

Economy, Communities and Corporate Directorate

Director: Geoff Hughes

Mrs Ruth Jackson
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Our Ref: 151150
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7 August 2015

Dear Sir or Madam

SITE: Land adjacent to Southbank, Withington, Herefordshire,
DESCRIPTION: Proposed residential development of 69 no. new dwellings of which 24 will be affordable, accompanied by associated infrastructure and public open space.
APPLICATION NO: 151150
APPLICATION TYPE: Planning Permission
GRID REFERENCE: OS 356556, 242770

Amended ☒ Additional ☐ Amended and Additional ☐

Plans or documents have been received for the proposal described above. The relevant plans/documents can be viewed by entering the application number on:-

<http://www.herefordshire.gov.uk/searchplanningapplications>

If you have any comments to make please let me have them by 21 August 2015. If you do not respond by this date it will be assumed that you have no further comments to make.

Any comments should be forwarded to ethomas@herefordshire.gov.uk

If you require any further information please contact the Case Officer, Mr Edward Thomas.

Draft Heads of Terms: POS / Play Contributions / Sport England Contributions:

1.10: The application site contains public open space. This area of land is a publicly accessible space. This area of land is for the benefit and use by any member of the general public and not solely for the use and enjoyment by residents of the development. The wording may want to include the following:

The developer covenants with Herefordshire Council to provide a minimum of 0.18 hectares of on-site green infrastructure comprising;

- 0.06 hectares of Public Open Space
- 0.12 hectares of Children's Play of which 0.04 hectares should be formal play

1.11: The developer will pay Herefordshire Council or a named maintenance company shall be paid the following commuted sum for each open market unit on site;

- £496 per 2 bed open market dwelling
- £672 per 3 bed open market dwelling
- £818 per 4+ bed open market dwelling

1.12: The application is submitted in full, David Wilson Homes (Mercia) Ltd will pay Herefordshire Council the total sum of £34,268.

Herefordshire Council will not be maintaining any POS on this site. The contributions highlighted under 1.11 and 1.12 are not relevant to commuted sum calculations and I am unclear as to why they are included: the wording should be changed along the following lines:

The developer covenants with Herefordshire Council that the maintenance of the on-site Public Open Space will be by a management company which is demonstrably adequately self-funded or will be funded through an acceptable ongoing arrangement; or through local arrangements such as the parish council or a Trust set up for the new community for example. There is a need to ensure that good quality maintenance programmes are agreed and implemented and that the areas remain available for public use.

Note: The attenuation basin will be transferred to the Council with a 60 year commuted sum. This will be done as part of the land transfer.

1.13 Withington Parish Council has an identified need for a stand-alone changing room facility to serve the adult and junior sports pitches. In the absence of a defined financial requirement by the Parish, this contribution has been calculated through the use of Sport England guidance. Accordingly David Wilson Homes (Mercia) Ltd will pay Withington Parish Council the total sum of £45,000 towards the provision of the community changing room facilities. This is as agreed. For reference the evidence in support of this contribution is as follows (it doesn't need to be include in the Heads of Terms):

- **Evidence Bases:** The project is taken from the draft Investment Plan for outdoor sport which has been prepared using evidence from the Playing Pitch Assessment for Hereford and in partnership with Sport England and the National Governing Bodies for Sport including football. This will be complete later this Autumn and set out a list of priority projects countywide. For rural parishes this will also be determined locally in support of future CIL contributions. Locally, the Parish Council see this project as a priority.
- **Project:** Withington Village hall site (owned and managed by Withington Parish Council). Used by Withington FC (seniors and juniors)
 - Current deficiency: Football Changing Rooms. They are required to support senior teams and club growth in meeting both Sport England and Football Association specifications for the senior game
 - New 2 Team Changing Rooms - plus officials proposed. Traditional Construction: (in the absences of details for the Parish Council).
 - Costs based on Sport England's Facilities Planning: £ 235,000.00 (in the absences of details for the Parish Council).
 - FA support: Priority Project fits with Facilities Development Plan
 - Parish Council support: local club need
- **Off-site Contribution:** Currently we are in a transitional period between s.106 and CiL costs. Therefore costs have been calculated using the existing tariffs taken from the SPD planning obligations and used to inform the Infrastructure Delivery Plan for outdoor sports on a sq m basis and the size of development as follows:
 - Existing sq m rate for outdoor sports pitches £27.78:
 - For this site of 69 houses and a population of 161 (2.3 persons per house) and policy requirement of 1.6ha per 1000 population, it equates to 0.25 ha or 2500 sq m of outdoor sports requirement.
 - $2500 \times 27.78 = £69,450$
 - To take account of market housing only $£69,450 \times 65\% = \mathbf{£45,142}$

1.14 The application site does require the on-site contribution of children play facilities, the provision of this facility has been agreed to be secured through a condition attached to the planning permission. This will be up to the sum total value of £38,000.

This amount is as previously agreed.