

DEVELOPMENT MANAGEMENT COMMITTEE REPORT – 12 Sept 2018

Application Number	3/18/1234/FUL
Proposal	Erection of 33 'Retirement Living' (Category II sheltered housing) apartments for the elderly with associated communal facilities, car parking and landscaping.
Location	Land north of Park Farm Industrial Estate, Ermine Street, Buntingford
Parish	Buntingford
Ward	Buntingford

Date of Registration of Application	4 June 2018
Target Determination Date	3 September 2018
Reason for Committee Report	Major
Case Officer	Fiona Dunning

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 Planning permission for the development of the site has previously been granted, in 2017, for 27 retirement living apartments. Those proposals actually comprised 21 apartments within a single building and in addition, as an extension to the western and southern arms of the main building, a further 6 two storey separate units. The current proposals delete the 6 two storey units and instead provide ten additional apartment units at ground and first floor and a further two apartments and a guest suite at second floor. This comprises a net gain of 6 units (and the guest suite) and all the units now form part of and are accessed from within the single building.

- 1.2 The main alterations to the granted scheme are on the western side of the building and include a larger footprint, changes to the first floor to align with the ground floor changes, and the two additional apartments on the second floor within an increased roof shape. There are other minor changes on the southern end of the building but there is no increase in the footprint.
- 1.3 This application is a full planning application due to the increase in the number of apartments on the site and the western footprint being materially larger than the previously approved.

2.0 Site Description

- 2.1 The site is located to the north of Buntingford on the western side of Ermine Street and to the north of Park Farm Industrial Estate. The area of the site is 0.33ha and is rectangular in shape with a frontage of 40m to Ermine Street. The site forms part of a wider site which is being developed by the applicant, and construction has begun for 27 bungalows (on the wider site) which were granted permission under ref. 3/16/1253/FUL.
- 2.2 To the north of the site is a new watercourse, which adjoins a recently constructed road to the residential development to the north.

3.0 Planning History

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

Application Number	Proposal	Decision	Date
3/16/1253/FUL	Erection of 27no retirement apartments (Category II sheltered housing) with associated facilities, car parking and landscaping	Granted	November 2017

3/16/0959/REM	Reserved Matters approval for the erection of 25 Bungalows of 'Retirement Living' (Category II Sheltered Housing) and associated parking and landscaping.	Granted	July 2016
3/16/0471/VAR	Variation of Condition 14 (approved plans) of planning permission 3/13/1375/OP: Full permission for the erection of 180 homes, amenity land for community uses, the creation of one new access onto the A10 and closure of an existing access onto the A10 north of the site, creation of four new accesses onto Ermine Street and the upgrading of one access onto Ermine Street, and the provision of amenity space and associated infrastructure, and in outline with all matters reserved a 50-60 bed care home and sheltered accommodation. Amendments to the layout, mix, and design of the approved residential development.	Granted	December 2016

3/13/1375/OP	Full permission for the erection of 180 homes, amenity land for community uses, the creation of one new access onto the A10 and closure of an existing access onto the A10 north of the site, creation of four new accesses onto Ermine Street and the upgrading of one access onto Ermine Street, and the provision of amenity space and associated infrastructure, and in outline with all matters reserved a 50-60 bed care home and sheltered accommodation.	Granted	October 2015
--------------	--	---------	--------------

4.0 **Main Policy Issues**

- 4.1 These relate to the relevant policies in the National Planning Policy Framework (NPPF) July 2018, the adopted East Herts Local Plan 2007 (LP), the East Herts District Plan pre-submission version, Nov 2016 together with the Main Modifications, Feb 2018 (DP) and the Buntingford Community Area Neighbourhood Plan 2016 (BCANP).

