New Lodge, Barnsley

Planning Policy Statement in support of application 2011/1032



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Planning Policy Statement
In respect of:

Application: 2011/1032

Proposal: Demolition of existing dwellings (Nos. 8 and 10 Kirkstall Road) and Residential development consisting of 83 no. dwellings

Location: Land at New Lodge, Barnsley, South Yorkshire

Applicant: Keepmoat Homes

Introduction

This Planning Policy Statement has been prepared to support a Full Planning Application for the creation of 83 dwellings with associated car parking, highway access and landscaping on approximately 1.85 hectares (4.75 acres) of land following the demolition of Nos. 8 and 10, Kirkstall Road, Barnsley.

This proposal forms part of the ongoing residential regeneration of the Kirkstalls and Standhill North Key Intervention Areas as defined within *"A Vision for New Lodge"* the second community masterplan for the area drafted in 2006 and adopted by Barnsley Council in March 2008

In form, the proposal provides for the comprehensive redevelopment of 1.85 hectares of cleared land to the north and south of Kirkstall Road formed through the demolition of substandard dwellings. The new development has been designed to functionally, operationally and structurally outperform previous residential construction and provide a more attractive and effective living environment for new residents and visitors..

In accordance with the adopted masterplan for New Lodge this development provides a variety of house types and forms from mews style homes to semi-detached and detached properties with the objective of providing residents with greater choice in accommodation to meet their existing and projected living needs. In design, the properties are to be traditional in conception and construction to both blend with existing built form and provide the parking and front and rear gardens which are essential for family life.

Whilst it is clear that the development of the site for new residential use as proposed by the accompanying application is acceptable in principle the determination of the application must be subject to detailed assessment under current policy and guidance. This statement has therefore been prepared to highlight material planning policies and provide a cohesive response to considerations raised.

We trust that you will find this document useful in describing the design, planning and development rationale for the proposal however if any further information is required please do not hesitate to contact Kerford & Associates direct.

Planning Policy: Foreword

The Barnsley Local Plan comprises of many layers of supporting Planning policy including documents as diverse as the recently approved Core Strategy, the saved policies of the adopted Unitary Development Plan, residual theme elements from the now revoked Yorkshire and Humber Regional Spatial Strategy and a raft of subject specific Supplementary Planning Documents and Guidance Notes.

To provide a full and detailed Planning Policy statement which responds individually to each of the policies and objectives contained within each of the relevant documents would engender a significant level of repetition which would do little to clarify the Planning position in respect of the development.

The subsequent sections of this Planning Policy statement have therefore been grouped into thematic elements such as Principle of the Development, Design, Environmental Sustainability and so on as a means of collating the disparate policies and drawing out their essential objectives and purpose. Each section is therefore headed by the appropriate core strategy policy and a response to that policy provided. Notes are also provided as a means of highlighting whether the theme response complies, is neutral to, or conflicts with corresponding policy from other sources. We trust that this approach maintains clarity and provides a cohesive response.

The Principle of Development

Policy CSP 17 Housing Regeneration Areas

In the following recognised areas of low housing demand we will support a range of housing market regeneration programmes aimed at the renewal of poor housing and the revitalisation of the neighbourhoods and communities:

- *Goldthorpe, Bolton on Dearne, Thurnscoe, and Great and Little Houghton*
- *Royston, Shafton, Brierley and Grimethorpe*
- *Urban Barnsley*

Such support may include: encouraging housing growth by granting planning permission for housing redevelopment addressing the density and mix of housing types and tenure, giving full weight to agreed masterplans produced under housing regeneration area programmes, providing new infrastructure to support the sustainability of communities.

Response

In land use planning terms, the sites are located within an area defined as "*Urban Barnsley*" within the Barnsley Settlement Assessment produced by the Babtie Group in 2003. Within this area the adopted Unitary Development Plan further identifies Urban Barnsley as a focus for housing and economic growth - an objective carried through to the Core Strategy, Barnsley's most current expression of Planning policy.

Under the objectives of Policy CSP 17 the renewal of poor quality housing stock would be supported by the Local Authority through the granting of Planning Permission for housing redevelopment addressing the density and mix of housing types and tenure.

