

DEVELOPMENT MANAGEMENT COMMITTEE – 20 JUNE 2018

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|---------------------------|--|
| Application Number | 3/17/0645/FUL |
| Proposal | Demolition of existing buildings and creation of 51 dwellings, comprising 2no. three bedroom houses and 49 no. 2 bedroom apartments, associated roads, car parking and landscaping, plus vehicle access from Ware Road and a new area of public open space off Hamels Drive. |
| Location | 306-310 Ware Road, Hertford, SG13 7ER |
| Parish | Hertford |
| Ward | Hertford – Kingsmead |

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|--|---------------|
| Date of Registration of Application | 13 April 2017 |
| Target Determination Date | 25 May 2018 |
| Reason for Committee Report | Major |
| Case Officer | David Snell |

RECOMMENDATION

That planning permission be **GRANTED**, subject to a legal agreement and the conditions set out at the end of this report.

1.0 Summary of Proposal and Main Issues

- 1.1 The development of the site for housing is considered to be acceptable in principle.
- 1.2 The report sets out the issues for members to consider in relation to the proposals, the scale of development, site layout, amenity, the provision of housing and affordable housing, access arrangements and parking provision.

2.0 Site Description

- 2.1 The site comprises 0.7ha of land, the main part of which is located on the south side of Ware Road. The site was formerly occupied by commercial development. The site also includes a small parcel of land above a cliff to the north of Hamels Drive which is disconnected from the main site. An existing dwelling remains on the main part of the site.
- 2.2 Historically the main site was occupied by a garage (petrol sales, car sales and vehicle repairs), a coach works and plastics factory. However, the site was vacated and cleared many years ago.

3.0 Planning History

The following planning history is of relevance to this proposal:

| Application Number | Proposal | Decision | Date |
|--------------------|---|-----------|---------------|
| 3/16/1792 | Development of site to provide a total of two houses and three apartment buildings (containing a total of 65 apartments) set in landscaping with access, parking and manoeuvring areas. | Withdrawn | October 2016 |
| 3/11/1616/FP | Demolition of existing house and erection of 14 dwellings and a veterinary surgery | Approved | February 2010 |
| 3/10/0088/FP | Redevelopment to provide 5 commercial units with associated parking | Refused | June 2010 |

4.0 **Main Policy Issues**

4.1 These relate to the relevant policies in the National Planning Policy Framework (NPPF), the pre-submission East Herts District Plan 2016 (DP) and the adopted East Herts Local Plan 2007 (LP).

| Main Issue | NPPF | LP policy | DP policy |
|---|-------------|------------------------------|------------------------------|
| Principle | NPPF | SD1 SD2 HSG1 | INT1 DPS2 Hert1 |
| Design and layout | Section 7 | ENV1 ENV2 ENV3 ENV4 | DES1 DES2 HOU2 HOU7 |
| Highway implications | Section 4 | TR1 TR2 TR7 TR14 | TRA1 TRA2 TRA3 |
| Housing and affordable housing | Section 10 | HSG3 HSG4 | HOU1 HOU2 HOU3 |
| Neighbour impact | Section 7 | ENV1 | DES3 |
| Flood risk and surface water drainage | Section 10 | ENV19 ENV20 | WAT1 WAT5 |
| Planning obligations and infrastructure | | IMP1 | DPS4 DEL1 DEL2 |

Other relevant issues are referred to in the 'Consideration of Relevant Issues' section below.

5.0 **Summary of Consultee Responses**

5.1 HCC Highway Authority does not wish to restrict planning permission, subject to conditions. A financial planning obligation is requested towards proposed improvements towards pedestrian and cycle improvements along Ware Road and Hertford East station and a travel plan.

- 5.2 Lead Local Flood Authority advises that the drainage strategy demonstrates a feasible drainage strategy but comments that a unique discharge point increases the risk of flooding in case of failure. The Authority suggest that the applicant considers as part of the final design a more resilient scheme and accordingly recommend conditions.
- 5.3 Environment Agency recommend that risks to groundwater and surface waters from contamination are identified and appropriate remedial action taken.
- 5.4 EHDC Engineering Advisor observes that subject to their detailed design the proposed SuDS measures would provide flood risk reduction as well as bio retention and amenity areas
- 5.5 Thames Water have no objection to sewerage infrastructure and advise that a ground water risk management permit will be required and request an informative relating to ground water and a condition relating to piling.
- 5.6 HCC Historic Environment Unit comment that the site is unlikely to have any archaeological significance.
- 5.7 EHDC Landscape Advisor comments that the layout has a good sense of coherence and is well punctuated with planting albeit that spaces are largely concerned with parking.
- 5.8 Herts Ecology request a condition requiring badger and reptile surveys and an informative relating to nesting birds.
- 5.9 Natural England do not wish to comment.
- 5.10 HCC Development Services request financial planning obligations towards nursery and primary education, childcare, library services and youth services and fire hydrants as further detailed in the report.

