern School

Wildern School

Hamble School

Crestwood School

Toynbee School

Alderman Quilley School

Southampton University's Wide Lane site

Playing Fields

- 9.33 Government guidance in PPG17 states that local authorities should add to and enhance the range and quality of existing playing facilities. However, it may be difficult to meet the requirements in all areas due to the amount of land required, as well as the need for playing fields to be flat, level, and well drained.

149.OS The Borough Council will support proposals to develop new facilities and the enhancement of existing playing field facilities, including the provision of all weather pitches, subject to their scale, siting and design conforming with policies for the protection of the environment.

Public Open Space Provision at Hedge End

- 9.34 The provision of new public open space to the east of Berrywood Primary School, Hedge End will not only meet the needs of existing and future residents of the locality but also enable the grounds at Berrywood Primary School to be extended. Both the Borough Council and the County Council own land in this locality and the precise boundaries of the school field and the public open space will be delineated following discussion between the two Authorities.

150.OS The Borough Council will support the provision of additional public open space to the east of Berrywood Primary School, Hedge End and the extension of the grounds at Berrywood Primary School.

Allotments

- 9.35 PPG 3 Housing and PPG 17 Public Open Space, Sport & Recreation, provide national policy guidance on allotments, with the reference to the protection of good quality public open space in PPG 3, including allotments. There are two reasons for this. Firstly, allotments are the most likely type of public open space to be disposed of and secondly, if higher densities recommended in PPG3 are to be introduced, the demand for allotments is likely to increase. Parks, recreation grounds, playing fields and allotments must not be regarded as 'previously developed land' as defined in annex C of PPG3.

151.OS The Borough Council will refuse proposals which include the redevelopment of allotment gardens which are identified on the Proposals Map unless the allotments that would be lost to the development are replaced prior to the commencement of the development by allotments of equivalent or better quality and quantity in suitable locations, conveniently accessible for plot holders, including those who need to be relocated.

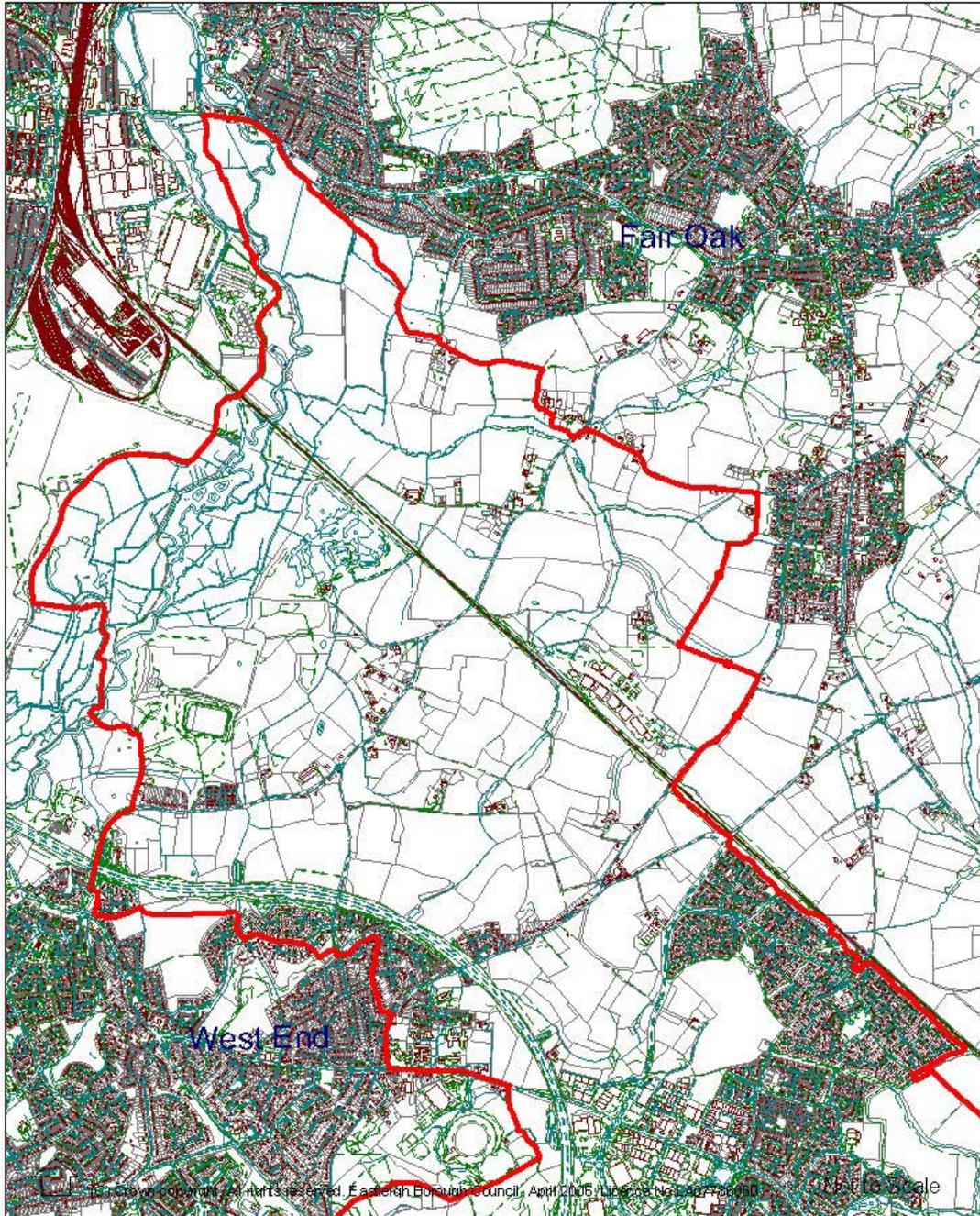
- 9.36 The only exceptions to policy may be at the eastern end of the Woodside Avenue allotments and at Ramalley allotments, Chandler's Ford, which have been safeguarded as possible cemetery extensions.