Moreover, the essential support granted under Policy CSP 17 makes reference to "...giving full weight to agreed masterplans produced under housing regeneration area programmes"

As will be noted from the application pack this proposal has been developed as a regeneration initiative derived from the adopted community masterplan *"A Vision for New Lodge"*. The sites themselves are located within the Kirkstall's and Standhill North Community Areas where it is acknowledged that options for existing non-traditional housing, both in terms of refurbishment and replacement, should be actively explored as the properties have exceeded their design life and are proving expensive to maintain and run. The Community Plan had already, prior to the demolition of the

existing buildings and clearance of the site, identified the proposed development site as an area of poor environmental quality and a priority area for investment in residential regeneration.

From this cross platform support it may therefore be confirmed that the proposed development is acceptable in principle subject to matters of detailed design.

Supporting Policy Compliance

The Response to this section also responds to the following supporting Policies:

Source	Policy	Compliance
aUDP	H3	Complies
aUDP	H4	Complies
aUDP	H8	Complies
aUDP	BA2	Complies

Quanta and Form of New Residential Construction

CSP 9 The Number of New Homes to be Built

We will seek to achieve the completion of at least 21500 net additional homes during the period 2008 to 2026. A minimum five year supply of deliverable sites will be maintained.

Response

The proposed development provides for the creation of 83 new homes - a net increase of 31 when the two properties to be demolished as part of this application are discounted together with the 51 sub standard properties demolished as part of site clearance works.

Whilst this increase may be considered modest in the light of the target figures to 2026 the increase in dwelling stock within the local community will have notable effect and the improved standards and quality of construction will do much to safeguard and maintain the longevity of social housing within Barnsley.

CSP 14 Housing Mix and Efficient Use of Land

Housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population.

Proposals to change the size and type of existing housing stock must maintain an appropriate mix of homes to meet local needs. Priority will be given to the development of previously developed land and we will seek to achieve between 55% and 60% of homes to be built on previously developed land.

A minimum density of 40 dwellings per hectare will be expected, rising to 45 dwellings per hectare within good public transport corridors, and to 55 dwellings per hectare in Barnsley Town Centre.

Lower densities will only be supported where it can be demonstrated that they are necessary for need, viability or sustainable design reasons.

Response

Para 1. In accordance with the objectives of the adopted Community Plan six distinct forms of dwelling are proposed as part of this application with the objective of meeting the present and future accommodation needs of a broad spectra of the local population.

In summary the properties to be produced are:

House Type		Size	No.
665	2 Bed Semi-detached/Mews	61.7m^2	25
763	3 Bed Semi-detached/Mews	70.8m^2	36
828	3 Bed Detached/Semi-Detached	76.9m^2	6
843	3 Bed Detached	78.3m^2	2
1011	3 Bed Detached	93.9m^2	12
1179	3 Bed Bungalow	109.5m^2	2

Through providing a wide selection of property types, scales and formats the proposed development will enable greater choice and opportunity in accommodation selection to better meet the needs of local people, from young families to older persons, and so assist in the creation of a mixed and balanced community

Para 2. As noted above, the housing mix to be provided has been selected from the requirements of the adopted Community Plan and also the advice of the Local Authority. The proposed format of regeneration allows for a greater variety of mix than was previously available and would be more appropriate to the needs of a diverse community than the previous homogenous build. In respect of land priorities, it can be confirmed that all of the proposed development is to be located on previously developed land and so contribute not only to the effective reuse of finite land resources but the Authority's wider targets on the re-use of vacant and redundant sites.

Para 3. Since the general revocation of the national level dwellings per hectare density guidelines of PPG 3: *Housing* Local Authorities have been required under section 46 of PPS 3 to formulate their own density guidelines based on more local considerations. Paragraph 3 of CSP 14 is a reflection of this change in approach.

The proposed development sites aggregate to approximately 1.85 hectares of land on which 83 new dwellings are proposed. These figures generate a dwelling per hectare (dph) density of 45.3 which Policy CSP 14 states is appropriate for residential developments such as this which are located within good public transport corridors . The design rationale for the density of this development was derived from several discrete but interlinked considerations of urban grain, land efficiency and economic viability.

