

Policy Comment for Public Open Space Contribution

Application No: 23/02112/OUT	Date: 06/03/2024
<p>Application Location:</p> <p>Orchard Farm, Defford Road, Pershore, WR10 3BX</p> <p>Description:</p> <p>Planning application for the demolition of existing farmhouse, agricultural buildings and structures, the erection of a phased development of up to 300 residential dwellings (Use Class C3) and associated public open space, drainage, infrastructure and engineering works with all matters reserved except access.</p>	
Response made by: Fran Fleming	DM Officer: Gillian McDermott
<p><u>Public Open Space Contributions</u></p> <p>The below comment relates only to the Public Open Space contributions required for this development.</p> <p>The Public Open Space contribution means the provision of informal open space and landscaping including a play area for use by the general public to be provided on the site in accordance with an open space works specification.</p> <p>Policy Context</p> <p>Paragraph 102 of the NPPF 2023 sets out that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.</p> <p>The South Worcestershire Development Plan (SWDP) ensures that new developments set out high quality formal and informal recreational opportunities and makes a contribution to enhancing sporting facilities in order to encourage healthy lifestyles. Furthermore, the South Worcestershire Developer Contributions Supplementary Planning Document (July 2018) confirms the basis with which both on-site and/or off-site contributions will be sought against all developments within the district.</p>	

This response confirms the council's position and the level of developer contributions required as permitted within SWDP policy SWDP39 - *Provision for Green Space and Outdoor Community Uses in New Development*.

Basis of Need

SWDP Policy 39 states that *Development proposals exceeding 5 dwellings should make provision for Green Space and outdoor community uses as set out in Table 10, together with secure arrangements for its long-term management and on-going maintenance.*

Using the figures in Table 10 the below figure demonstrates that 10,549.20m² of Open Space provision is required on site for this application of 300. This is based on there being 708 residents. See table below:

Open Space Requirements

Type of Open Space	ha per 1,000 residents	Required ha per 708	Required m ² per 708
Amenity and Semi-natural greenspace (m ²)	1.03	0.72924	7292.40
Equipped Play Space (m ²)	0.04	0.02832	283.20
Cemetery (m ²)	0	0.00000	0.00
Civic Space (m ²)	0.03	0.02124	212.40
allotment (m ²)	0.39	0.27612	2761.20
Total ha	1.49	1.05492	
Total m²			10549.20

SWDP Policy 39 goes on to say that *In cases where it will be impractical and inappropriate to deliver all the open space typologies on site, developer contributions towards off-site provision will be sought and secured through a legal agreement.*

The South Worcestershire Developer Contributions Supplementary Planning Document (July 2018) provides details of contributions per market dwelling to each type of open space as well as the commuted sum required for adoption and future maintenance of the open space.

It can be assumed that the required amenity and semi-natural greenspace would be provided on site. The calculations below, therefore, do not include contributions for this type of open space. It is assumed that this open space will not be adopted by the Council and will be maintained by a private management company. So, the cost of maintaining the land is also not included in the below calculations. If this assumption is incorrect, then further contributions should be sought.

There are some discounts that can be applied to 1 and 2 bedroom properties. However, as this is outline and no specific housing mix has been agreed no discount has been applied in the figure below. The total contribution required for Public Open Space is £208,468.93.

Market Dwellings - Developers Contribution								
	Contribution Per Dwelling	Dwellings*	Tarriff Based Contribution per Dwelling Size				Total	
			1 Bed	2 Bed	3 bed	4+ Bed		
Amenity and Semi-natural greenspace	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Equipped Play Space	£ 139.00	£ 25,020.00	£ -	£ -	£ 12,510.00	£ 12,510.00	£ -	£ 25,020.00
Cemetery	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Civic Space	£ 23.64	£ 4,255.20	£ -	£ -	£ 2,127.60	£ 2,127.60	£ -	£ 4,255.20
allotment	£ 18.44	£ 3,319.20	£ -	£ -	£ 1,659.60	£ 1,659.60	£ -	£ 3,319.20
Sub total	£ 181.08	£ 32,594.40	£ -	£ -	£ 16,297.20	£ 16,297.20	£ -	£ 32,594.40
land acquisition	£ 70.45	£ 12,680.85	£ -	£ -	£ 6,340.43	£ 6,340.43	£ -	£ 12,680.85
total	£ 251.53	£ 45,275.25	£ -	£ -	£ 22,637.63	£ 22,637.63	£ -	£ 45,275.25
Committed Sum per dwelling*	£ 906.63	£ 163,193.68						£ 163,193.68
						Tariff Adjusted Contribution	£ 208,468.93	

*Contribution to open space provision in lieu of on site provision is calculated based on the number of market dwellings only. The commuted sum for maintenance is calculated based on the total number of dwellings.