Diagram 1: Redevelopment of an Existing Open Space or Sports/Recreation Facility

START
Has the local authority undertaken an assessment that is fully compliant with PPG17?

Yes

No

Is the proposed development on an existing playing field?

Yes

No

Has the developer demonstrated through an independent assessment that the land or buildings are surplus to requirements? (PPG17, para 10)

Yes

No

Grant permission, subject to a condition or obligation to secure the replacement provision, if required, provided the proposals are acceptable in terms of other relevant policies

Yes

No

Are the developer’s proposals widely supported by the local community? (PPG17, para 10)

Yes

No

Refuse permission

Will the proposed development secure the conversion of other land to substitute for the loss? (PPG17, para 13)

Yes

No

Grant permission, subject to a condition or obligation to secure the replacement land, provided the proposals are acceptable in terms of other relevant policies

Yes

No

Does the land provide an important local amenity and offer recreation and play opportunities? (PPG17, para 11(i))

Yes

No

Grant permission, subject to a condition or obligation to secure the use of some of the land to reduce the deficit(s), provided the proposals are acceptable in terms of other relevant policies

Yes

No

Does the land provide a community resource and can it be used for informal or formal events? (PPG17, para 11(ii))

Yes

No

Does the land particularly benefit wildlife and bio-diversity? (PPG17, para 11(iii))

Yes

No

Grant permission, provided the proposals are acceptable in terms of other relevant policies

Yes

No