- 5.11 EHDC Environmental Health Advisor requests the imposition of conditions relating to protection of noise from traffic and commercial units, Phase 2 contamination investigation report, verification report and construction management plan.
- 5.12 EHDC Operational Services comment that the bin stores are of appropriate size and access is satisfactory.
- 5.13 Herts Fire and Rescue Service have provided information as to the requirements for fire appliance access, fire protection and water supply.

(Note: EHDC, East Herts District Council; HCC, Hertfordshire County Council)

6.0 Town/Parish Council Representations

- 6.1 Hertford Town Council raise concerns about ingress and egress onto a busy main road and lack of sufficient parking.

7.0 Summary of Other Representations

- 7.1 71 responses were received to consultation in 2017 on the original proposal for 64 dwellings objecting to the proposals on grounds of:
- Additional traffic generation, lack of parking and highway safety;
 - Out of character with surroundings;
 - Excessive number of dwellings;
 - Position of public open space off Hamels Drive;
 - Buildings in front of Ware Road building line;
 - Noise and overlooking impact;
 - Impact on wildlife.

7.2 20 responses have been received to consultation on the amended proposal for 51 dwellings objecting to the proposal on grounds of:

- Additional traffic generation, congestion, lack of parking and highway safety;
- Out of character site best suited to quality houses;
- Excessive density;
- Position and security impact of public open space off Hamels Drive;
- Buildings in front of Ware Road building line;
- Noise impact;
- Overlooking of Ware Road properties opposite;
- Fencing will impede driver views exiting the Taylor Trading Estate;
- Adverse impact on wildlife.

7.3 Mark Prisk MP commented that the original proposal (64 dwellings) should have at least 150 parking spaces following HCC's audit that identified significant issues on Ware Road, and supported concerns about wider impact on local infrastructure and public services.

7.4 Councillor Stevenson (Herts County Council) and Councillor Wrangles (Hertford Town Council) raised objection to the original proposal (64 dwellings) on grounds of inadequate parking and exacerbation of existing parking problems on Ware Road.

8.0 Consideration of Issues

Principle

8.1 The site lies within the settlement of Hertford wherein development is acceptable in principle.

8.2 Policy HSG1 requires, amongst other considerations, that new residential development should be well sited having regard to access to services, local infrastructure and the specific constraints of the site. The site is reasonably located to the town centres of

Hertford and Ware with bus links along Ware Road. The site would therefore perform well in sustainability terms.

- 8.3 The site has previously been used for employment purposes. Policy EDE2 states that the loss of an existing employment site will only be permitted where the retention of the premises for employment use has been explored without success. In this case the site has not been in employment use for many years and it has been cleared. A marketing report has been submitted confirming that the site was marketed and that no interest was received for its redevelopment for employment use. Paragraph 22 of the NPPF states that the long term protection of employment sites should be avoided where there is no reasonable prospect of the site being used for that purpose.

Design and layout

- 8.4 Policy ENV1 requires that new development achieves a high standard of design and that it is compatible with the surrounding area. These requirements are reflected in the NPPF which stresses the importance of good design as a key aspect of sustainable development. Policy ENV2 requires proposals on prominent sites to give special consideration to landscaping.
- 8.5 The proposal has been substantially amended since its submission as follows:
- The number of dwelling units has been reduced from 64 to 51;
 - The massing of apartment blocks has been amended and in particular the originally proposed single block at the rear of the site now forms two separate blocks of reduced scale;
 - The height of parts of the built form has been reduced;
 - Car parking provision has been substantially increased (discussed in the highway section below);
 - Affordable housing provision has increased from 27% to 40% (discussed in the highway section below).