Main Issue	NPPF	LP policy	DP policy	BCANP
Principle	Section 4 Section 5 Section 11	GBC3	GBR2 HOU1 HOU6	HD1 HD7
Design, layout and scale	Section 12		DES3	HD2 HD4
Affordable Housing	Section 5	HSG3 HSG4	HOU3	HD7
Parking provision	Section 9 Section 12	TR7	TRA3	T1

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. The Highway Authority is aware of the planning history and refers to the response provided for the 27 retirement apartment scheme under 3/16/1253/FUL as this response reviewed the highways and transportation aspects in detail. It acknowledges that there will not be a material change between the overall impact of the current application and the 2016 application granted. It also notes that a signed S278 agreement has been in place since April 2018. The Highway Authority has requested conditions and in accordance with the HCC's Planning Obligations Toolkit, requires a charge of £500 per parking space to be included in a S106 agreement for pedestrian and cycle link improvements for Buntingford.
- 5.2 Lead Local Flood Authority acknowledges the planning history for the site and the Surface Water/SuDS Strategy provides an update of the original report. It confirms that the overall drainage strategy remains the same and it demonstrates that the site is suitable for the development proposed with the drainage strategy carried out in accordance with the details proposed. Conditions are proposed.
- 5.3 Thames Water has no objection based on the information submitted as there is waste water infrastructure capacity and surface water will not be discharged to the public network.
- 5.4 HCC Historic Environment Unit comments that the site is unlikely to have any significant impacts on heritage assets of archaeological interest.
- 5.5 HCC Growth and Infrastructure Unit request financial planning obligations towards library services to enhance the Community Meeting Rooms at Buntingford Library.

- 5.6 EHDC Environmental Health Advisor raises no objections and requests the conditions relating to a Phase 2 contamination investigation report, a validation report and a condition limiting noise from external plant and machinery.
- 5.7 EHDC Operational Services requests a condition relating to refuse vehicle circulation route.
- 5.8 Crime Prevention Design Advisor does not raise objections to the use of the site, but does set out a concern that, given the description of the proposals as use class C2 (sheltered housing), this circumvents the more stringent Building Regulations requirements for use class C3 (residential) and affordable housing requirements. As a result, the advisor does not support the development.

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

6.0 Town Council Representations

- 6.1 Buntingford Town Council has no comments to make on this application.

7.0 Summary of Other Representations

- 7.1 No comments were received from neighbours or interested parties.

8.0 Consideration of Issues

Principle

- 8.1 The site lies within the Rural Area beyond the Green Belt in the current Local Plan. However planning permission has been granted for development on the site and this is material to the consideration of this current application. Furthermore, the emerging District Plan identifies the site as development in progress/committed development within Buntingford. The site also falls within the

Buntingford Settlement Boundary in the Buntingford Community Area Neighbourhood Plan. Therefore the proposal is acceptable in principle.

Design, layout and scale

- 8.2 The majority of the proposed building is 3 storeys, with the southern corner and the western end having 2 storeys. This design generally follows the previously approved scheme. The main areas of changes relate to the western end of the building and the car parking layout. The proposed building at the western end has a wider footprint and additional floor space at the second floor level. The proposed addition to the second floor and roof space has a length of 6.6m and therefore is not considered to be a significant extension to the building approved under 3/16/1253/FUL.
- 8.3 The car parking layout has removed a landscaped square that divided two car parking areas so that there is now one large car parking area with two access points. This does reduce the potential for the landscaping around the building to have a material softening impact, although tree planting to the site frontage is still possible.
- 8.4 The proposed building has gabled projections, chimneys and the 2 storey element has pitched roof dormer windows. The design approach is consistent with the previously approved design. The design is considered to be appropriate in relation to the new houses to the north of the site and the adjoining bungalows to the south. The proposal is considered to meet the aspirations of current Local Plan policy ENV1, emerging and Neighbourhood Plan policies which require new development to be of a high standard and compatible with the surrounding area. Good design is also a requirement of the NPPF, which states at paragraph 124, that good design is a key aspect of sustainable development.
- 8.5 The materials proposed are the same as the approved scheme, which is a mix of red clay facing brick on the ground floor and white render on the first and second floor with the roof having red clay tiles. The windows are proposed to be white upvc and the

balustrade to the balconies being powder coated aluminium and glass. The boundary treatment includes a mix of hedges, metal railings and an ornamental wall with metal railings.

