

Andrew Wood

From: Sue Howell
Sent: 16 May 2017 16:57
To: Andrew Wood
Subject: RE: Y/5/17 - Open Space s106 contributions request

Andrew

I reiterate my comments from my prior consultation.....

Public Open Space

The Council's SPG guidelines apply to developments of houses and are based broadly upon the National Playing Fields Association's (NPFA) "Six Acre Standard". This requires that 2.4 hectares of open space (or six acres) are provided for every 1,000 people ie 24 square metres of open space per person. Under superseded Fields in Trust guidelines (FIT) this requires that 3.2 hectares of open space are provided for every 1,000 people ie 32 square metres of open space per person. The new FIT standards would therefore suggest a requirement of .39Ha to be provided on site. We would require confirmation of the areas of public open space being proposed with this development. The proposed indicative layout indicates that much of the proposed Open Space being utilised for play and allotment provision with the remainder shown within the Design and Access statement as 'attenuation basin' which we would question as being available as useable 'Public Open Space'. With the number of dwellings on this proposal being up to 51no this would trigger the need for onsite play provision/offsite play provision contribution and Muga contribution as well as landscaped open space areas. In this instance it could be considered that the proposed developments proximity to existing allotment provision and existing local area play, then onsite Public Open Space allocation with contribution towards offsite play provision would be preferable.

Under our existing SPG then there is a requirement of .29Ha which this site is just reaching, however under new FIT standards this would require .39Ha. from the layout shown all of the open space appears to be taken up with allotments and play provision, which actually leaves very little as true Public Open Space. Therefore my comment that it would be preferable for open space on-site and offsite contribution for the play, muga and allotment element instead.

Play contribution off-site would be calculated at £1000/dwelling index linked, I don't know what the contribution calculation for MUGA or allotment would be.

I trust that this answers your query.

Regards

sue

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