8.6 The layout now comprises 5 elements:

- A pair of 2.5 storey houses on the frontage adjoining the existing houses on the Ware Road frontage;
- A middle frontage three storey apartment block;
- A 2.5 to 3 storey block on the east side of the site fronting Ware Road and the access road to the side;
- Two 4 storey blocks on the rear part of the site.

8.7 The buildings facing Ware Road are the most prominent and the most sensitive part of the development. The 2.5/3 storey scale of the development is considered to be acceptable in this location. The two 4 storey blocks on the rear part of the site replace the originally proposed single 4 storey block and is regarded as a substantive improvement in design and layout terms.

8.8 The layout reflects the density of development and the relatively high level of car parking provision. However, the layout has a good sense of coherence and is well punctuated with planting albeit that, spaces are largely concerned with parking. In commenting on the original layout the Council's Landscape Advisor considered that the proposed large rear block would result in the central courtyard being in shadow for most of the day. The amendment to split this block into two blocks has addressed this concern.

8.9 The buildings are of fairly standard traditional design but the elevations are reasonably well articulated with fenestration and balconies.

8.10 Overall, subject to the use of good quality materials for the buildings and hard landscaping the layout and design is considered to be acceptable.

8.11 The overall density of the development would be approximately 73dph. However, excluding the land on the south side of the site above the cliff would provide a development density for the main part of the site of approximately 78.4dph. The recently completed development at 356-364 Ware Road to the east has a density of

85dph. The density of development is considered to compatible with the surrounding area and comparable with recent residential developments on the south side of Ware Road.

Highway implications

- 8.12 Access to the proposed development is via a single access off Ware Road. The Highway Authority consider that the access arrangements are satisfactory.
- 8.13 Along with a reduction in the number of units proposed the level of car parking provision has been increased. 102 spaces are now proposed across the site (equivalent to 2 spaces per unit). The adopted parking standards would require a maximum provision of 78 spaces. The emerging District Plan standard would require 103 spaces. The site lies within accessibility zone 4 wherein provision could be reduced by up to 25%. Some reduction would normally be appropriate. However, in this case given the known on-street parking issues on Ware Road provision at the top end of the range is considered to be appropriate. By comparison the recently completed development at 356-364, Ware Road provided 60 spaces where the adopted standard required a maximum of 61 spaces and the emerging standard provision within the range of 54-72 spaces (equivalent to 1.75 spaces per unit).
- 8.14 The layout proposes 52 cycle storage spaces in 3 blocks to serve the flat blocks. A condition is recommended requiring the approval of design details.
- 8.15 HCC responded to a resident petition in late 2017 by conducting a parking study/safety audit in Ware Road. Inspections were initially undertaken to identify the area at issue. Issues were not identified in the immediate vicinity of the site. As a result the Ware Road Safety Audit carried out by HCC did not extend as far east as the junction of Ware Road and Cockbush Avenue.

- 8.16 The majority of comments received on the application from third parties raise concerns about traffic generation and parking. These concerns have been noted and amendments have been sought to the scheme to address these concerns by a reduction in the number of units and an increase in parking provision in accordance with the Council's parking standards. Having regard to the amendments made to the scheme and the comments received from the Highway Authority, it is considered that the proposal now complies with the relevant highways/parking planning policies and the proposal would not result in severe highways impact.
- 8.17 The Highway Authority request a financial planning obligation towards proposed improvements to pedestrian and cycle improvements along Ware Road and Hertford East station and a travel plan condition.

Housing and affordable housing

- 8.18 The proposal provides for the provision of 51 units. The proposal consists primarily of two bedroom units. Policy HOU1 of the emerging District Plan requires that an appropriate mix of housing with regard to tenure, type and size is provided. The Strategic Housing Market Assessment (SHMA) provides a requirement for 7% of new open market housing and 11% of affordable housing to be provided as 2+ bed flats with an assessment of delivery being across all developments in the District. Whilst the proposal is not in conformity with the SHMA it is considered that the location of the site having good access to public transport, including Hertford and Ware train stations does lend itself to the form of development proposed. Furthermore, any changes to the mix of housing on the site is likely to further impact on the schemes viability.
- 8.19 The application proposes 39.2% (20 units) of affordable housing which is considered to be sufficiently compliant with Policy HSG3 to be acceptable.