In more detail, recent and relatively recent regeneration proposals for new dwellings within New Lodge have expressed a range of dph densities rising from below 30 to around 32 to 34. These densities are approximately commensurate with the original built grain of New Lodge however under current guidance they would fall below the recommended minimum level and would now be perceived as an

inefficient use of land resources. The proposed design layout has elected to increase the density of form to provide a more cohesive and attractive streetscene in accordance with Policy CSP 14 and the recommendations of Visioning Principle 4 of the Community Plan which in turn recognises *"..the need for a transformational approach to the housing in New Lodge."*

Through using density as a design tool rather than as a simple numerical calculation it has been possible to create a new and appropriate urban grain which it is anticipated will aid engender a distinct identity for the new development. It is our view that increasing design, and land, efficiency and effectiveness is a fundamental objective of urban regeneration - a view acknowledged within sections 49 and 50 of PPS 3 which notes inter alia that [Whilst] *"More intensive development is not always appropriate. However, when well designed and built in the right location, it can enhance the character and quality of an area. Successful intensification need not mean high rise development or low quality accommodation with inappropriate space....if proper attention is paid to achieving good design, new development opportunities can be taken without adverse impacts on their character and appearance.*

And within section 50 - *"The density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. If done well, imaginative design and layout of new development can lead to a more efficient use of land without compromising the quality of the local environment."*

We believe that this proposal has met these aspirations through providing a more attractive and efficient redesign of the streetscape without compromising quality or amenity - a view we also feel is accepted by the Local Authority in their support of the design and layout of the proposal during the Pre-application consultations of May 2011 and subsequent agreement during post-submission negotiations in October and November 2011.

In addition to the design rationale it would be disingenuous not to say that economic factors played a part in the considerations of optimal density. Within the present economic climate securing funding for all forms of development, and most particularly residential construction, is a difficult process. The increased costs of construction and the necessary improvements to energy efficiency and planning obligations under s.106 agreements all serve to reduce the attractiveness of development to external funders and so their willingness to lend. Development must be economically sustainable or in simple terms, it could not be built and so moderate increases in density enable proposals to be deliverable. A supporting statement on the economic viability of the proposed development has been submitted within the application packet which explores and illustrates this consideration.

Para 4. This policy element is not material in this instance.

CSP 15 Affordable Housing

Housing developments of 15 or more dwellings will be expected to provide affordable housing. 25% affordable housing will be expected in Penistone and the rural west, Darton, Barugh and Dodworth. 15% affordable housing will be expected in all other parts of the borough. These percentages will be sought unless it can be demonstrated through a viability assessment that the required figure would render the scheme unviable. The developer must show that arrangements have been put in place to keep the new homes affordable.

Response

The regeneration of New Lodge is being driven forward by a public and private sector partnership comprising of Barnsley MBC, Yorkshire Homes and Keepmoat. Together these partners have committed over £50m in capital investment into New Lodge and aided lever over £100m of contributory investment.

This partnership approach to regeneration has enabled multi-site agreements to be made to enable best performance to be achieved in meeting the objectives of the Community Plan. In respect of Affordable Housing significant steps toward provision have already been made;

During the first Phase of residential regeneration in 2008/09 Yorkshire Housing provided 65 affordable social rented homes in a variety of formats across New Lodge. Phase 1 was originally conceived to be a mixed tenure development containing both market and social rented housing however the prevailing market conditions at that time provided the opportunity to restructure the tenure mix to social rented housing only with the balance to be rectified in Phase 2.

The current planning applications which make up Phase 2 provide for 40 Social Rented units to be delivered by Yorkshire Housing and 83 units for sale to be delivered by Keepmoat Homes. This will re-balance the tenure mix across the two phases to 105 units new housing for rent and 83 units new housing for sale.

With this underlying rationale, a Development Agreement is in the process of discussion and negotiation between Keepmoat and Yorkshire Housing which will enable the Affordable Housing contribution to be shared between the two Phase 2 sites ensuring that the tenure mix across New Lodge remains balanced and inclusive.

Maintaining and enhancing the creation of a mixed and inclusive community is vitally important to the long term success of New Lodge. These works and the cohesive and strategic level approach to Affordable Housing have already seen the once single tenure council estate move toward a greater

choice in housing forms and tenure choice and by 2012/13 it is anticipated that New Lodge's housing profile will be:

Property Tenure Form	Units	%
Council retained rented stock	432	56.1
Housing Association new build for rent	105	13.5
Former council stock sold RTB	148	19.3
Private development for sale	83	10.9
Total Units		**769**

These figures provide an approximate tenure mix of 70% social rented to 30% owner occupation.

