

SSDC Environment Services Service Planning Obligations

To: David Kenyon, Specialist - Development Management

From: Ceri Owen, Case Officer - Horticulture & Stephen Fox, Specialist - Horticulture

Date: 14/01/2020

Re: 19/03416/OUT Outline application for the demolition of existing buildings and residential development of up to 80 dwellings including the creation of a new vehicular access and pedestrian accesses, open space, landscape planting and surface water attenuation (all matters reserved except access). Land At Manor Farm Combe Hill Templecombe Somerset.

1. Introduction

This document sets out the view of the SSDC Streetscene Service on whether the proposed development will increase demand for Informal Open Space in accordance with South Somerset Local Plan Policy HW1. (Open space Strategy 2011 – 2015: Quantity Standards)

The assessment has been undertaken on the basis that the net number of dwellings is **80**.

2. Methodology

The Council's process for considering planning obligations for informal Open space relating to new housing, includes six steps by which the scale of any contributions due are calculated. This involves:

- 1 Calculating the population increase that will result from the development.
- 2 Determining the amount of space that would be required to meet the additional demands.
- 3 Assessing whether the existing infrastructure in the locality has the capacity to accommodate the additional needs.
- 4 Determining the best approach to mitigate any impacts that cannot be accommodated either on-site or by the existing infrastructure.
- 5 Preparing application specific planning obligation calculations for the required mitigations.
- 6 Preparing application specific maintenance sum calculations for a ten-year period.

3. Population Increase

In order to calculate the population increase that will be generated by a housing development proposal; the Council uses the methodology set out in Section 11 Delivering the standards – planning & developments of the Open Space strategy 2011-2015 which assists developers to predict the likely impact of their development.

Based on this methodology, the population that would be generated by this development in 2019 amounts to **170** persons, based on a net gain of **80** dwellings.

Proposed Dwelling Number(s)		Household Size (persons)	Number of Persons Generated by Development
12	1 bed dwellings	1.5	18
68	2 bed dwellings or larger	2.23	151.64
Total Number of Households / Persons			169.64

4. Space Required

To assess the level of Informal open space that would be needed to meet the reasonable requirements of the developments future occupants, the Council then applies the population generated to the Council's pro-rata standards. Using this methodology, the level of provision required to meet the additional demands arising from this development is:

Local Plan Policy	Relevant Recreation Category	Standard	Requirement
		[sq m per person]	[Ha / 1000 population]
HW1	Informal open Space	17.4	0.3

5. Impact Mitigation

The council then uses its assessments to determine the most appropriate approach to mitigate the additional impacts, and it is summarised below:

Informal Open Space

The plans shown on the Illustrative Masterplan identifies approx. 1.6ha of Public Open Space (POS), an amount far in excess of that required for a development of this size.

We are encouraged by the inclusion of a green entrance onto the site helping to incorporate the development with its surroundings in Templecombe as well as a welcoming feature for residents and locals.

The green corridors included within the site are another welcoming feature as they help to break up the built form and provide links across the development to the main area of POS along the north-eastern section of the site. We are, however, disappointed that the central area shown on the plans in the Pre-app stage has been significantly reduced and taken away the potential for a village green style area acting as a principal location accessible by all residents. We would be encouraged to see this area increased again to provide an extremely valuable asset for the site and further promote the usability of the green corridor. The wider green corridor area towards the north of the site is a cleverly designed buffer area and could also allow for a village green style area as well as providing the views out to the developments surroundings.

We would also like to see further detail of the SuDS and how they will be incorporated with the surrounding POS so they are not just muddy puddles and can be enjoyed as part of the wider POS.

Overall we are happy with the amount of POS on this site and with a few amendments as per our comments above we would be happy to see this application progress.