- 8.6 The layout includes soft landscaping to the eastern and western boundaries which is consistent with the previous permission. There is a landscaping strip between the parking area and southern boundary, which previously had a landscaped parking courtyard. There is minimal soft landscaping on the northern boundary. However, this boundary adjoins the landscaped watercourse, which enables landscaping to be implemented outside the site.
- 8.7 The overall density of the development would be approximately 100dph, whereas the 2016 permission has a density of 90dph and the reserved matters permission for retirement bungalows has a density of 19dph. It is considered that overall the density is acceptable as the two schemes will provide a varied choice of housing for residents. The adjoining bungalows provide 2 and 3 bedroom dwellings and the proposed 33 retirement apartments propose 16 x 1 bedroom and 17 x 2 bedroom dwellings.

Housing and affordable housing

- 8.8 The comments from the Crime Prevention Design Adviser raised concern about the proposal not meeting Building Regulations and not requiring affordable housing provision. However, this is not the case. The use class is C3 and the appropriate building regulation requirements will apply. In accordance with Policies HSG3 and HSG4 of the Local Plan and HOU3 of the emerging District Plan, affordable housing provision is required. If the proposal was for a care home then this would fall under Class C2 and would not be subject to affordable housing provision.
- 8.9 The proposal is generally consistent with Policy HOU6 of the Emerging District Plan as the proposal provides one and two bedroom apartments. The contribution of £468,000 towards affordable housing was agreed for the 27 apartments previously so

the additional 6 apartments on a pro rata basis will increase this amount by £100,437.

- 8.10 The reason for the off-site contribution towards affordable housing rather than provision on site is due to the management difficulties and the service charges for the on-site warden and other services within the development.

Parking Provision

- 8.11 The parking standards for sheltered housing is between 0.5 and 1 space per unit. Therefore the provision for on-site car parking is between 16.5 and 33 spaces. The number of proposed spaces is 30, meeting the requirement. The Buntingford Community Area Neighbourhood Plan does not have a Sheltered Housing Category. If the proposal was for conventional dwellings or flats and not Sheltered Housing then the requirement, based on 16 x 1 bedroom and 17 x 2 bedroom apartments) would be 58 spaces.
- 8.12 The applicant has commissioned independent research into previous developments they have constructed to determine car ownership and the likely demand for on-site parking. Their conclusion is that car parking demand for units such as these is not that same as standard car parking requirements. The research indicates that car parking demand per apartment is 0.45 and when visitors are taken into consideration the requirement is increased to 0.55. This is consistent with the Council's minimum parking standard of 0.5 to 1 space per unit.
- 8.13 The research also showed that car ownership declined significantly with age. Generally car ownership was 100% at ages 65 to 69, 53% at ages 70 to 74, 49% at ages 75 to 79 and 26% or less over the age of 85. The average age of residents of other developments undertaken by the applicant is 78, where car ownership is relatively low. It is acknowledged that there will be parking demand for visitors including relatives, friends and health care professionals. The site is located within walking distance of the town centre and there is public transport available, albeit of limited availability. For

these reasons and overall however, the provision of 30 on-site car parking spaces is considered to be a suitable number for the proposed use. This is compatible, pro rata, with the previous permission.

- 8.14 The layout proposes a secure communal storage space for mobility scooters and bicycles at ground floor level.
- 8.15 The Highway Authority request a financial planning obligation towards proposed improvements to pedestrian and cycle links for Buntingford. The applicant has queried this as they have agreed a contribution of £30,000 toward the Buntingford Area Transport Trust bus service. The Highway Authority has confirmed this contribution is required as it is a separate matter to the bus service.