Supporting Policy Compliance

The Response to this section also responds to the following supporting Policies:

Source	Policy	Compliance
aUDP	H8	Complies

Design

CSP 29 Design

Design Principles:

High quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley, including: topography, Green Infrastructure assets, important habitats, woodlands and other natural features views and vistas to key buildings, landmarks, skylines and gateways heritage, townscape and landscape character including the scale, layout, building styles and materials of the built form particularly in and around:

- *Barnsley Town Centre*
- *Penistone and the rural villages in the west of the borough within and adjacent to Conservation Areas*

Development should:
contribute to place making and be of a high quality, that contributes to a healthy, safe and sustainable environment help to transform the character of physical environments that have become run down and are lacking in distinctiveness enable all people to gain access safely and conveniently, providing, in particular, for the needs of families and children, and of disabled people and older people contribute towards creating attractive, sustainable and successful neighbourhoods achieve a Building For Life assessment rating of 'good' or equivalent as a minimum, in developments of 10 or more dwellings.

Response

The application set for the proposed development contains a Design and Access Statement specifically produced to illustrate and highlight the design rationale for the proposal and its position within the built context of New Lodge.

To avoid unnecessary duplication of submitted information we would therefore direct the reader to this document as, unlike a technical report where summaries are possible, the Design Statement must be read as a whole to be fully understood.

In the interests of clarity however we can confirm that the proposed development has been site specifically designed to meet the accommodation needs of the existing and future residents of New Lodge in an attractive, efficient and effective means. The living, mobility and aspirational needs of residents have been considered as fundamental parameters to ensure the long term viability of the proposal and the creation of a sustainable and successful neighbourhood.

Environmental Sustainability Energy Efficiency and Construction Methodologies

CSP 2 Sustainable Construction

Development will be expected to demonstrate how it minimises resource and energy consumption, compared to the minimum target under current Building Regulations legislation, and how it is located and designed to withstand the longer term impacts of climate change. All new dwellings will be expected to achieve at least a level 3 rating under the Code for Sustainable Homes or equivalent. This requirement will rise over the plan period and by 2013 new dwellings should achieve at least level 4, rising to level 6 by 2016. All non-residential development will be expected to achieve at least BREEAM standard of 'very good' or equivalent.

CSP 5 Including Renewable Energy in Developments

All development (either new build or conversion) of 10 or more dwellings or 1000m^2 of non residential floorspace will be expected to incorporate decentralised, renewable or low carbon energy sources and other appropriate design measures sufficient to reduce the development's carbon dioxide emissions by at least 15% for applications submitted up to 2015, rising to 20% for applications submitted thereafter subject to such measures being practicable and not unacceptably prejudicing the viability of the development.

Where it is not appropriate to incorporate such provisions within the development, an off site scheme, or contribution to such may be acceptable.

Response

CSP 2 and CSP 5

Environmental Design and Energy Efficiency

Details on the proposed means of meeting the Core Strategy's policy objectives on Sustainable Construction and the incorporation of Renewable Energy in residential developments has been fully explored within the *"Low or Zero Carbon (LZC) Technology Feasibility Study"* produced by Queensbury Design Limited and submitted as part of this application pack.

The report is comprehensive in nature developing from considerations of a *"Fabric First"* approach to embedded renewable technology (as recognised by the Department for Business Enterprise and Reform (BERR) under the Low Carbon Buildings Programme (LCBP)) and on to a broad spectrum of micro generation technologies and the legislative, amenity and financial implications of solution selection.

From the analysis undertaken two separate Options for meeting the requirements of Policy have been proposed for the development under both this application and that of the allied residential development scheme at Larch Place, Kendray (application reference 2011/1031).

Option 1, the *LZC* solution, identifies photovoltaic micro energy production as the most appropriate sustainable technology for application in light of its cost effectiveness from a lifetime cost perspective, its proportionally larger reduction in CO^2 emissions and its ability to provide the greatest net reduction in fuel costs as experienced by the property occupant. This solution would provide expended energy and CO^2 reductions to achieve compliance with both approved document Part L1a of the Building *Regulations 2010 and 10% renewable planning requirements*

Option 2, the *Fabric First* solution, identifies enhancements through structural and energy efficiency means to improve U-Values above those required under approved document part L1a of the 2010 building regulations.

Of the two distilled Options it is considered that Option 2 would provide a greater reduction in both net energy reduction and carbon emissions than could be achieved under Option 1.

Water Management and Weather Resilience

The site is situated in an area of low probability of annual flooding as detailed within the response to Policy CSP 3 below. In summary however it may be confirmed that site drainage design will avoid, reduce and delay the discharge of rainfall to public sewers and watercourses. This will protect watercourses and reduce the risk of local flooding, pollution and other environmental damage.

