

PLANNING POLICY TEAM – OPEN SPACE & PLAYING PITCH REQUIREMENTS

Required on residential developments resulting in a net gain of ten or more dwellings

Application No: 07/2021/00886/ORM & 07/2021/00887/ORM
Location: Pickering's Farm
Proposals: **07/2021/00886/ORM** – Outline planning application with all matters reserved except for the principal means of access for a residential-led mixed-use development of up to 920 dwellings (Use Classes C3 and C2), a local centre including retail, employment and community uses (Use Classes E and Sui Generis), a two form entry primary school (Use Class F), green infrastructure, and associated infrastructure following the demolition of certain existing buildings
07/2021/00887/ORM – Outline planning application with all matters reserved except for the principal means of access for a residential development of up to 180 dwellings (Use Classes C3 and C2), green infrastructure and associated infrastructure
Ward: Charnock
Date Prepared: 22 October 2021

SUMMARY

The **contribution required per dwelling** from this development is as follows. Please note the requirements may change if the number of dwellings is increased/decreased above/below the relevant thresholds. See footnotes.

For the purposes of	Amount £	Amount Ha	Notes
Amenity greenspace ¹	0	0.003192	There is a deficit of amenity greenspace in Charnock ward. As the development is for more than 10 dwellings, the provision of 0.003192 ha/dwelling amenity greenspace is required on site.
Amenity Greenspace Maintenance – if no private maintenance agreement in place (on-site only) ¹	1280	n/a	There will be a requirement for £128/dwelling per annum for 10 years if a private maintenance agreement not in place. (ie total of £1,280 per dwelling)
Equipped play areas ²	tbc by Parks Team		There is a deficit of equipped play areas for children/young people in Charnock ward.

¹ Threshold for on-site provision = 10 or more dwellings

² Threshold for on-site provision = 100 or more dwellings

For the purposes of	Amount £	Amount Ha	Notes
			0.000192 ha/dwelling on-site provision should be provided subject to a satisfactory layout which prevents nuisance to residents. If off-site provision is agreed, a contribution of £101/dwelling will be required.
Equipped Play Areas Maintenance – if no private maintenance agreement in place (on-site only) ²	100	n/a	If on-site provision is agreed, £10/dwelling per annum would be required for ten years if a private maintenance agreement is not in place (ie total of £100 per dwelling).
Parks/gardens	0	n/a	As the site is within 1000m of Central Parks, a contribution of £507/dwelling will be required.
Natural/semi-natural	0	n/a	The site is not within 800m of any natural/semi-natural areas of low quality/value. Therefore, no contribution is required for this typology.
Allotments	0	n/a	There are no allotments within 10 minutes' drive of the site which are of low quality/value. Therefore, no contribution is required for this typology.
Playing pitches	tbc by Parks Team	n/a	£1,507 per dwelling will be required if it is considered there is a deficiency in provision for the area or that the development would lead to a deficiency in the area, which would result in residents of the new development not having access to sufficient playing pitch provision.

Planning Practice Guidance

When can planning obligations be sought by the local planning authority?

Planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. Planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind. These tests are set out as statutory tests in the [Community Infrastructure Levy Regulations 2010](#) and as policy tests in the National Planning Policy Framework.

PPG17 Typology	Primary Purpose
Amenity greenspace	Opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas.
Provision for children and young people	Areas designed primarily for play and social interaction involving children and young people such as equipped play areas, ball courts, skateboard areas and teenage shelters.
Parks and gardens	Accessible, high quality opportunities for informal recreation and community events. Does not include Country Parks due to their more natural characteristics. They are included in natural and semi-natural greenspaces.
Natural and semi-natural greenspaces	Wildlife conservation, biodiversity and environmental education and awareness. Includes urban woodland and Country Parks.
Allotments	Opportunities for those people who wish to do so to grow their own produce as part of the long term promotion of sustainability, health and social inclusion.
Green corridors/green wedges	Walking, cycling or horse riding, whether for leisure purposes or travel and opportunities for wildlife migration.
Cemeteries/churchyards	Quiet contemplation and burial of the dead, often linked to the promotion of wildlife conservation and biodiversity.
Civic spaces	Providing a setting for civic buildings, public demonstrations and community events.