

NORTHERN PLANNING COMMITTEE – 26 November 2014

UPDATE TO AGENDA

APPLICATION NO.

14/2049C

LOCATION

Siemens House, Varey Road, Congleton

UPDATE PREPARED

24 November 2014

CONSULTATIONS

Greenspaces – On site provision of Children's and Young Persons play provision would be the preferred option.

KEY ISSUES

A query was raised in the original report in terms of whether the required Neighbourhood Equipped Area for Play (NEAP) could be accommodated on site. Further to this, the Council's Interim Policy Note on Public Open Space Provision for Residential Development (2008) sets out the open space requirements for residential development, which includes a presumption in favour of on-site provision. Given that a deficiency of children and young person's play provision has been identified by the open space officer, as opposed to a requirement to improve existing facilities, and the proposal seeks consent for up to 75 dwellings, it is considered that the children's play provision should be provided on site.

It should also be noted that if the dwelling numbers are less than 75, the site specific requirements for open space may also reduce. For example, a Locally Equipped Area for Play (LEAP) may be required instead of a NEAP. A LEAP is a smaller facility comprising a minimum of 5 items of play equipment, compared to a NEAP's minimum of 8 items. This will need to be reflected in the proposed heads of terms for the s106.

For the open space, the s106 will need to secure an equipped area for play, the size of which and specification will be dictated by the final number of dwellings on the site.

CONCLUSION

As in the original report, a recommendation of approval is made subject to the prior completion of a s106 agreement securing the heads of terms listed in the original report, as amended above, and conditions.