

DEVELOPMENT MANAGEMENT COMMITTEE – 14 SEPTEMBER 2016

Application Number	3/15/0561/FUL
Proposal	Part demolition of night club building (sui generis use) to facilitate the redevelopment with commercial/retail use on the ground floor and 10 residential units on three upper floors.
Location	20 Amwell End, Ware
Applicant	Amwell End Ltd, c/o Lanes New Homes 2 Market Street, Ware SG14 1BD
Parish	Ware
Ward	Ware Chadwell

Date of Registration of Application	21 April 2015
Target Determination Date	16 September 2016
Reason for Committee Report	Major planning application
Case Officer	Susie Defoe

RECOMMENDATION:

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

1.0 Summary

- 1.1 The site is located within a designated secondary shopping frontage area where Local Plan policy supports the provision of (A1) retail shop and other A, C and D class uses at ground floor such as that proposed. The provision of development on the upper floors of the vacant building provides 10 residential units. The development will provide then both employment opportunities and housing at a current vacant site in a sustainable location. It will make a modest addition to housing supply in a situation where housing supply policies are out of date.
- 1.2 The change of use of the building and new building form will not result in material harm to the character or appearance of the building, the Ware Conservation Area, where the site is located, or surroundings and there will be no significant harm to the amenity of neighbours. The impact in terms of additional flood risk will be negligible. However, the proposals do introduce new residential uses into the area which has flood risk issues. Some harmful weight is assigned as a result as an emergency evacuation plan is required should there be a flood event.
- 1.3 The development is provided with no parking for residents, staff or customers. The site is in a sustainable location with adequate

alternative modes of public transport in the locality. The lack of staff or customer parking for the commercial unit is not uncommon in town centre locations. Some harmful weight is assigned in relation to the residential uses as it is recognised that aspiration for vehicle ownership will remain. It will be necessary for demand to be accommodated within car parks and on street parking availability locally.

- 1.4 On assessment of all issues, the development is considered to be sustainable and the benefits of development outweigh any harmful impacts.

2.0 Site Description

- 2.1 The application site is shown on the attached OS plan. The site is located within the secondary shopping frontage of Amwell End and sits centrally within a mixed range of Class A uses with residential occupation on upper floors, on the edge of the town centre of Ware. Ware train station is located to south, Ware town centre to the north.
- 2.2 Amwell End Shopping parade is located to the north of application building, with a dedicated private resident's car park to the rear serving the shopping parade. The vacant nightclub building occupies the whole of the site, currently with two entrances facing the street and a service access on the northern elevation. On the southern side the building is attached to existing commercial ground floor shops with residential accommodation above.
- 2.3 The eastern side of Amwell End (opposite) provides a wider variety of secondary shopping uses including D1 and D2 as well as the range of Class (A1)-(A5) uses with a significant number of these in Grade II Listed Buildings. To the west of the site is The Cut and 60m to the north is the River Lee. The parcel of open land to the rear of the site abutting 'The Cut' is not within the ownership of the client.
- 2.4 There are two separate existing uses within the site, the larger sui generis night club (former cinema) on 2 and a half floors and the A4 ground floor bar to the front, originally an arcade of small shops. The existing building is of no particular design merit appearance with a modern pediment element projecting from the façade of the main building into the street.
- 2.5 There is no landscape provision within the site as the building occupies the whole of the site.

3.0 Background to Proposal

- 3.1 There is a long history to this site dating back to its original use as a cinema, in the 1920's. The site was changed to an entertainment and social centre in 1979. In 1988 a new façade was added to Becketts Walk (the small arcade of shops on the ground floor). 1989 sees the main cinema building operating as a nightclub, with the nightclub extending into part of the ground floor shopping arcade in 1991. The arcade of shops was remodelled in 1988 with a pediment to the front of the building.
- 3.2 In 2003, the site changed ownership and was refurbished and modernised with an infill two storey side extension, to enlarge the entrance area to the nightclub. In 2006, the remaining 5 units in the arcade were granted a change of use from (A1) retail to (A4) bar provision to enlarge the ground floor of the nightclub. The building has remained in the nightclub (sui generis use and (A4) use) with the A4 bar addition use since then until it became vacant in about 2011, ceasing active operation.