Waste Management

The development will make adequate provision for the internal and external storage of non-recyclable and recyclable household waste.

CSP 3 Sustainable Drainage Systems (SuDS)

All development will be expected to use Sustainable drainage systems (SuDS). Only in exceptional circumstances, where it can be demonstrated that all types of SuDS are impractical, will other drainage management systems be permitted. Planning applications must include an assessment to show that SuDS will work and be maintained. Measures should be taken to avoid water contamination and safeguard groundwater supply.

Developers will be required to contribute to the maintenance of SuDS.

Response

A response to this policy has been more fully explored within the *Flood Risk and Drainage Strategy* prepared by BSP Consulting which accompanies the Planning Application. This response therefore provides a synopsis of the principle issues and recommendations given in the interests of completeness.

The proposed development is set at between 91.5 and 95.5 metres above the Ordnance Survey datum (AOD) point and is identified within the Environment Agency's Flood Risk Maps as being located within Flood Zone 1 - an area of low flood risk with a possible risk of flooding of less than 1 in 1000 years. The site itself is formed from a cleared area of residential properties and associated car parking and hardstanding and is served by an extensive existing mains drainage network.

The proposed development will increase the areas of impermeable surface within the site by approximately 43% and as a consequence a drainage strategy has been developed which will direct surface water run off to either the existing drainage network or to private soakaways within the curtilage of the proposed properties as subsurface conditions dictate.

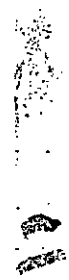
Where the permeable sandstone strata has been identified, and is at a suitable depth below ground level, soakaways will be used for the disposal of surface water generated by the proposed dwellings and associated hardstandings. Where the permeable sandstone has *not* been found or is too deep for *traditional soakaways the proposed dwellings will discharge to the public surface water sewers* crossing the site.

The drainage from the public highways running through the site will discharge to the public sewers as is presently the case. Where soakaways are not suitable for the discharge of surface water generated from the development site surface water will discharge to the local public surface water sewer network at a rate not exceeding 30% less than the existing rate.

Whilst permitted rates of surface water discharge will need to be confirmed by Yorkshire Water prior to final design, in its present form the proposed drainage strategy proposes to discharge 3085m^2 to private soakaways and 2898m^2 to the public sewer network. When compared to an existing discharge of 4176m^2 to the public sewers this approach represents a 31% improvement over the existing situation.

Other additional options such as the use of permeable paving will be considered as the primary treatment and attenuation features for private areas where viable and in consideration of other site constraints.

In respect to contributions to the maintenance of SuDS systems the applicant has confirmed that all of the planned SuDS soakaways to be created as part of this development will be located on private land as a consequence responsibility for maintenance will revert to the property owner on acquisition.



Transportation

CSP 25 New Development and Sustainable Travel

New development will be expected to: be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people, and should not provide more than the maximum number of car parking spaces set out in a Supplementary Planning Document provide a transport statement or assessment in line with the thresholds and guidance set out in Department for Transport 'Guidance on Transport Assessments' as published March 2007 (or any subsequent version) provide a travel plan statement or a travel plan in accordance with the thresholds and guidance set out in Department for Transport 'Good Practice Guidelines: Delivering Travel Plans through the Planning Process' as published April 2009 (or any subsequent version). Travel plans will be secured through a planning obligation or a planning condition

Where levels of accessibility through public transport, cycling and walking are unacceptable, we will expect developers to take action or make financial contributions in accordance with policy CSP 42.

If it is not possible or appropriate for the minimum amount of parking for cycles motorbikes, scooters and mopeds to be met on site, the developer must provide, or contribute towards, off-site parking, or improve or provide other forms of travel.

Response

CSP 25

In a similar manner to the response to Policy CSP3, it can be confirmed that a formal response to this policy has been more fully explored within the *Transport Statement* prepared by BSP Consulting which accompanies the Planning Application. This response therefore again provides a synopsis of the principle issues and recommendations given in the interests of completeness.

The pedestrian and cycling perspective - access to services

Access to shops, community facilities and the public transport network within New Lodge is considered to be good. It is noted within the Transport Statement that *"Residential roads in the vicinity of the site are lightly trafficked and have wide footways to enable safe access to nearby amenities such as New Lodge Post Office and Community Centre. The severance to pedestrians created by the A61 is mitigated by the signalised pedestrian crossing located at the Wakefield Road/ Laithes Lane Junction on all three arms. This crossing point can be easily accessed from the new residential units via the pedestrian access at the end of Langsett Road."* With good quality and safe access, the Post Office (with cash point), local supermarket, off-licence and several takeaway restaurants located at the

junction of the A61 and Laithes Lane are all within an easy 100m walk from the proposed new dwellings. This close proximity of facilities should preclude the need for residents to drive to these services or travel further afield for day to day essentials.