Rights of Way and Access to the Countryside

- 9.37 The Borough Council will continue to promote and propose those bridleways and footpaths identified in the Adopted Plan of 1997 but which remain unimplemented. New routes to improve access for cyclists and horse riders are also proposed. Allied to these proposals are the sections of the Countryside and Rights of Way Act which seek to establish public access to certain categories of open land and to improve the public rights of way network. Contributions will be sought for the implementation of these proposals in line with the Background Paper on Developers' Contributions. Under the guidance of the Habitats Regulations, any proposals for cycling or pedestrian links will be required to undertake an appropriate assessment of their potential impacts on the protected Ramsar and SPA nature conservation sites. Policy 152.OS outlines the Strawberry Trail walking route, which links key village and attractions in the Borough (see Plan 49).

152.OS In order to extend and improve access along the Green Network, the following dual purpose cycle and pedestrian links are proposed, as shown on the Proposals Map subject to the undertaking of an appropriate assessment of their potential impacts on areas of nature conservation value.

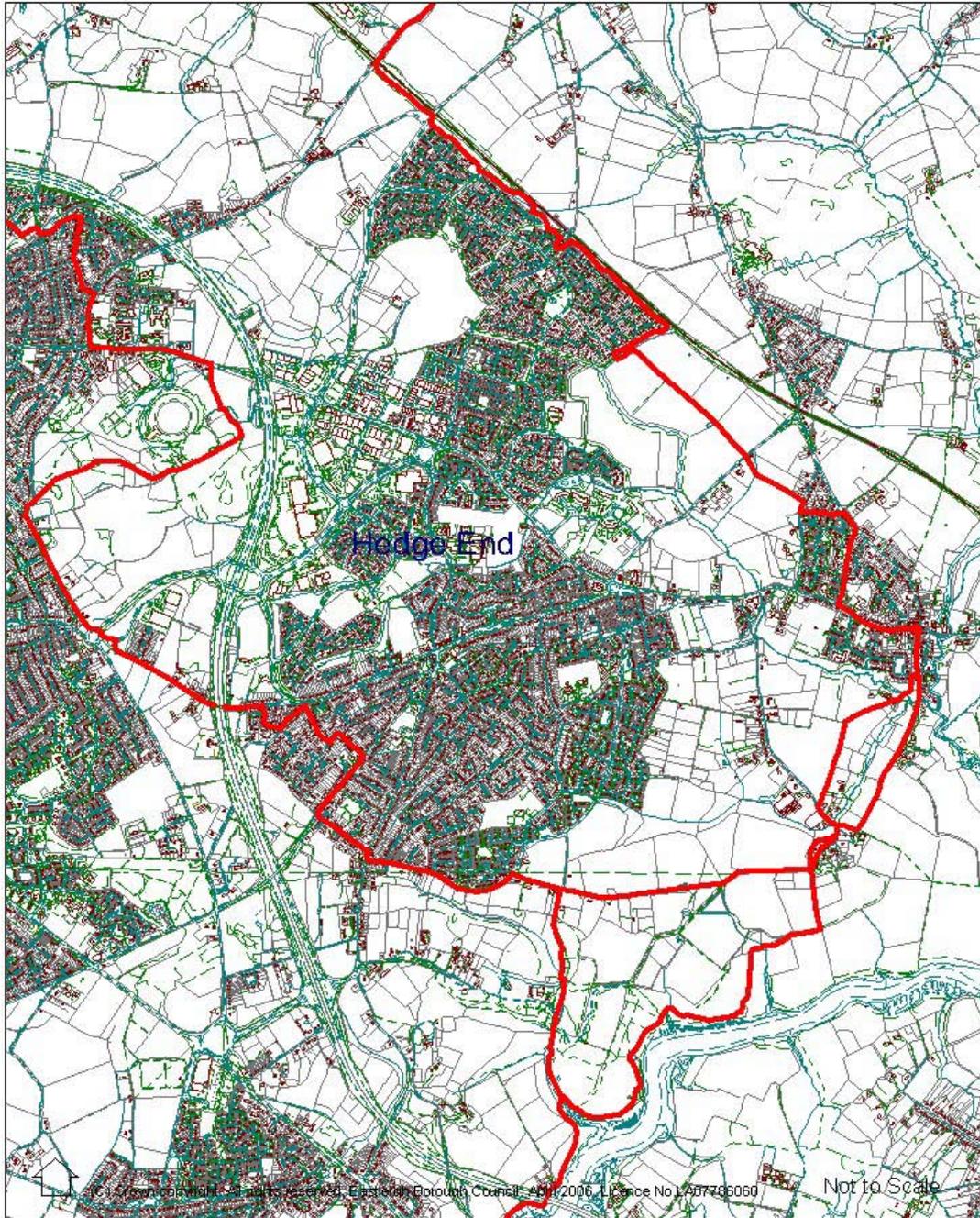
- i. Stoke Common Road, Bishopstoke, via Stoke Park Woods, to Winchester Road, Fair Oak;
- ii. Solent link from Weston shore, via Westfield Common, Coach Road and Hamble Lane, to Spitfire Way, Hamble;
- iii. Hamble, via Badnam Copse and Mallards Moor, to Bursledon Station;
- iv. Bursledon Station, via Manor Farm Country Park, to Botley.
- v. Woodhouse Lane to Grange Park estate, Hedge End;
- vi. Winchester Road, Boorley Green, to Hedge End station;
- vii. Tollbar Way, Hedge End, to Moorgreen Road; and
- viii. Allington Lane to Quob Lane (see Proposals Map).