Other matters

- 8.16 The proposed development is not likely to have any significant impact on adjoining or nearby neighbours due to the distance between habitable rooms and outdoor amenity space. The northern elevation is at least 38m from the dwellings to the north. The western elevation has one window at first floor level which is to a stairwell and is 23m from the closest bungalow to the west with two driveways and landscaping in between. The main part of the southern elevation is setback from the boundary by 16.5m and is opposite bungalows on the southern side of the road. The separation distance between the proposed building and the bungalows is at least 28.5m.
- 8.17 In the south-eastern corner of the proposed building, there are two apartments on the ground and first floor that have a setback to the boundary of 4.5m where there is one bedroom window on each floor. The separation distance to the closest bungalow is 18m across a road with the windows angled towards the south-east rather than south so they do not face the bungalow at 90 degrees. There is not likely to be any amenity impacts between these dwellings.

8.18 The proposal provides a mix of private and shared amenity space for future residents. The previous application for 27 retirement apartments included provision for pedestrian access to the land to the north of the site, which formed part of the outline planning permission. This requirement was to seek to ensure permeability between the various elements of development in the area, rather than single access impermeable environments. The land to the north is in the control of another party and it is acknowledged that the pedestrian link between the two schemes may not materialise. This matter was considered to be a poor design outcome and was given negative weight in the assessment of the 27 apartment scheme. It is given the same weight in the assessment of the current application.

9.0 Planning Obligations

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

£568,437 towards off-site provision of affordable housing

£3,563 towards HCC Libraries

£15,000 towards HCC Highway pedestrian and cycle links

9.2 Justification has been provided by Herts County Council for the requested contributions towards libraries and pedestrian and cycle links.

9.3 The applicant agreed to pay a contribution of £30,000 towards the Buntingford Community Transport Scheme. The legal agreement for this was signed on 5th December 2017 and sits outside the planning permission granted under planning reference: 3/16/1253/FUL.

10.0 Conclusion

- 10.1 The planning history of the site has been discussed and the proposed increase in the number of apartments by 6 is not considered to significantly impact on the appearance of the previously approved scheme. The reduction in the amount of soft landscaping on the site on the southern boundary does result in a less scheme which is poorer in landscape terms than that approved previously, but the amendment is considered to improve vehicle circulation within the site. The proposal is considered to be consistent with the policies identified in the report.
- 10.2 There have been no objections from neighbours or consultees apart from the Crime Prevention Design Adviser. The advisors concerns in relation to the provision of affordable housing are addressed. The proposed apartment building will overlook adjoining streets and therefore will provide some natural surveillance of the street without creating any impact on privacy of the existing or proposed dwellings.
- 10.3 The parking provision is considered acceptable with respect to the research that the applicant commissioned and the standards for sheltered housing.
- 10.4 The density of development is considered satisfactory in the context of the site and the adjoining bungalow development and other new development beyond. The materials and the design is generally consistent with the 27 unit scheme apart from the increase in footprint and second floor apartments on the western end.

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

- £568,437 towards off-site provision of affordable housing
 - £3,563 towards HCC Libraries
 - £15,000 towards HCC Highway pedestrian and cycle links
- (all index linked)

Conditions

1. Three year time limit (1T12)
2. Approved plans (2E10)
3. Samples of materials (2E12)
4. The dwellings shall be used as sheltered accommodation for persons over the age of 55 and for no other purpose including any other purpose within Class C3 of the Town and Country Planning (Use Classes) Order 2005 (as amended).

Reason

To ensure that the development, together with the development on the wider Buntingford North site, provides an appropriate and sustainable mix of housing and that contributions towards local services remain relevant to this proposal in order to meet local needs and support local services in accordance with the National Planning Policy Framework and Policy HOU6 of the Emerging District Plan.

