

14/2816/FUL – West Acres - Eaglescliffe

APPENDIX 1 – Open Space, Recreation and Landscaping (provision / contribution)

Adopted Core Strategy Policy CS11 'Planning Obligations' requires all new development to provide contributions towards the cost of providing additional infrastructure and meeting social environmental requirements, highlighting priorities for Highways and transport, Affordable Housing and Open space, recreation and landscaping, with particular emphasis on the needs of young people.

The Councils adopted Open Space, Recreation and Landscaping Supplementary Planning Document (Dec 2009) advises that some sites may not be large enough to make reasonable on-site provision and off site provision can be made in lieu for both open space, recreation and landscaping and built facilities.

Policy CS11 advises of the need to have regard to the provisions of;

- Circular 05/2005 'Planning Obligations', (Superseded)
- SPD 2 'Open Space, Recreation and Landscaping' and
- SPD 6 'Planning Obligations'.

It is also necessary to have regard to the tests laid down in the CIL Regulations, these being that any obligation must be;

a) necessary to make the development acceptable in planning terms

b) directly related to the development; and

c) fairly and reasonably related in scale and kind to the development

Contributions relating to Open Space, Recreation and Landscaping

The standards contained in Stockton Borough Councils Supplementary Planning Guidance no. 2 'Open Space, Recreation and Landscaping' were locally derived using the PPG 17 companion guide assessment and contain standards for the quantity, quality and proximity of open space and built sports and recreation provision for residents of the Borough and which allows for an assessment of such being provided from new residential development within the Borough.

Guidance within SPD 2 is aimed at achieving;

- improvement in the quality and quantity of the open space provided within or associated with new developments,
- improve the quality of existing spaces and built sports facilities to better cope with the demand caused by new developments and existing users;
- to ensure that new open space and facilities are located within sensible distances of the population they serve; and
- to enable developers to present high quality landscape schemes, which enhance the local environment and landscape and help to make sure that all matters relating to landscaping are included within the planning and design process.

Para. 6.2 of SPD 2 advises that contributions should only be used for a type of space that is likely to be used by the resident / person to whom it relates. Contribution charges are based on the additional number of residents as a result of the scheme and can be calculated using the ratios detailed in para. 2.2 of the SPD.

Although the Open Space, Recreation and Landscaping SPD (para. 4.10) advises that development of any scale (a plus one approach) needs to contribute to provision, taking into account recent appeal decisions, it has been accepted that the requirement for contributions shall only be applied to major schemes which relates to 10 or more houses. It has also been accepted that contributions should not be used to contribute to;

- privately operated provisions where public access would not be easily or readily available;
- open space within an area where there is either an existing adequacy or no viable unfunded scheme which can be provided,
- where an identified scheme does not meet the appropriate proximity standard and which is not reasonably related. (para. 4.5 and 5.4 of the SPD advise of the proximity standards)

The SPD advises that where the quantity standard is not met and cannot be improved by the contribution then it should be used to improve the quality of existing provision. Residential development can require the full charge of both the open space and built facilities costs being applied as detailed within the SPD.

This proposal relates to residential development which is detailed within SPD2 as being a form of development which requires a contribution to be made towards open space, recreation and landscaping.

For open space, the following is relevant;

The site is located within Eaglescliffe and the table in para. 6.4 of the SPD advises that the following areas of provision do not meet the quantity standard within this area.

- Natural Green Space,
- Play / young people's space,
- Allotments

SPD 2 recognises that built facilities are a more strategic provision with fewer instances. This means that single developments are unlikely to be able to wholly provide such facilities and off site contributions are necessary for provision of new or enhancement of existing facilities elsewhere.

In view of the nature of the proposed development being the provision of 81 family homes, it is considered that this will place some demand on the local area in relation to sports provisions for both children and adults. This site is adjacent to another to the north (Allens West) and in reasonable proximity to the Urlay Nook housing site where combined, approximately a further 1000 houses have been granted planning permission. Combined, these make a significant increase to housing and population numbers in the area and it is considered that some provision needs to be made where opportunity exists within reasonable proximity and that this can meet the requirements of Core Strategy Policy CS11 and SPD 2 whilst meet the CIL tests.

The Councils Countryside and Green space Team and Sports Development Manager have been consulted on the application and have responded to advise of appropriate schemes within the local area where there is a defined shortfall in provision. A contribution of £81,967 (for combined provision of Natural Green Space, Play / young people's space and Allotments is derived from the open space calculator for residential development) which has been indicated could provided for a currently unfunded a Multi-Use Games Area on Land to the south of Cromer Court on the Eastern side of Eaglescliffe to introduce a MUGA into the existing 'Green Corridor'. The site is slightly beyond the guidance distance of 1km for this type of provision being approximately 1340m away although this is noted as being the only scheme highlighted within the Eaglescliffe area and as such, this slight increase in travel is considered to be reasonable and for which a contribution could therefore be sought.