4.0 Key Policy Issues

- 4.1 These relate to the relevant policies in the National Planning Policy Framework (NPPF) and the adopted East Herts Local Plan 2007:

Key Issue	NPPF	Local Plan policy
The principle of development of a mixed use in a Secondary Shopping Frontage	Para 17, Section 1	SD1, STC3
The loss of the undesignated employment site	Section 2	EDE2
The impact on the character and appearance of the building, the Conservation Area and surrounding properties	Section 7, and Section 12	ENV1, BH6
Parking provision		TR7
Neighbour amenity impact		ENV1
Flood risk	Section 10	ENV19

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

5.0 Emerging District Plan

- 5.1 In relation to the key issues identified above, the policies contained in the emerging District Plan do not differ significantly from those contained in the adopted Local Plan and the NPPF as identified above. Given its stage in preparation, little weight can currently be accorded to the emerging Plan.

6.0 **Summary of Consultee Responses**

Since the initial proposal was submitted in March 2015 there have been several amendments to the scheme responding largely to the guidance and comments provided by the Hertfordshire Design Review Panel. The comments below refer to the latest responses.

- 6.1 HCC Highway Authority: do not wish to restrict the grant of planning permission subject to planning conditions. The Highways Officer notes the proposal is for the conversion of the former nightclub to mixed commercial and residential use and this is acceptable in principle. Whilst the residential element of the scheme may be considered appropriate for car-free development, some provision for service delivery arrangements would be expected for the commercial unit at ground floor. The provision could be accommodated by an alteration to the existing Traffic Regulation Order for the adjacent parking bay to accommodate loading and unloading at a specific designated time which should be secured by condition with the Highway Authority's agreement.
- 6.2 Environment Agency: initially commented in May 2015 objecting on the basis of the lack of a flood risk assessment (FRA). Following a re-consultation on an amended proposal in December 2015, the EA maintained their objection as the FRA submitted did not cover the up to date River Lee modelling regarding climate change and flood risk. Following further negotiations and on the basis that a submitted Emergency Plan for resident's evacuation is acceptable to the LPA, the EA has removed its objection.
- 6.3 EHDC Engineering Advisor: initially commented that the site is fully within flood Zone 3, with previous flood events in 1947 and 1968, and as such due to the lack of information regarding surface water management under policy ENV21, the development proposed should be refused as contrary to policy and the NPPF. Subsequent details indicate that the revised surface water management and attenuation measures to be employed and the provision of a living/ green wall to the rear of the building to add biodiversity gain to the scheme would be considered to overcome the previous objections.

- 6.4 Thames Water: has no objection will regard to sewerage infrastructure capacity and indicates that surface water attenuation measures for storm flows should be provided.
- 6.5 EHDC Conservation and Heritage Advisor: comment that the proposal has been subject to the design advice of the Hertfordshire Design Review Panel. This resulted in significant amendments to the initial proposal, including changes to the principal elevation, the main entrance for the residential units and changes to the roof structure, to give a more ambitious design for the two penthouse flats. It is recommended that the proposal be granted permission subject to conditions regarding the brick to be used on the elevations, which should relate in context to the other buildings along Amwell End.
- 6.6 Herts Ecology: initially commented in 2015 that a survey would be required to assess the presence of bats within the building. This was carried out by Coyne Environmental April 2015 the results indicated there were no evidence of bats or their roosts within the building.
- 6.7 HCC Development Services: comment that based on the provision of 10 dwellings, they will not be seeking financial contributions.
- 6.8 HCC Minerals and Waste: comment that the proposed development should ensure it meet the provision of the policies 1, 2 and 12 of the Herts County Council Waste Core Strategy and Development Management Policies Development Plan as regards waste management and the recycling of demolition materials.
- 6.9 EHDC Environmental Health Advisor: comment that any permission should include conditions for construction hours of working and unsuspected soil contamination
- 6.10 EHDC Environmental Services have no objections other than to outline the provisions for refuse collection and the 25m limit collection distance to a public highway.
- 6.11 Herts Police Crime Prevention Advisor: comments that access control systems to accepted standards should be provided for the entrance to the flats.

