

Additional Late Material – June 2023

Agenda Item 6 – Land at Snow Capel - 22-00519-FUL

Late representation from Public Open Space Consultant

Hi David,

I understand from the committee papers, that the site is being recommended to members for refusal, partly on landscape impact grounds. I also note that your committee report did not indicate in Section 4.0 (Consultations) that you had received advice from a landscape consultant, as there are no landscape comments listed (I think Peter Quinn Associates provided the advice) regarding the wider landscape impact, although the 'landscape consultant' is mentioned later, in para 11.7.

With regard to the POS/sport/play aspect of the proposed development, should it be considered by members that consent may be granted, I have attached the POS calculation for off-site contributions, based on the applicant's breakdown of 29 x 1 bed, 52 x 2 bed, 71 x 3 bed, 27 x 4bed and 1 x 5 bed houses.

As you will see, if the contributions were 100% off-site the breakdown would be:

- Formal Sport: £866,451
 - Formal Play: £288,762
 - General POS: £128,757
- (Overall total: £1,283,970)

However, as some informal POS is being provided on site, and there are new facilities being developed at the adjacent Winneycroft site there would potentially be a reduced requirement for all types of off-site contributions. This would still need to be a more substantial offer than the applicant's offer of £20k for inclusive play equipment at Redwell Rd.

The on-site POS provision includes the moated monument, with an informal landscape setting. This would therefore remove the need for any funding towards an off-site contribution for 'general' POS provision nearby.

As the officer report states, the council has an adopted Open Space Strategy that sets out and analyses the current levels of provision in the city. The applicant's Open Space Assessment states:

6.4.2 It is acknowledged within the New Housing and Open Space SPD (2001) that new residential development will be expected to provide appropriate provision of open space via children's play, formal sports and general open that are necessary and reasonable for the development. On this Site, due to its particular characteristics of the historic setting to the SM moat to be preserved, it is expected that financial contributions will be made in lieu of on site formal sports provision, and possibly a partial contribution to children's play space.

The applicant's assessment also states that 1700m² of formal play is being provided on site. I dispute this amount (it may have changed due to subsequent revisions of the masterplan). All of the features indicated on the layout are informal play, not formal. If a LAP were to be situated within the main POS, with some equipment included (a LAP by definition does not have to have play equipment), then an allowance for this provision would be made. However, there is certainly not 1700m² of formal play provision provided on the masterplan.

As stated above, the on-site LAP is not a formal equipped play area, and unless this space was able to accommodate a LEAP, I would be seeking an off-site contribution towards formal play. A development of 180 units would normally have to provide both a NEAP (including MUGA) and a LEAP for the new residents, this development would provide neither. The calculation comes to £288,762 for off-site contributions to formal play. Consideration would be given to the fact that new facilities are being provided nearby at Winneycroft, but it is reasonable that an off-site contribution towards formal play facilities in Matson is secured, to cater for the increased population that an additional 180 units of family housing would bring. It should be noted that a LEAP should be at least 400m² in size, with a buffer beyond that of 20m to the nearest property boundary. A NEAP would require a buffer of 30m and an area of 1000m² (with at least half to be hard surfaced to provide a MUGA or alternative, such as a wheeled sports area).

The development would not provide any on-site formal sport facilities, therefore an off-site contribution to formal sport would be sought. As stated by the applicant, there are new playing pitches being constructed on the adjacent Winneycroft Farm development. These provide facilities for the residents of that development, and another 180 units would create an additional requirement for formal sport for approx. 500 or more new residents. The city council provides a range of sports facilities across the city, and the council's adopted Playing Pitch Strategy sets out the current and future shortfalls, priorities and aspirations for the main formal sports (football, tennis, cricket, rugby). It should be noted that many other activities also count as 'formal sports' and therefore there would be an opportunity to provide these for the new residents on local open spaces in Matson. It is reasonable within the planning framework for the development to provide an off-site contribution towards formal sport, as acknowledged by the applicant in the open space assessment. The calculation identifies the sum of £866,451, but again, a discussion would be needed to establish the relevant local requirements and how to accommodate the provision of these facilities for new residents.

The council also has a policy (C2) that seeks the provision of allotments on new developments. As there are no on-site allotments being offered, an off-site contribution towards improving provision on nearby allotment sites (or by creating new allotment land) would be sought. This would be in the sum of £396.80 per household, a total of £71,423.

The above provisions would be in accordance with NPPF requirements, in that they would be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

I understand that the report will go to Planning Committee tomorrow and I apologise for this late information. As I understand it, the recommendation is to refuse the application, but should members be minded to grant planning consent, I would ask that the above information is considered in respect of the provision and cost of providing off-site sport and play facilities to serve the residents of the new development at Snow Capel Farm. Of course, I realise that there will be a discussion around viability of the affordable-led scheme including costs to protect the scheduled monument. I would just ask that sufficient consideration is given to securing an acceptable level of POS provision and off-site funding to serve this development, which should not be wholly relying on other nearby developments to make up any shortfall in provision or funding for suitable recreational facilities.

I am happy to discuss further as necessary.

Regards,

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