5. Prior to the commencement of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the Local Planning Authority. These details shall include, as appropriate: (a) Means of enclosure (b) Hard surfacing materials (c) Planting plans (d) Written specifications (including cultivation and other operations associated with plant and grass establishment) (e) Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate (f) Implementation timetables. Thereafter the development shall proceed in accordance with the approved details.

Reason

To ensure the provision of amenity afforded by appropriate landscape design, in accordance with Policies ENV1, ENV2 and ENV11 of the East Herts Local Plan Second Review April 2007 and Policies DES2 and DES3 of the Emerging District Plan.

6. Landscape works implementation (4P13)
7. No development approved by this permission shall take place until a Phase 2 investigation report, as recommended by the previously submitted Delta-Simons Report dated July 2013 (Ref: 13-0458.01), has been submitted to and approved in writing by the Local Planning Authority. Where found to be necessary by the phase 2 report a remediation strategy to deal with the risks associated with contamination of the site shall also be submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall include an options appraisal giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency action.

Reason

To minimise and prevent pollution of the land and the water environment and in accordance with National planning policy guidance set out in the National Planning Policy Framework.

8. Prior to first occupation a validation report (to include photographs, material transfer tickets and validation sampling) shall be submitted and approved in writing by the Local Planning Authority to demonstrate the effectiveness of any agreed Remediation Strategy. Any such validation shall include responses to any unexpected contamination discovered during works.

Reason

To minimise and prevent pollution of the land and the water environment and in accordance with national planning policy guidance set out in the National Planning Policy Framework.

9. Prior to the commencement of the development hereby permitted, full details (in the form of scaled plans and / or written specifications), shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority to illustrate the following:
- i) All roads, footways, cycleways, and pedestrian links to be provided;
 - ii) Visibility splays in both directions at the vehicle access(es);
 - iii) Access arrangements for vehicles expected to access the development including a swept-path analysis;
 - iv) The location and provision of car parking in accordance with adopted standards;
 - v) Provision of Electric Vehicle Charging points for at least 6 vehicles (20%);
 - vi) The location and provision of cycle parking in accordance with adopted standards; and
 - vii) Loading and turning areas for service (including refuse collection) vehicles.

The development shall be carried out in accordance with the details approved and shall be completed prior to first occupation.

Reason

To ensure that the access arrangement and internal layout is constructed to the current Highway Authority's specification as required by the Local Planning Authority in accordance with Policies TRA1 and TRA2 of the Emerging District Plan.

10. Construction of the development hereby approved shall not commence until a Construction Management Plan has been submitted to and approved in writing by the local planning authority in consultation with the highway authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Traffic Management Plan shall include details of:
- a. Construction vehicle numbers, type, routing;
 - b. Traffic management requirements;
 - c. Construction and storage compounds (including areas designated for car parking);
 - d. Siting and details of wheel washing facilities;

- e. Cleaning of site entrances, site tracks and the adjacent public highway;
- f. Timing of construction activities to avoid school pick up/drop off times;
- g. Provision of sufficient on-site parking prior to commencement of construction activities; and
- h. Post construction restoration/reinstatement of the working areas.

Reason

In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies ENV1 and ENV24 of the East Herts Local Plan Second Review April 2007 and Policy DES4 of the Emerging East Herts District Plan.

11. Lighting details (2E27)
12. The development permitted by this planning permission shall be carried out in accordance with Surface Water / SuDS Strategy for retirement living replan ref: IDL/806/DS/02 issued 24th May 2018 and the following mitigation measures as detailed within the above mentioned report.
 - The scheme must provide a combination of attenuation and controlled discharge at 5L/s into the existing watercourse that runs to the northern boundary, soakaway for the plots 1 to 5 to be drained to the ground and additional porous pavement and swale as shown on the drawing NL/2128/04/203 RevE
 - A minimum of 424 m³ of storage will be provided within the tank to ensure the system can cope the volume of water generated by the entire development site during all storms up to and including the 1 in 100 year storm event + 30% allowance for climate change.
 - The drainage scheme will provide the appropriate treatment train prior to discharge to ensure water quality.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason

To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site.