7.0 Town Council Representations

- 7.1 Ware Town Council objects to the development commenting that:
- The building is out of keeping with the street scene

- Adverse impact on the Conservation Area
- Insufficient parking for the development
- Lack of loading and delivery area
- Require more detail on brick work
- The steps project onto the highway, a safety issue with mobility scooters.

8.0 Summary of Other Representations

8.1 Ware Society commented initially in 2015 on the original scheme that the building is too big for the site, when compared to other buildings. The design of the roofline would be out of character in the Conservation Area and in proximity to the nearby listed buildings. There is insufficient parking and less residential units would require less parking. It maintains these objections in its latest response.

9.0 Planning History

9.1 The following planning history is of relevance to this proposal:

Ref	Proposal	Decision	Date
3/0425-79	Change of use from cinema to entertainment and social centre	Granted	July 1979
3/1587/85	New Fire Exit	Granted	December 1985
3/0935-86	New windows to front facade	Granted	September 1986
3/1792/86	Fire exit and Bottle Store	Granted	December 1986
3/2395/88	New Façade to Becketts Walk	Granted	March 1989
3/1400/89	Addition of brickwork under bays at Becketts Walk	Granted	August 198
3/1732/91	Internal alterations locating nightclub toilets to ground floor shopping mall change of use	Granted	April 1992
3/03/1770/FP	Two storey side extension	Granted	November 2003
3/06/1003/FP	Change of use from Retail (A1) to Wine Bar	Granted	July 2006

	(A4)		
3/07/0201/FP	Erection of canopy and balustrading	Granted	April 2007
3/10/0925/AD	3 No internally illuminated frontage signs	Refused	November 2010, Appeal dismissed

10.0 Consideration of Relevant Issues

Principle of Development and Housing Need.

The site lies within the town centre and Ware Conservation Area wherein there is no objection in principal to a mixed form of development retaining retail (A1) or other commercial provision on the ground floor, with residential provision above subject to compliance with other policies of the Local Plan and the National Planning Policy Framework (NPPF), and relevant guidance in the NPPG.

- 10.1 The building, which has been vacant for a period of some 5 years, has been marketed with some limited interest for other (A3) and (A4) uses. However it appears that a restrictive freehold covenant applied by a previous owners places a restriction on these opportunities.
- 10.2 The initial scheme for the site proposed a small element of retail floorspace at ground floor and 12 units of residential accommodation above. This was considered unacceptable due to the loss of the employment opportunities. The amended proposal has significantly increased the employment potential of the site, utilising all of the ground floor 394sqm, which has the potential for one large/commercial retail unit or several smaller units, which would thereby contribute to employment potential in the locality as well as adding to the vitality and viability of the retail shopping parade.
- 10.3 Officers are satisfied therefore that the proposal would meet the aims of national planning policy in the NPPF which supports the provision of a range of shopping or employment facilities in sustainable locations and policies EDE2 and STC3 of the adopted Local Plan which support the provision of additional retail and employment opportunities within the town centres.
- 10.4 With regard to the use of the unit, policy STC3, as indicated, allows a range of uses. The qualification is that the use permitted should not result in an excessive concentration of non-shop uses. Retail uses still

predominate in this area of the town, but it would not be appropriate to allow the whole of the floorspace to be put certain uses without further control, because of the impact these may have. A condition is suggested that will control the use of the ground floor before it comes into use.

- 10.5 With regard to the residential provision, the current scheme of 10 units, (four x 2 bedroom units on each first and second floor with a reduced provision of 2 x 2 bedroom flats on the third floor) the National Planning Policy Framework (NPPF) sets out that a core planning principle is to recognise that residential development can play an important role in ensuring the vitality of town centres. It seeks to proactively encourage residential development on suitable sites. The character of the shopping area in Amwell End is of ground floor shops with a historic provision of residential above, both to the south of the site in the pre-war units but also in the modern shopping parade to the north. The Local Plan also supports the provision of new residential development on previously developed sites within the towns, to stimulate economic growth.
- 10.6 Members will be familiar with the Councils position in relation to the supply of land for housing development. This site will make a limited addition to that supply albeit that no affordable provision is to be made as the site is below the threshold applying in urban areas. However, the provision must weigh in favour of the development. The site is in a sustainable location, with accessibility to jobs, shops and services by other modes of transport than by car.