In addition, the contributions calculator indicates a potential contribution of £60,956 to be spent within the local area for built facilities. The Councils Sports Development Officer has indicated that built sports facilities

serving the Eaglescliffe community are housed primarily on two school sites, namely Egglecliffe Comprehensive and Teesside High School, the latter of which is somewhat removed from the application site. Eaglescliffe does not have any formal community leisure centres. In view of this, the Sports Development Officer considers that in order to improve the quantity and quality of sports facilities for the Eaglescliffe community the preferred approach (to utilising available capital investment) would be to build on the established school/ community partnership that exists at Egglecliffe School and to extend and improve the facilities on that site which lies approximately 900m to the south of the application site which is considered to be a reasonable travel distance for residents seeking formal sport provisions. It is indicated that the school site is already home to a number of clubs and is at the heart of the local community.

The Sports Development Officer has advised that the Stockton Council has embarked upon the development of 'Sporting Needs and Opportunities Plan' which in light of the new housing projections for Eaglescliffe will no doubt add further weight to the case for the utilisation of developer contributions for building enhanced community sports facilities at Egglecliffe School.

Contributions as highlighted are considered to accord with policy and pass relevant CIL tests for such and it has been confirmed that no other funding currently exists for the highlighted schemes. These have therefore been detailed within the Heads of Terms. Consideration has been given to appropriate trigger points for these contributions with the intention of providing the provision at the appropriate time whilst not unduly hampering the development from commencing. The following triggers are considered to be appropriate;

The MUGA can be provided in its entirety where-as the built facilities provision is more likely to form part of a grouped provision and therefore more structured, taking longer to establish it on the ground. Triggers are therefore recommended as being staggered from one another at the occupation of the 50th and 60th dwellings which are towards the end of the development phase.

References:

Core Strategy Development Plan Policy CS6 – Community Facilities (criteria 3). Adopted March 2010.

Core Strategy Development Plan Policy CS11 – Planning Obligations. Adopted March 2010.

CS6 requires the quantity and quality of open space, sport and recreation facilities throughout the Borough to be protected and enhanced indicating guidance standards being set out in the Open Space, Recreation and Landscaping SPD.

CS11 requires all new development to provide contributions towards the cost of providing additional infrastructure and meeting social environmental requirements, highlighting priorities for Highways and transport, Affordable Housing and Open space, recreation and landscaping, with particular emphasis on the needs of young people.

Stockton on Tees LDF Supplementary Planning Document 2 – Open Space, Recreation and Landscaping.

Stockton on Tees LDF Supplementary Planning Document 6 – Planning Obligations. Adopted May 2008.

Appendix ref: 2 – Proposed plans and elevations (not exhaustive list of documents)

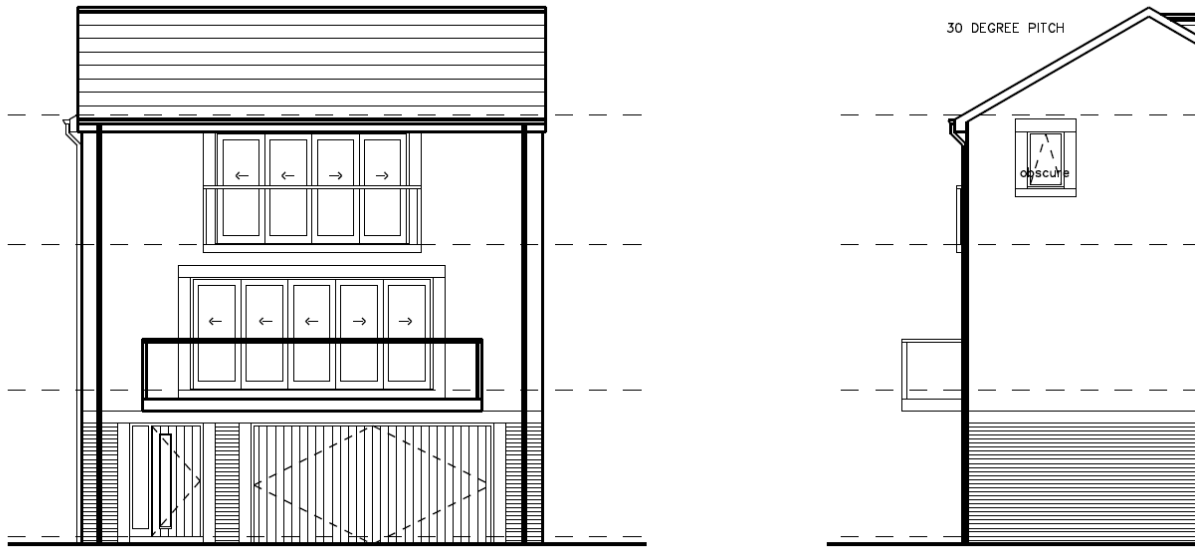
Existing Site Plan



Proposed Site Plan



Proposed House Type



Proposed House Type



Proposed House Type



Proposed House Type



Proposed Apartment Blocks

