

**SUPPLEMENTARY PLANNING
DOCUMENT**

The Provision of Open Space in New Residential and Commercial Development



JUNE 2019



**Nottingham
City Council**

Draft Supplementary Planning Document

Quick Guide to ‘The Provision of Open Space in New Residential and Commercial Development’ Supplementary Planning Document (SPD):

This document provides guidance on the requirements for the provision of open space in new residential and commercial development proposals (B1). It supplements policies 16, 17 and 19 of the Nottingham City Aligned Core Strategy (2014) and policies EN2 and IN4 of the emerging Local Plan Part 2.

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1.0 Foreword



Nottingham City has a historic network of open and green spaces whose legacy dates back from the 18th century and beyond. Despite the City's tight urban boundary, 25% of the City's total land area is made up of open and green spaces. These provide opportunities for recreation and enjoyment, space for biodiversity, mitigation and adaptation for climate change as well as contributing to the quality and visual look of the City.

It is vital that we continue to maintain the City's open space network for all of these reasons by both providing new spaces on development sites and improving existing spaces nearby. These improvements can benefit peoples, health and wellbeing, provide opportunities for recreation, and benefit biodiversity.

This SPD sets out how the City Council will calculate the amount of open space required in developments or, in some cases, the off-site contributions required instead and how these contributions will be allocated for spending. It also considers how these spaces should be managed in the future so that they remain high quality places for everyone to enjoy.

A handwritten signature in black ink, appearing to read "Linda Woodings".

Councillor Linda Woodings
Portfolio Holder for Planning, Housing
and Heritage

2.0 Purpose and status of the document

- 2.1** The previous Open Space Supplementary Planning Guidance (SPG), “Planning Guidelines for the Provision of Local Open Space in New Residential Development”, was adopted in October 1997 (updated July 2011). Since then new national and local planning policy has come into force and the SPG is now considered to be out of date both in terms of current planning guidance and the level of contributions required.
- 2.2** This Supplementary Planning Document (SPD) is supplementary to the Saved Policies of the Nottingham Local Plan (2005) and the Nottingham Aligned Core Strategy (2014). The SPD also aligns with the emerging Local Plan Part 2, Land and Planning Policies Document (LAPP). The SPD conforms with the National Planning Policy Framework and once adopted it will replace the 1997 SPG and be a material consideration when determining planning applications.
- 2.3** This draft Supplementary Planning Document (SPD), is being prepared to explain the implications of Policy EN2 (Open Space in New Development) and IN4 (Developer Contributions) as contained in the emerging LAPP.

Consultation

- 2.4** This draft SPD has been prepared for public consultation, the results of which will help shape the final document. The 6-week consultation period will run from **28 June 2019 to 9 August 2019 (5pm)**.
- 2.5** You may comment on the SPD in a number of ways:

On line at: www.nottinghamcity.gov.uk/localplanconsultations

By email: localplan@nottinghamcity.gov.uk

Although the Council would prefer comments to be made electronically, if this is not possible, they will consider written representations by post to the following address:

Planning Policy Team,
Loxley House,
Station Street,
Nottingham, NG2 3NG

If you would like any further information on the SPD please contact the Planning Policy Team at the above address or by telephone on (0115) 876 4594.

3.0 Introduction

- 3.1 Nottingham City has a historic network of open and green spaces within its tight urban boundary with over 25% of the City's total land area being made up of green spaces. This provides opportunities for recreation and enjoyment and contributes to the quality and visual amenity of the City.
- 3.2 The majority of these spaces are public parks, natural spaces, green corridors, allotments, cemeteries and sports grounds. There are also a number of large parks such as Wollaton Park, Colwick Country Park and Bulwell Hall Park.
- 3.3 Open and green spaces contribute significantly to the health and wellbeing of those that live, work and visit the City. They can promote mental and physical health by providing places for relaxation and stress alleviation, and social interaction, supporting physical activity, and reducing exposure to air pollutants.
- 3.4 To preserve and enhance these open spaces, and develop new ones, a strategic approach towards their future planning, development and management is considered critical.
- 3.5 Where open space contributions are required from developers, this SPD provides information on the type and amount of open space, financial contributions in lieu of on site provision, payment procedures and other relevant information.

Providing open space will not only help to meet the requirements of this SPD, but can also contribute to the aim of increasing biodiversity in the City. The Biodiversity Supplementary Planning Document should be considered alongside this Open Space SPD.

- 3.6 The emerging Local Plan Part 2 defines the Open Space Network as follows;

"The Open Space Network includes parks, nature reserves, public and private playing fields, golf courses, allotments, community gardens, cemeteries, play spaces, woodland, banks and towpaths of rivers and canals, other vegetated paths and track ways, squares, public spaces, public realm and other incidental spaces. Buildings that are an inherent part of the open space such as a pavilion are included. This 'network' of open spaces makes a major contribution to the visual character and image of Nottingham, provides for a range of recreation needs and is important for its landscape value and nature conservation interest. Some open spaces within the network, such as private sports grounds, institutional grounds and allotments do not have public access but still fulfil an important role in terms of providing resilience to flooding and climate change, enhancing biodiversity and contributing to the visual character of the City and therefore have been

3.0 Introduction

included in the network. Whilst private gardens make an important contribution to the network of green links across the City, these areas are not normally designated as part of the Open Space Network unless of particular importance, in which instance are included on the Policies Map. Likewise, smaller incidental spaces of less than 0.5 hectares are not shown on the Policies Map, unless of particular importance.”