Conservation and Design

- 10.7 It is considered that the existing building is of little merit and the interior has been significantly altered with no features or architectural details remaining. The extended and adapted building to meet the needs of the expanding nightclub is of no special interest. The opportunity therefore to improve the external appearance of the building is supported. The current external design is as a result of advice from the Hertfordshire Design Review Panel to alter the front principal elevation to reflect the flat facades of the shops in the street and changes to the form of the roof structure to introduce a more ambitious contemporary design.
- 10.8 The Council's Conservation Officer supports the proposal as currently presented, subject to a condition for external materials. It is considered therefore that the proposed development would preserve and enhance the character and appearance of the Conservation Area.

- 10.9 In terms of the impact on the setting of the listed buildings nearby, sited largely on the eastern side of Amwell End, it is considered that the proposals are acceptable and there would be no adverse impact on the setting of the existing listed buildings facing the site within Amwell End. The new frontage would provide an appropriate enhanced setting for the building, heritage assets and the Conservation Area.
- 10.10 The proposed front elevation provides a sympathetic façade of three floors similar to the adjacent shopping parade. It reflects the similar mixed use redevelopment with penthouse apartments granted at Fox Talbot House to north of the car park facing the River Lee. The street aspect would be significantly improved with exposed steps (with DDA ramp) providing a better public aspect within the shopping area, with possible opportunities for a street tree insert.
- 10.11 The building overall, will be of a significantly increased scale in the street scene but not considered to be out of scale overall with the adjoining built form. Materials, which will comprise a balance of brickwork and glazing, are considered to be of a satisfactory appearance, adding interest on all three elevations. Design features will include balconies and a living wall to the rear of the building. It has due regard to its surroundings and the form and design of the original building. The raising of the roof is considered to be acceptable in its context with a reduced frontage footprint at ground floor.
- 10.12 The main materials proposed for the external surfaces of brick and render would respond sympathetically to the existing materials used on adjacent properties in proximity to the site. The introduction of the coloured wooden cladding is less successful and would need further consideration and can be considered by way of a condition. The addition of the architectural detailing would also respond to the existing character and appearance of the Conservation Area and the significant number of Listed Building along the eastern side of Amwell End.

Parking

- 10.13 The proposal would provide no on-site parking provision. The Councils parking standards identify the site as a zone 2 location. In the emerging standards provision can be reduced down to 25% of the total requirement, depending on a range of factors, as follows:
- The type tenure, size and housing mix – in this case 10 x 2 bed units
 - On street parking conditions and access to public parking – Amwell End and the town centre generally has controlled and limited

parking provision. There is off street provision at the Broadmeads and Kibes Lane car parks

- Proximity to public transport - there are good public passenger transport rail and bus facilities available very close to the site
- Cycle provision – this is located on site within the building.

10.14 The site is considered to perform well in relation to these criteria and the full reduction allowed in the emerging standards could be justified. This would still require that 25% of the standard provision is provided and there is none in this case. Some harm must be assigned to the proposals therefore in this respect.

Amenity

- 10.15 There are existing residential properties to the both the south and north of the site. With regard to those to the south, these are dual aspect properties. To the rear of the site the adjacent residential units are served by small west facing windows and a rear stair access.
- 10.16 The proposed southern elevation of the new building has inserted terrace/balcony elements sited at first and second floor. These will face the side flank elevation of the adjacent dwellings such that, whilst in close proximity, direct views between the terrace/ balcony and the adjoining site rear windows would be at a very oblique angle and not be likely to result in any significant amenity impact. The proposed building is located to the north of the adjoined residential units and therefore, whilst 2 floors higher, will not restrict daylight because of its location. The flank wall will have some bearing in relation to the properties to the south, but relationships of this nature more often occur in urban development situations.
- 10.17 The proposed rear elevation with balconies would look out over The Cut towards office buildings. There are limited openings on the northern elevation, serving kitchens and the staircase of the development and these would look over the adjacent the car park and the flank wall of the parade building to the north, separated by the service yard access. It is therefore considered that the proposed development would not have any significant adverse impact on the amenities outlook or privacy of neighbouring properties.