- 8.20 The affordable housing provision is to be located within the 2 rear blocks and is not pepper-potted across all the blocks. However, given the nature of this largely apartment block development this is considered to be acceptable in this instance.

Neighbour impact

- 8.21 The frontage part of the development is sited and orientated such that it will not give rise to adverse impact on existing neighbouring development.
- 8.22 Between the upper part of Cockbush Avenue and the application site the slope of the land descends steeply. The distance between the block facing properties in Cockbush Avenue is considered to be satisfactory. The closest property is No.10 Cockbush Avenue (9.0m). However, due to the change in levels between Cockbush Avenue and the site the front elevation of this property with look out at an angle over the top portion of the block with an intervening existing tree belt. In the circumstances whilst there will be some loss off outlook to properties in Cockbush Avenue this will not be significant. However, a levels condition is recommended to enable the LPA to retain control of this relationship.

Flood risk and surface water drainage

- 8.23 The site is situated wholly within Flood Zone 1 and is therefore not liable to watercourse flood risks.
- 8.24 The Lead Local Flood Authority (LLFA) advises that subject to detailed design the surface water drainage strategy is satisfactory. Conditions are recommended to require the approval of the detailed design.

Other matters

- 8.25 HCC Historic Environment Unit advise that the site is unlikely to have any archaeological significance.

- 8.26 Herts Ecology requests a condition requiring a species survey to be undertaken and depending on the findings appropriate mitigation measures.

9.0 Planning Obligations

- 9.1 A viability report was submitted in support of the application which has been reviewed by the Councils viability consultant.

- 9.2 Having regard to the NPPF and the Community Infrastructure Levy Regulations (CIL) and viability following obligations have been agreed:

The provision of affordable housing (20 x 2 bedroom units 5 x intermediate and 15 x affordable rent).

HCC sustainable transport - pedestrian and cycle improvements along Ware Road and Hertford East station

£39,000.00

HCC Education nursery/early years

£10,270.00

HCC Education Primary

£47,396.00

HCC Childcare

£3,085.00

HCC Libraries

£6,100.00

HCC Youth - improvements kitchen

Equipment at Ware Youth Centre

£651.00

EHDC Parks and Public Gardens

£13,088.69

EHDC Outdoor Sports

£36,249.38

EHDC Children and Young Peoples Play

£5,353.91

- improvements to Hartham Common and its recreation/sport facilities

Total

£161,192.00

- 9.3 The Highway Authority advise that following identification of improvement needs in the Hertford and Ware Transport Plan, a feasibility study and measures to improve pedestrian and cycle links

along Ware Road and Hertford East Railway Station is currently being finalised. Appropriate measures are being considered from the Ware Road/Stanstead Road junction to the Ware Road/Mill Road junction. Given the location of the site the measures will enhance the route along the Ware Road and mitigate the impact of traffic associated with the development of the site.

- 9.4 Justification has been provided by Herts County Council for the requested contributions towards education, childcare, libraries and youth facilities.
- 9.5 The proposal comprises largely an apartment block development of relatively high density. The nature of the development is such that there is no on-site provision for outdoor recreation. The development is in reasonable proximity and public transport accessibility to Hartham Common and the contributions are therefore considered to be justified.
- 9.6 It is noted that concerns were raised by third parties regarding health provision. The NHS were consulted on the application but no response was received.

10.0 Conclusion

- 10.1 The proposal would result in the redevelopment of this vacant brownfield site and would provide 50 dwellings (1 existing dwelling to be demolished) of which 20 units would be affordable housing. There is no objection in principle to the development.
- 10.2 The parking provision is at the top end of the emerging District Plan standard and Zone 4 accessibility reduction has not been applied. This is considered to be appropriate in the context of Ware Road. The Highway Authority has no objection to the proposal.
- 10.3 The density of development is satisfactory in the context of the site and its surroundings and the layout and building design is of reasonable good quality.

- 10.4 It is considered that the proposed development will not result in significant harm to neighbouring properties.
- 10.5 It is considered that other issues and matters of detail can be satisfactorily addressed by the imposition of conditions.
- 10.6 Overall, the proposal is considered to be acceptable and accords with the relevant planning policies and the application is therefore recommended for approval.

