

# Memo

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<b>Ref:</b>		<b>Ref:</b>	
<b>Doc ID:</b>		<b>Master:</b>	
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**PLANNING POLICY AND URBAN DESIGN TEAM OPEN SPACE NOTES ON PLANNING APPLICATIONS**

**Application No:** 20/01193/OUTMAJ

**Proposal:** Outline planning application (with all matters reserved) for the development of land off Parr Lane, Eccleston for up to 34 dwellings and associated infrastructure (including 30% affordable housing).

**Location:** Land South Of Parr Lane Eccleston

## **This section has the following Open Space observations:**

### Amenity Greenspace

Local Plan Policy HS4A sets a standard of 0.73 hectares per 1,000 population.

There is currently a deficit of provision in Eccleston and Mawdesley in relation to this standard, a contribution towards new provision in the ward is therefore required from this development. As the development is 10 or more dwellings the required amenity greenspace should be provided on-site. The amount required is 0.0596 hectares. A maintenance cost of £23,800 is also required for a 10 year period if private maintenance is not proposed.

### Provision for children/young people

Local Plan Policy HS4A sets a standard of 0.08 hectares per 1,000 population.

There is currently a surplus of provision in Eccleston and Mawdesley in relation to this standard, a contribution towards new provision in the ward is therefore not required from this development. The site is also not within the accessibility catchment (800m) of any areas of provision for children/young people that are identified as being low quality and/or low value in the Open Space Study. A contribution towards improvements is therefore also not required from this development.

### Parks and Gardens

There is no requirement to provide a new park or garden on-site within this development.

There are no parks/gardens within the accessibility catchment (1,000m) of this site identified as being low quality and/or low value in the Open Space Study therefore a contribution towards improving existing provision is not required.

### Natural and Semi-Natural Greenspace

There is no requirement to provide new natural/semi natural greenspace on-site within this development.

The site is within the accessibility catchment (800m) of areas of natural/semi-natural greenspace that are identified as being low quality and/or low value in the Open Space Study (site ref: 1669 Rear of Larkfield, Eccleston), a contribution towards improving these sites is therefore required. The amount required is £557 per dwelling.



### Allotments

There is no requirement to provide allotment provision on site within this development.

The site is not within the accessibility catchment (10 minutes' drive time) of a proposed new allotment site, a contribution towards new allotment provision is therefore not required from this development.

### Playing Pitches

A Playing Pitch Strategy was published in June 2012 which identifies a Borough wide deficit of playing pitches but states that the majority of this deficit can be met by improving existing pitches. A financial contribution towards the improvement of existing playing pitches is therefore required from this development. The Playing Pitch Strategy includes an Action Plan which identifies sites that need improvements. The amount required is £1,599 per dwelling.

THE TOTAL FINANCIAL CONTRIBUTION REQUIRED FROM THIS DEVELOPMENT IS AS FOLLOWS:

Amenity greenspace	= £23,800 (if private maintenance is not proposed)
Equipped play area	= £0
Parks/Gardens	= £0
Natural/semi-natural	= £18,938
Allotments	= £0
Playing Pitches	= £54,366
<b>Total</b>	<b>= £97,104</b>