Plan 49a

Strawberry Trail North

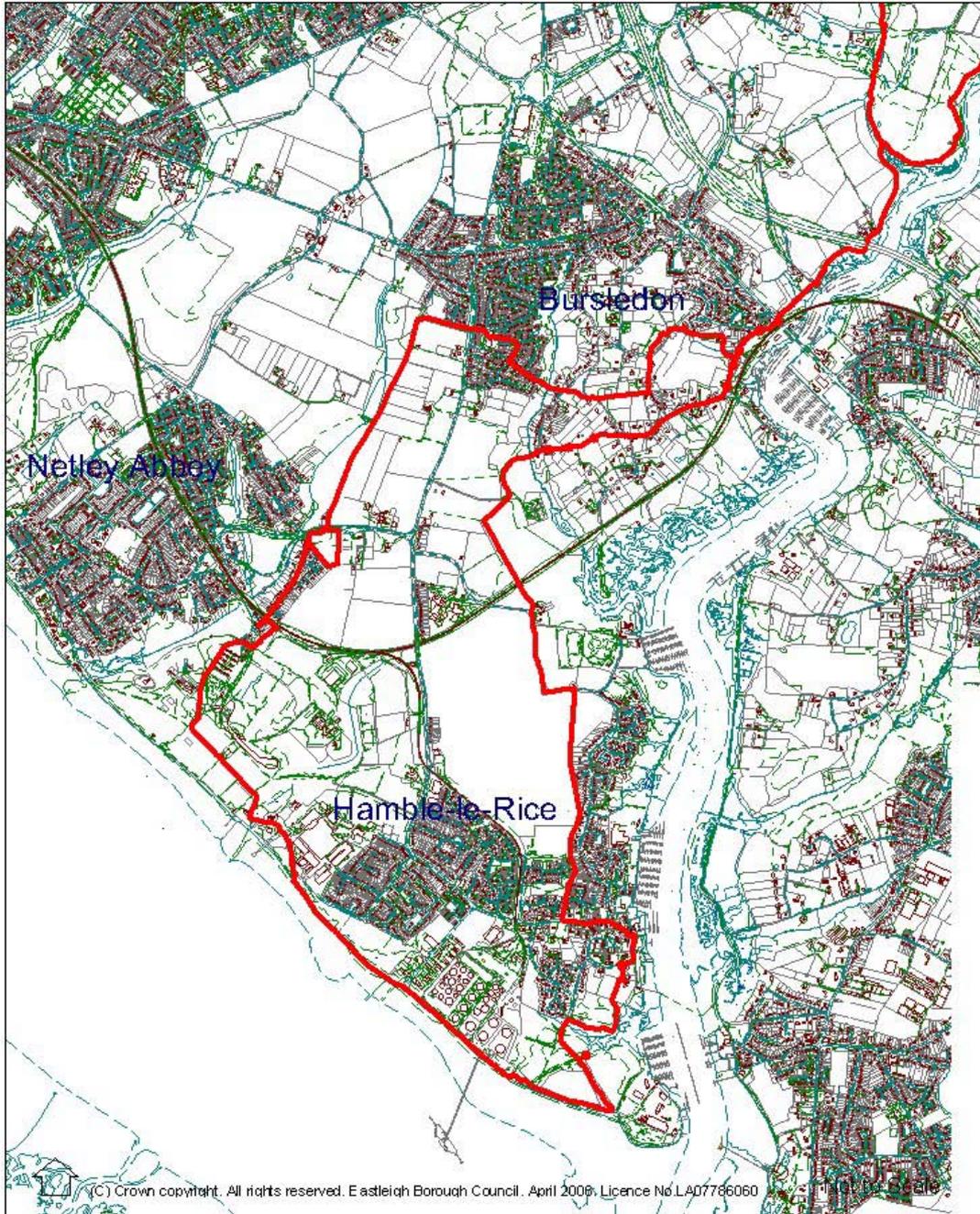
Eastleigh Borough Local Plan Review (2001-2011)



Plan 49b

Strawberry Trail Central

Eastleigh Borough Local Plan Review (2001-2011)



Plan 49c

Strawberry Trail South

Eastleigh Borough Local Plan Review (2001-2011)

153.OS In order to improve general access and off road links between existing bridleways and equestrian establishments, the following new bridleways are proposed as shown on the Proposals Map:

- i. Hardings Lane to Upper Barn Copse;
- ii. Allington Lane to Itchen Valley Country Park, via Hogwood Lane/Allington Manor;
- iii. Burnetts Lane, via Moorgreen Farm, to Allington Lane;
- iv. Woodhouse Lane to Grange Park estate;
- v. Winchester Steet, Botley, to Newhouse Farm;
- vi. Satchell Lane, Hamble;
- vii. Quob Lane to Allington Lane, West End; and
- viii. Moorgreen Road to Tollbar Way, Hedge End

Equestrian Recreation Proposals

9.38 Development involving horses requires high standards of design of buildings and care of the land is necessary to avoid a detrimental impact on the amenity of the landscape. Applicants may need to remove jumps and other equipment when not in use. In Eastleigh there have been numerous applications for stables and riding schools associated with equestrian leisure activities, which have led to pressure for additional dwellings in the countryside. The Borough Council will take a positive view of planning applications for horse-based development which respect the rural environment and do not lead to pressure for additional dwellings in the countryside.

154.OS Proposals for stables and riding schools will only be permitted where:

- i. in the case of a commercial stable or riding school, a dwelling already exists on the site;
- ii. they do not have an adverse impact on the character of the locality, and
- iii. they do not have a detrimental impact on the local road network.

Where permission is granted for new stables the Council will require high standards of design of buildings and planting. In such cases stable operators will also be requested to enter into a legal agreement with the Council to ensure appropriate long-term management of the premises and appropriate planting and screening.

The River Hamble

- 9.39 The River Hamble is not only of significant landscape and nature conservation importance but it also provides recreational opportunities for a large number of residents and visitors. They in turn support the local economy through their use of facilities and services, particularly at Hamble-le-Rice and at the local boatyards (see policy 124.E).