RECOMMENDATION

That planning permission be **GRANTED** subject to the conditions set out below and the satisfactory conclusion of a legal agreement to secure the following:

Legal Agreement

- The provision of affordable housing (20 x 2 bedroom units 5 x intermediate and 15 x affordable rent).
- HCC sustainable transport £39,000.00
- HCC Education Nursery £10,270.00
- HCC Education Primary £47,396.00
- HCC Childcare £3,085.00
- HCC Libraries £6,100.00
- HCC Youth (improvements to Ware Youth Centre) £651.00
- EHDC Parks and Public Gardens £13,088.00
- EHDC Outdoor Sports £36,249.00
- EHDC Children and Young People £5,353.00

(all index linked)

- HCC Travel Plan monitoring fee
- Provision of fire hydrants

The agreement shall also provide arrangements for the ongoing maintenance of the public open space on the south side of the site as indicated on the approved plans.

Conditions

1. Three year time limit (1T12)
2. Approved plans (2E10)
3. Levels (2E05)
4. Boundary walls and fences (2E10)
5. Samples of materials (2E12)
6. Lighting details (2E27)
7. Communal TV facilities (2E28)
8. Cycle parking facilities (2E29)
9. Contaminated land survey and remediation (2E33)
10. Hard surfacing (3V21)
11. The development shall not be occupied until details of a Travel Plan for the development as a whole has been submitted to and agreed in writing by the Local Planning Authority. The plan shall make provision for relevant surveys, review and monitoring mechanisms, targets, further mitigation, timescales, phasing programme and on-site management responsibilities. It shall be implemented and subject to regular review in accordance with the above approved details.

Reason: To ensure that the development traffic is within the predicted levels in TA, to promote sustainable transport measures and maintain the free and safe flow of traffic.

12. Before the commencement of development hereby approved, all access and junction arrangements shall be completed in accordance

with the approved plans, and constructed to the specification of the Highway Authority and to the satisfaction of the Local Planning Authority. Concurrent with the construction of the access, visibility splays of a minimum of 2.4m x 45m (left) and 2.4m x 49m (right) shall be provided and permanently maintained within which there shall be no obstruction to visibility between 600mm and 2m above carriageway level.

Reason: To ensure that the access is constructed to the specification of the Highway Authority and to provide adequate visibility splays in the interests of highway safety.

13. Prior to first occupation of the development hereby approved, the access roads and parking areas shown on the approved plans shall be provided and permanently maintained.

Reason: To ensure adequate provision of parking in accordance with Policy TR7 of the East Herts Local Plan April 2007.

14. Access gradient 1 in 20 (3V12)
15. Existing access closure (3V05)
16. Prior to the commencement of development hereby approved, a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall identify details of:
 - Phasing of the development;
 - Methods of accessing the site;
 - Construction vehicle routing and numbers;
 - Location and details of wheel washing facilities;
 - Details of parking and storage areas clear of the highway;
 - Environmental management details including hours of working, the mitigation of noise and dust and any other matters covered under BS5228.

The development shall thereafter be implemented in accordance with the approved details.

Reason: To minimise the impact of construction on the highway network, neighbouring occupiers and the environment.

17. No development shall take place until a detailed drainage strategy has been submitted to and approved in writing by the local planning authority. The scheme shall include:
- Resilient final drainage strategy shown on a drawing overlaid to the final layout and supported by the detailed drainage calculations carried out for all rainfall events up to and including the 1 in 100 year event + climate change.
 - The location, extent and depth of any informal flooding of the site above 1 in 30 year rainfall event shown on a layout plan to confirm they are safely contained within the site. In addition any exceedance routes proposed for flood management on the site should be also shown on the final plan.
 - Full detailed engineering drawings of all the proposed SuDS measures in line with the latest edition of the SuDS Manual by CIRIA
 - A management and maintenance plan for the all the SuDS features and structure must be submitted and shall include arrangements to secure the operation of the scheme throughout its lifetime. It shall be supported by a full set of as-built drawings, a post-construction location plan of the SuDS components cross-referenced with a maintenance diagram.

The development shall thereafter be implemented in accordance with the approved details before the development is completed.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water.

18. Prior to the commencement of development hereby approved, reptile and badger surveys shall be carried out within the site by a licensed ecologist. A report of the findings including suitable

mitigation strategies, if required, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved report.

Reason: To safeguard wildlife in accordance with Policies ENV16 and ENV17 of the East Herts Local Plan April 2007.

