Play, Open Space and Sports Pitch Comments

Planning Application No	25/01764/OUT
Site Location	Grid reference 348876359209 Greelands Tattenhall
Description of Development	110 dwellings and associated works

Planning Application Type	**OUTLINE**
	If OUT, does the description include the exact number of dwellings? 110 dwellings
Officer Name	Jo Redmond
Date of comments	Various
Do the proposals include the loss of any existing open space?	No

a) On-site provision – Open Space

In accordance with Policy DM 35 on-site provision will need to be provided at the following scales of development. Below this, off-site contributions will be required.

Typology	**Threshold (no. of units)**
Allotments	100 or more
Amenity Green Space / Natural Green Space	20 or more
Parks and recreation grounds (excluding pitches and fixed sports space)	200 or more
Play Space (Children)	50 or more
Play Space (Youth)	200 or more

Typology	**Quantity standards (m^2 per unit)**	**Requirement for the proposed development** **(for outlines, this will be an indicative figure based on max no. of dwellings)**	**Amount provided on application details**	**Is the Requirement met?/ Comments**
Allotments	3.45	0.04ha	0.05ha	Yes
Amenity / Natural Green Space	23 (For developments between 20-65 dwellings, the minimum amenity/natural green space is 1500 m^2)	0.253ha	0.35ha	Yes

Parks and recreation grounds (excluding pitches and fixed sports space)	11.50	NO	N/A	N/A
Play Space (Children)	1.15	0.013ha plus some additional buffer space	Circa 0.03ha	.Potentially yes have asked for confirmation.
Play Space (Youth)	0.69	NO	N/A	N/A

On-site provision – Open Space – Other Relevant Observations/Conditions

Phasing, Design and Management of Open Space.

Prior to the first occupation of the development hereby approved, full details of the play areas and public open space provision shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

a) *The location, layout, and design of the equipped and/or informal play areas/public open space,*
b) *Specifications of all play equipment, surfacing, boundary treatments, safety features, and seating,*
c) *A timetable for the installation and completion of the play space, and*
d) *A management and maintenance plan.*

The play and open space shall be installed, completed, and made available for use in accordance with the approved details and the approved timetable. If no timetable for implementation is approved, it shall be completed prior to first occupation.

The play and open space shall thereafter be managed and maintained in accordance with the approved management and maintenance plan in perpetuity.

Reason - To ensure adequate, high quality and accessible on site play provision for residents, in the interests of promoting healthy communities and in accordance with local and national planning policy.

Allotments

Prior to the first occupation of the development hereby approved, full details of the proposed allotment provision shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

a) *A scaled layout plan showing the number, size, and arrangement of allotment plots;*
b) *Details of soil preparation, water supply, drainage, composting areas, storage facilities, access paths, boundary treatments, and any associated infrastructure;*
c) *Details of vehicular and pedestrian access, servicing, parking, and security measures;*

d) *A timetable for the delivery and completion of the allotments; and*

e) *A management and maintenance plan for the long-term use and stewardship of the allotment site, including arrangements for plot allocation and governance.*

The allotments shall be fully laid out, equipped, and made available for use in accordance with the approved details and the approved timetable. The allotments shall thereafter be managed and maintained in accordance with the approved management and maintenance plan.

Reason - To ensure the timely provision of high-quality allotments to meet community needs, support sustainable living, and promote health and well-being in accordance with local and national planning policy.

b) Off-site contributions – Play and Open Space

For developments which trigger offsite POS contributions, the following will apply:

Typology	**Commuted Sum Required***	**Cost per residential unit** (at the time of these comments)	**Where would the commuted sum be spent?**	**Would the standard triggers for payment apply?***
Allotments	NO	£164.08	N/A	N/A
Amenity Green Space / Natural Green Space	NO	£546.93	N/A	N/A
Parks and recreation grounds (excluding pitches and fixed sports space)	£144,390.40	£1,312.64	Tattenhall recreation ground managed by the parish council	YES
Play Space (Children)	NO	£309.93	N/A	N/A
Play Space (Youth)	£20,455.60	£185.96	The Play Park managed by the Parish Council	Yes
* For each typology, this is the A X B = C where A = cost per residential unit (column 3 above) B = total number of Dwellings C = the sum to be paid For outlines (where the exact number of dwellings is not known), this formula will be inserted into the Legal Agreement				

Off-site contributions – Open Space – Other Relevant Observations

c) Enhancing and providing sport pitch facilities

Developer contributions will be required to enhance existing provision of sport pitches, based on additional demand generated by the new residential development and the sufficiency of existing provision to meet current and projected need.

This site falls within the Winsford Playing Pitch Strategy Locality.

	Amount from Sport England Calculator (based on 110 dwellings)	**Amount per dwelling (only relevant for outlines)**	**Where can the commuted sum be spent**	**Would the standard trigger for payment apply***
Population generated (2.3 people per dwelling)	253	N/A	N/A	N/A
Capital Pitch Sum **a. Football** **b. Cricket** **c. Hockey**	£N/A £8,936 £3,549	£N/A £81.23 £32.26	Cricket sums Malpas sports & social club or Tattenhall Sports & social club as contribution towards NTP. Hockey sums to Deeside Hockey club as contribution towards additional pitch needs.	YES
Changing Facility Sum **a. Football** **b. Cricket** **c. Hockey**	£N/A £N/A £N/A	£N/A £N/A £N/A	No sites identified within PPS as having changing facility needs for triggered sports.	YES
Maintenance Sum (10yrs) **a. Football** **b. Cricket** **c. Hockey**	£46,760 £N/A £N/A	£425.09 £N/A £N/A	Football Tattenhall sports & social Club as contribution	YES

			towards enhanced maintenance of the grass football pitches.	
On-site pitch provision required	NO	N/A	N/A	N/A
For outlines, the amount per dwelling above will apply (this is the total amount generated by the Sports England Calculator divided by the number of dwellings inputted). For full applications, the total amounts generated by the Sports England Calculator will apply.				

Enhancing and providing sport and sports pitch facilities – Other Relevant Observations

d) Overall Recommendation

No objection subject to the above conditions/s106 contributions

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*Standard triggers for payment

	First Payment	**Remaining Contributions**
10-25 units	100% prior to first occupation	N/A
26-49 units	50% prior to first occupation	50% prior to occupation of 50% of the units
50-499 units	50% prior to occupation of 25% of the units	50% prior to occupation of 50% of the units
500 or more units	Bespoke	Bespoke
If a new school is proposed	Bespoke	Bespoke