Moorings

- 9.40 The Harbour Authority, (Hampshire County Council), has determined that for reasons of navigational safety, the total number of craft berthed in the River Hamble should not exceed 3,261. There are currently 3,170 moorings. There are also a number of areas where it is the Council's intention to prevent further moorings in order to retain the character of the river by keeping the relatively open nature of certain stretches, allowing views across and along the river as well as providing areas for dinghy sailing.

155.OS The Borough Council will only permit new moorings on the River Hamble provided that the Harbour Authority's limit of 3,261 moorings afloat is not exceeded and they are not located in the restricted areas as shown on the Proposals Map.

- 9.41 Similarly the development of jetties, slipways, and pontoons on open stretches of river bank would be detrimental to the landscape and ecological value of the Hamble and should therefore be restricted to built-up areas of the river frontage.

156.OS New jetties, slipways, pontoons, landing stages, steps, walkways, bridges and catwalks or extensions to such structures, will not be permitted except where they are in existing boatyards or within built-up areas of the river frontage and they do not impede the movement of craft on the river, or areas where there is currently public access.

Noisy Sports

- 9.42 Noisy sports and leisure activities include, motor sports, shooting, water sports, model aeroplane flying and war games. Countryside areas, particularly those in the urban fringe are often the only appropriate location for such activities because sites in urban areas are likely to cause nuisance and disturbance. However, there are many factors which need to be taken into account.