13. Upon completion of the development a final management and maintenance plan must 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 to secure the operation of the scheme throughout its lifetime.

Reason

To ensure the ongoing maintenance of the approved drainage scheme is secured.

14. Before the development hereby approved is first occupied, all on site vehicular areas, including (but not limited to) internal access roads, forecourts, garages, carports and external parking spaces, shall be accessible, surfaced, marked out and fully completed in accordance with the approved in principle plan and carried out in a manner to the Local Planning Authority's approval. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason

So as to ensure satisfactory parking of vehicles outside highway limits and to minimise danger, obstruction, and inconvenience to users of the highway and of the premises.

15. Provision and retention of parking spaces (3V23)

16. Prior to the occupation of the development a detailed management scheme for the future maintenance of the areas of communal amenity space and the swales shall be submitted to and agreed in writing by the Local Planning Authority.

Reason

To ensure that the amenity space and swales are suitably maintained in the interests of the character and appearance of the development and in the interests of the management of surface water flows and in accordance with Policies ENV1 and ENV21 of the East Herts Local Plan Second Review, April 2007 and Policies DES4 and WAT5 of the Emerging District Plan.

17. Noise resulting from any external plant, machinery or equipment installed or operated in connection with the development hereby approved shall not exceed a level of 5dBA below the existing background level plus any penalty for tonal, impulsive or distinctive qualities when measured or calculated according to BS4142:2014.

Reason

In order to ensure an adequate level of amenity for residents of the new dwellings in accordance with Policies ENV1 and ENV25 of the East Herts Local Plan Second Review April 2007 and Policies DES4 and EQ2 of the Emerging District Plan.

18. Prior to the first occupation of the development hereby permitted, the foot access to the land to the north of the site, as shown on plan Sk_010 Rev E, shall be provided and made available for use. Once available, the foot access shall remain available for use for that purpose whilst the site remains in use for its intended purpose.

Reason

To provide for pedestrian permeability between the site and the use proposed and other land, uses and facilities in the vicinity.

Informatives

1. Other legislation (OL01)
2. Street naming and numbering (19SN)
3. Further general advice on waste provision for developments is available on our website. <http://www.north-herts.gov.uk/home/planning/waste-and-recycling-provision> The bin requirements stated there are specific to North Herts, but the rest of the advice is general.

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	100 dwellings/Ha	
	Bed spaces	Number of units
Number of existing units demolished		
Number of new flat units	1	16
	2	17
	3	
Number of new house units	1	
	2	
	3	
	4+	
Total		33

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
Sheltered housing for Older People	0.5-1 spaces per unit	16.5 - 33
Total required		16.5 - 33
Proposed provision		30

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

Parking Zone		
Residential unit size (bed spaces)	Spaces per unit	Spaces required

Sheltered housing for Older People	0.5 – 1 spaces per unit	16.5 - 33
Total required		16.5 - 33
Accessibility reduction		N/A
Resulting requirement		16.5 - 33
Proposed provision		30

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%	£568,437	Due to nature of the housing proposed a contribution to off-site provision is acceptable and the figure recommended is based on a viability assessment from 2017 and an additional amount based on a pro-rata basis.

Parks and Public Gardens	£0	£0	
Outdoor Sports facilities	£0	£0	
Amenity Green Space	£0	£0	
Provision for children and young people	£0	£0	
Maintenance contribution - Parks and public gardens	£0	£0	
Maintenance contribution - Outdoor Sports facilities	£0	£0	
Maintenance contribution - Amenity Green Space	£0	£0	
Maintenance contribution - Provision for children and young people	£0	£0	
Community Centres and Village Halls	£0	£0	