Flood Risk

- 10.18 The application site is located within Flood Zone 3. There is no additional footprint proposed and the removal of the front projection with pediment will actually reduce the footprint. The proposal therefore has

no greater effect with respect to generating flood risk matters than the existing building.

- 10.19 The proposed ground floor use would be classified as a 'less vulnerable' use with limited risk. The proposed upper floors of the development would introduce a residential occupation which would therefore be classified as a 'more vulnerable' use, in Flood Zone 3. However this use is on the upper floors and therefore not at immediate risk in the event of a flood, but an acceptable emergency evacuation plan needs to be formulated. Officers are satisfied that the Emergency Plan document submitted by the applicant (prepared by NHTB Consultancy Ltd in concert with the amended FRA June 2016) is robust and acceptable and meets this need.
- 10.20 The Environment Agency initially objected to the proposal on the grounds that an FRA had not been provided. The applicant's consultants NHTB have provided an FRA and updated this in line with the EA's comments. On this basis, the EA are satisfied that the flood risk would not be increased at the site nor that flood risks elsewhere in the area would be increased, and as such has removed its earlier objection to the proposal.
- 10.21 In relation to surface water drainage and SuDs, this is to be addressed with new underground tanking provided within the building footprint, with attenuation measures such as filters linking the tanking to the existing external joint foul/surface water management system. Other surface water provision is limited, but includes planters on the roof terrace, surface water drainage directed to permeable features and the provision of a green wall to the rear western elevation of the building.

Planning Obligations

- 10.22 The proposed development for 10 dwellings would meet the threshold as set out in policy IMP1 and the SPD Planning Obligations, wherein financial contributions to mitigate for any impact of the proposed development in terms of social, environmental and infrastructure impact may be sought. In this instance however and based on the limited number of dwellings and pooling restrictions, HCC Planning Obligations Section has advised that it will not be seeking financial contributions.
- 10.23 However, the new residents will place additional demands on facilities in the vicinity of the site however, such as amenity and public spaces, and it is considered that additional funding toward a range of service provision would meet the regulatory tests. The extent of these is still being explored with service providers (including internal EHDC

services) and, as a result, whilst HCC does not seek provision in this case, authority is sought for the full range of provision of more localised services through a legal agreement as set out in the table below. If Members are supportive in principle, Officers will determine the final extent of these.

Other Issues

- 10.24 There are no objections from the Environmental Health Advisor subject to conditions regarding unsuspected soil contamination and construction hours of working.
- 10.25 Environmental Services have no objections and indicate the refuse provision they would provide as regards refuse collection, it is noted that refuse storage facilities would be provided on-site.

11.0 Conclusion

- 11.1 The proposed redevelopment of the building for a mixed commercial and residential use would support the shopping area generating an employment opportunity, introducing a new large commercial unit enhancing the vitality and viability of the Secondary Shopping Frontage of Amwell End and the town centre of Ware. The supporting residential accommodation above the commercial unit would play a small role in meeting the identified needs for housing within the area and is located within a sustainable location. The proposal would accord with the aims of the NPPF in terms of sustainable development and with the policies of the adopted Local Plan that support commercial and residential mixed use development uses in this location.
- 11.2 The form, scale siting and design of the proposed mixed use development is considered to be acceptable having regard to the context of the site, the Conservation Area and its surroundings. The proposal comprises a car-free development and some harm is assigned as a result and also because a limited element of the relationship between the building and the adjoining residential units to the south is poor.
- 11.3 On balance however, it is considered that any harmful impact does not significantly and demonstrably outweigh the benefit of the development, the test to be met, set out in the NPPF, in the absence of housing land supply and therefore, as a result the application is recommended for approval, subject to a legal agreement to secure service funding and the following conditions.