157.OS The Borough Council will permit appropriate proposals for, or relating to noisy sporting activities, only if they meet all the following criteria:

- i. they should not conflict with the protection of the countryside, adversely affect the quality of the landscape or areas of nature conservation value;
- ii. the amenities of residents in the locality should not be adversely affected by noise, disturbance or other consequences of the proposed activity;
- iii. the amenity of other users in the countryside, for example on public footpaths or other access points, should not be adversely affected;
- iv. the site should be large enough to accommodate the activity and the landscaping required to minimise the impact of activity in the countryside;
- v. the proposal should not result in a volume of traffic which exceeds the capacity of the surrounding road network;
- vi. the size, design, function and layout of any building must be appropriate to the proposed activity and must be located to minimise its impact on the countryside;
- vii. the use of the land can be restricted to a specific outdoor recreational activity and the land can be returned to an appropriate agricultural/forestry use, should the activity cease; and
- viii. noise and fume emissions can be kept within acceptable limits.

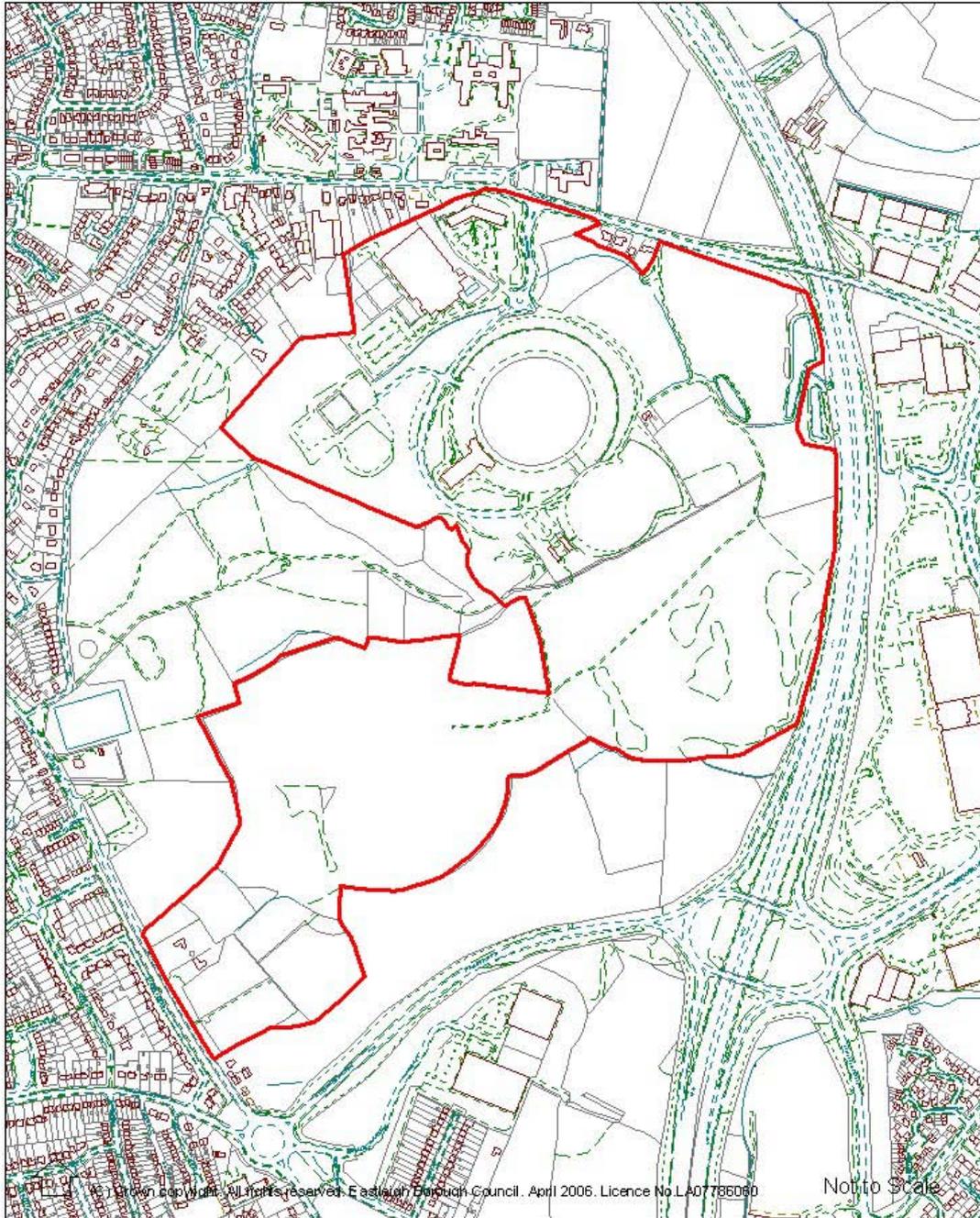
The Rose Bowl And Tennis Centre Special Policy Area