19. No above ground development shall take place until a scheme for protecting the proposed dwellings from noise from road traffic has been submitted to and approved in writing by the Local Planning Authority. The scheme shall follow the recommendations of the Grant Acoustics report ref: GA-2016-0013-R1-RevB dated 24th May 2017. The development shall thereafter be implemented in accordance with the approved details.

Reason: To safeguard the amenity of future occupiers in accordance with Policy ENV25 of the East Herts Local Plan April 2007.

20. Prior to the commencement of above ground construction full details of both soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. The details shall include (a) planting plans (b) schedules of plants, species, size and densities (c) timetable for implementation. Thereafter the development shall be implemented in accordance with the approved details.

Reason: To ensure the provision of landscaping in accordance with Policy ENV2 of the East Herts Local Plan April 2007.

21. Landscape works implementation (4P13)

22. Piling works (2E39)

Informatives

1. Other legislation (OL01)
2. Street naming and numbering (19SN)

3. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended, it is an offence to remove, damage, or destroy the nest of any wild bird while that nest is in use or being built. Planning permission does not provide a defence against prosecution under this Act.
4. The applicant is advised that in order to comply with this permission it will be necessary to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements.

Summary of Reasons for Decision

East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan (Minerals Local Plan, Waste Core Strategy and Development Management Policies DPD 2012 and the 'saved' policies of the East Herts Local Plan Second Review April 2007); the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The balance of the considerations having regard to those policies is that permission should be granted.

KEY DATA**Residential Development**

| | | |
|-------------------------------------|-------------------|-----------------|
| Residential density | 78.4 dwellings/Ha | |
| | Bed spaces | Number of units |
| Number of existing units demolished | | 1 |
| Number of new flat units | 1 | |
| | 2 | 49 |
| | 3 | |
| | | |
| Number of new house units | 1 | |
| | 2 | |
| | 3 | 2 |
| | 4+ | |
| Total | | 50 |

Affordable Housing

| Number of units | Percentage |
|-----------------|------------|
| 20 | 39.2 |

Residential Vehicle Parking Provision

Current Parking Policy Maximum Standards (EHDC 2007 Local Plan)

| | | |
|------------------------------------|-----------------|-----------------|
| Parking Zone | 4 | |
| Residential unit size (bed spaces) | Spaces per unit | Spaces required |
| 1 | 1.25 | |
| 2 | 1.50 | 73.5 |
| 3 | 2.25 | 4.5 |
| 4+ | 3.00 | |
| Total required | | |
| Proposed provision | | 78 |

Emerging Parking Standards (endorsed at District Plan Panel 19 March 2015)

| | | |
|------------------------------------|-----------------|-----------------|
| Parking Zone | | |
| Residential unit size (bed spaces) | Spaces per unit | Spaces required |
| 1 | 1.50 | |
| 2 | 2.00 | 98 |
| 3 | 2.50 | 5 |
| 4+ | 3.00 | |
| Total required | | 103 |
| Accessibility reduction | 25% | 25 |
| Resulting requirement | | 78 |
| Proposed provision | | 102 |

Legal Agreement – financial obligations

This table sets out the financial obligations that could potentially be sought from the proposed development in accordance with the East Herts Planning Obligations SPD 2008; sets out what financial obligations have actually been recommended in this case, and explains the reasons for any deviation from the SPD standard.

| Obligation | Amount sought by EH Planning obligations SPD | Amount recommended in this case | Reason for difference (if any) |
|---------------------------|---|--|---------------------------------------|
| Affordable Housing | 40% | 40% | |
| Parks and Public Gardens | £13088.00 | £13,088.00 | |
| Outdoor Sports facilities | £36,249.00 | £36,249.00 | |
| Amenity Green Space | £15,683.00 | £0 | Viability |
| Provision for | £5,353.00 | £5,353.00 | |

| | | | |
|--|-----------|----|---|
| children and young people | | | |
| Maintenance contribution - Parks and public gardens | £0 | £0 | No maintenance required as not new provision provided |
| Maintenance contribution - Outdoor Sports facilities | £0 | £0 | No maintenance required as not new provision provided |
| Maintenance contribution - Amenity Green Space | £0 | £0 | No maintenance required as not new provision provided |
| Maintenance contribution - Provision for children and young people | £0 | £0 | No maintenance required as not new provision provided |
| Community Centres and Village Halls | £9,665.00 | £0 | Viability |