Legal Agreement

1. Capital provision of up to £2533 for parks and public garden purposes; **£7014 for outdoor sports facilities; £1079 for amenity green space and £1035 for children and young people**
2. Revenue funding for maintenance purposes of up to £5590 for parks and public gardens; £17610 for outdoor sports facilities; £3035 for amenity green space and £1988 for children and young people;
3. Capital provision of up to £1870 for community centres and meeting halls
4. Revenue provision of £720 for recycling facilities

Conditions

1. Three year time limit (1T12)
2. Approved plans (2E10)
3. Samples of materials (2E12) (adapt to include details of cladding)
4. Communal TV Facilities (2E28)
5. Materials arising from demolition (2E32)
6. Prior to the commencement of the development, details shall be submitted to and approved in writing by the Local Planning Authority of the treatment to be applied to the frontage of the site including any landscaping provision and measures to be implemented to allow for loading and unloading of delivery vehicles on Amwell End serving the commercial unit. Once approved the treatment shall be implemented as such and completed and made available for use prior to the first occupation of the commercial unit and shall be permanently maintained thereafter.

Reason: To ensure that the proposed development creates an acceptable frontage environment, does not prejudice the free flow of traffic or the conditions of general safety on the public highway.

7. New doors and Windows –unlisted Buildings (2E34)
8. Construction parking and storage (3V22)

9. Wheel washing facilities(3V25)
10. Construction hours of working (6N07)
11. Prior to the occupation and bringing into use any part of the ground floor of the building, the details of the use to be implemented in full or any part shall be submitted to and agreed in writing by the Local Planning Authority. Once agreed, the uses should be implemented as such with no further change unless permitted by the Town and Country Planning (Use Classes) Order 1987 (as amended)

Reason: To ensure that no use is made of the ground floor of the building which would be likely to affect the vitality and viability of the site, within the secondary retail frontage of Ware Town centre or result in any unacceptable amenity impact.

12. The development hereby permitted shall be carried out in accordance with the drainage strategy prepared by NHTB Consultancy Ltd dated June 2016 (Final V2) and the mitigation measures detailed within the drainage strategy, including the green infrastructure biodiversity gains including the provision of the 'Green Wall' and roof top planters. The surface water mitigation measures and the biodiversity gains must be fully implemented prior to occupation of the building and subsequently retained.

Reason: To prevent flooding by ensuring satisfactory management and attenuation of surface water in accordance with Local Plan policies ENV19 and ENV21 and the NPPF.

Informatives

1. Other Legislation (01OL)
2. Ownership (02OW)

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, Waste Core Strategy and the 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 considerations having regard to those policies is that permission should be granted.

KEY DATA**Residential Development**

Residential density	204 units/Ha	
	Bed spaces	Number of units
Number of existing units demolished		
Number of new flat units	1	
	2	10
	3	
Total		10

Affordable Housing

None provided – below threshold provision

Non Residential Development

Use Type	Floorspace (sqm)
Ground floor commercial unit	394sqm

Residential Vehicle Parking Provision

Current Parking Policy Maximum Standards (EHDC 2007 Local Plan)

Parking Zone	2	
Residential unit size (bed spaces)	Spaces per unit	Spaces required
1		
2	1.00	10
3		
4+		
Total required		10
Proposed provision		0

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

Parking Zone	2	
Residential unit size (bed spaces)	Spaces per unit	Spaces required
1	1.50	
2	2.00	20
3	2.50	

4+	3.00	
Total required		
Accessibility reduction	Up to 75%	15
Resulting requirement		5
Proposed provision		0

Non-residential Vehicle Parking Provision

Use type	Standard	Spaces required
Commercial unit	Standard varies according to use – on the basis of 1 space per 30sqm	14
Total required		14
Accessibility reduction Zone 2	Up to 75%	10
Resulting requirement		4
Proposed provision		0

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	Zero – below threshold	zero	
Parks and Public Gardens	£2533	Up to £2533	
Outdoor Sports facilities	£7014	Up to £7014	
Amenity Green Space	£1079	Up to £1079	
Provision for children and young people	£1035	Up to £1035	

Maintenance contribution - Parks and public gardens	£5590	Up to £5590	
Maintenance contribution - Outdoor Sports facilities	£17610	Up to £17610	
Maintenance contribution - Amenity Green Space	£3035	Up to £3035	
Maintenance contribution - Provision for children and young people	£1988	Up to £1988	
Community Centres and Village Halls	£1870	Up to £1870	
Recycling facilities	£720	£720	