- 9.43 The area now occupied by the County Cricket Ground (known as the Rose Bowl), the tennis centre and golf course at West End is outside the urban edge and is in a sensitive part of the strategic gap between West End and Hedge End (see Plan 50).
- 9.44 The development is not yet complete and has outstanding permissions for a hotel (on the Botley Road frontage), indoor and outdoor bowling greens and an artificial turf sports pitch. The area is subject to a legal agreement between the owners and the Council which imposes restrictions on the use of the land.
- 9.45 The Council is keen to ensure the success of the facilities whilst maintaining the generally green, open, landscaped character of the area consistent with countryside and strategic gap policy. A Special Policy Area designation is therefore proposed. This will allow for reasonable additional development, adaptation and change, whilst maintaining outdoor recreational activities as the primary uses of the area, and seeking to ensure that any development is of the highest quality.
- 9.46 The use of the present facilities causes traffic congestion on occasions, and enhanced provision for pedestrians, cyclists and public transport will be required in conjunction with any additional development.

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| <p>158.OS</p> | <p>Proposals for further development in the Rose Bowl and Tennis Centre Special Policy Area will only be permitted if they conform to all the following criteria:</p> <ul style="list-style-type: none">i. development, other than the proposed hotel, must be for outdoor sport or recreational purposes or for buildings strictly ancillary to such uses;ii. any buildings or structures must be appropriate in scale, form and location to the predominantly green and open character of the area and should only be visible from the surrounding area in the context of the wider landscape setting;iii. development must be of a high quality layout and design, with careful attention to detailing, hard landscaping and planting;iv. proposals for floodlighting on any part of the site must be of a scale, form, location and luminosity that would not affect the predominantly open character of the area. The hours of use of any floodlighting may be |
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limited in order to minimise its impact on nearby residential property;

- v. proposals must be accompanied by satisfactory arrangements for vehicular access from Botley Road and must include provision for improved facilities for pedestrians, cyclists and public transport within and around the Special Policy Area;
- vi. any areas of the site to be used for occasional or short-term car parking must be provided with an appropriate soft surface, be well landscaped and not be used for any purposes other than car parking;
- vii. the land to the west of the access to the site on the Botley Road frontage is to be developed only for a hotel, with ancillary facilities, which must be of a high quality of design, materials and appearance appropriate to its prestigious location at the entrance to the Special Policy Area; and
- viii. any proposal must ensure that surface water drainage will not increase flood risks downstream and within the river corridor.



Plan 50

The Rosebowl and Tennis Centre, West End. Special Policy Area

Eastleigh Borough Local Plan Review (2001-2011)