It is also worthy of note that 3 primary schools are located within 500m of the proposed development which, whilst a little more challenging for some residents, may be considered to be of sufficient proximity that non-motorised access remains viable.

Public Transport

Bus stops which serve the proposed development are grouped along the principle highways of New Lodge at both Wakefield Road and New Lodge Cresent. Dependant upon the specific location of any individual property the actual selected bus stop would be a matter of choice however it can be confirmed that bus stops are available within 200m walking distance of all properties (half of the recommended maximum distance as detailed within *Guidelines for Planning for Public Transport in Developments* (IHT 1999))

Vehicular and non-motorised parking

Owing to the original design of New Lodge access routes and highways are generally narrow and original properties were constructed without private drives and/or garages. As access to private vehicles has increased over time the problem of excessive on-street parking has become an issue leading to congestion, highway safety issues and a barrier to free pedestrian and cycle movement. CSP 25 recommends that the minimum numerical standards are applied to car parking spaces which, within SPD 2 and SPD 32, equate to the now revoked PPG 3 level of 1.5 spaces per dwelling. This level has been achieved across the development and whilst it is recognised that not all residents will have access to a private car the provision of off-street parking for all dwellings was considered to be important to prevent the need for motorcycles and scooters to be parked on the highway.

Supporting Policy Compliance

This section also responds to the following supporting Policies:

Source	Policy	Compliance
SPG2	SPG 2	Complies
SPD32	SPD 32	Complies

Green Space

CSP 35 Green Space

We will work with partners to improve existing green space to meet the standards in our Green Space Strategy.

Green space refers to any land within or close to towns and village that has or could have demonstrable value for recreation or wildlife.

We will only allow development proposals that result in the loss of green space where:

- *an assessment shows that there is too much of that particular type of green space in the area which it serves and its loss would not affect the existing and potential green space needs of the borough; or*

- *an appropriate replacement green space of at least an equivalent community benefit, accessibility and value is provided in the area which it serves; or*

- *the development is for small scale facilities needed to support or improve the proper function of the green space*

We will assess the need for green space against the standards in our Green Space Strategy.

Response

CSP 35

In respect of this policy we can confirm that the proposed development does not impact on any existing area of green space. Contributions to the provision and/or maintenance of green space will be the subject of a s.106 Planning Obligation linked go this application which is to be entered into between the developer for the proposal, Yorkshire Housing Limited, and the Local Authority.

A draft s.106 Agreement has been referred to the Local Authority for their consideration which acknowledges the Authority's calculation of a contribution of £105,548.00 based on an element contribution of £1,102 per unit for every 2 bedroom property that is developed (25 units in this application totalling £27,550) and £1,322 per unit for every 3 bedroom property that is developed (59 units totalling £77,998).

Within the draft Agreement it is proposed that the Developer will covenant to pay 50% of the Open Space Contribution to the Authority on legal completion of the sale of 50% of the dwellings with the balance on legal completion of the sale of the penultimate dwelling.

As an alternative to the financial Open Space Contributions above the Developer may elect to provide some or all of the Open Space requirements to equivalent community benefit by;

(i) Providing all Open Space / Play Space on site, or

(ii) Providing some Open Space / Play Space on site and some off site in the vicinity of the Development, or

(iii) Providing improvements or enhancements to existing Open Space / Play Space off site in the vicinity of the Development, or

(iv) A combination of (i), (ii) and (iii), or

(v) A combination of the provisions as set out in (i) to (iv) with payment of the balance of Open Space Contribution on legal completion of the sale of the penultimate dwelling.

It should be noted that if the Developer elects any of the alternative options to Open Space provision beyond a direct financial contribution it would be permissible only in accordance with a scheme or schemes previously submitted to the Council for approval and as approved in writing by the Council.

This approach provides surety to the Local Planning Authority that contributions will be forthcoming whilst providing the development with a degree of flexibility to provide the contribution as economic and land considerations dictate.

Supporting Policy Compliance

The Response to this section also responds to the following supporting Policies:

Source	Policy	Compliance
SPG	SPG 20	Complies