- 3.7** Given the limited scope for the provision of new open space, due to the built-up nature of the City, the quality and accessibility of existing open spaces is considered very important.



4.0 Planning Policy Context

National Planning Policy Framework

- 4.1 This SPD accords with the National Planning Policy Framework (NPPF), 2019. Paragraph 96 states that:

“Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.”

- 4.2 The National Planning Practice Guidance (NPPG) states:

“Open space should be taken into account in planning for new development and considering proposals that may affect existing open space (see National Planning Policy Framework paragraph 96). Open space, which includes all open space of public value, can take many forms, from formal sports pitches to open areas within a development, linear corridors and country parks. It can provide health and recreation benefits to people living and working nearby; have an ecological value and contribute to green infrastructure, as well as being an important part of the landscape and setting of built development, and an important component in the achievement of sustainable development.

It is for local planning authorities to assess the need for open space and opportunities for new provision in their areas. In carrying out this work, they should have regard to the duty to cooperate where open space serves a wider area.”

4.0 Planning Policy Context

Local Policy Context

Local Plan Part 1 - Nottingham City Aligned Core Strategy (adopted 2014)

- 4.3** The Nottingham City Aligned Core Strategy (Core Strategy hereafter) includes a suite of strategic policies to successfully deliver sustainable development in the City to 2028.
- 4.4** The Core Strategy policies most relevant to the provision of open space are:
- Policy 16: Green Infrastructure, Parks and Open Space
 - Policy 17: Biodiversity
 - Policy 19: Developer Contributions
- 4.5** These policies can be found at Appendix 1.



4.0 Planning Policy Context

Local Plan Part 2 – Nottingham City Land and Planning Policies Development Plan Document (LAPP) – Main Modifications Version - May 2019

- 4.6** Policy EN2 (Open Space in New Development) and IN4 (Developer Contributions) of the emerging Local Plan Part 2 are of particular relevance to this SPD.
- 4.7** Policy EN2 (Open Space in New Development) sets out the Council's requirements for the provision of open space in new development;

“Where necessary developer contributions will be sought (or secured through the Community Infrastructure Levy, if implemented) to enhance existing areas of open space, or else make provision for additional areas of open space on site or within the locality.

The City Council will negotiate with developers for the provision of publicly accessible or other open space, including play areas or informal areas for wildlife where appropriate, where it is considered there is a need created by the development. The type of open space will vary depending on the location of the site and size of development, but may for example include improvements to the public realm in the City Centre, provision of play areas, or enhancement to the River Trent green corridor with a shared footpath and cycleway. Where the open space is primarily for the benefit of the development itself, the City Council will require the developer to enter into a management agreement to maintain the open space. If the developers wish the City Council to adopt the space, a commuted sum for maintenance will be sought.

There may be circumstances where the location and physical characteristics of the site and the surrounding area, including the presence of wildlife sites, may preclude or restrict the creation of new publicly accessible or other open space. In these circumstances the City Council will negotiate a contribution from the developer to enhance existing local open space, provide links to adjacent or nearby open space, or improve access. This could, for example include joint use of school playing fields.”

4.0 Planning Policy Context

- 4.8** Policy IN4 (Developer Contributions) sets out the Council's approach to developer contributions;

"1. Development will be expected to meet the reasonable costs of new infrastructure or services required as a consequence of the proposal. Where necessary planning obligations will be negotiated to support the following:

- a) employment and training in accordance with Policy EE4***
 - b) open space in accordance with Policy EN2 and EN3, relevant site allocations;***
 - c) drainage and flood protection in accordance with Policy CC3, relevant site allocations***
 - d) transport in accordance with Policies TR1 and TR2, relevant site allocations;***
 - e) community facilities including education in accordance with Policy LS5; and***
 - f) affordable housing in accordance with Policy HO3, relevant site allocations.***
- 2. Other planning obligations may be necessary to make developments acceptable in planning terms and may include: heritage enhancement and protection, supporting policing/crime reduction and air quality measures. The scale and nature of direct provision will be identified as a result of the need arising from the development.***
- 3. If an applicant considers there to be issues of viability due to the level of contributions being sought which render a proposal undeliverable, they will be required to submit robust viability assessments. These will be independently examined before the scale and nature of any reduction is agreed.***

4.0 Planning Policy Context

The City Council recognises that planning obligations have a key part to play in the successful delivery of the Local Plan Part 2, the Sustainable Community Strategy (the Nottingham Plan to 2020), and the effective management of the environmental, social and infrastructure demands of development and continuing economic growth.

Where new development creates a need for new or improved infrastructure, contributions from developers will be sought to make the development acceptable in planning terms. Contributions from a particular development will be fairly and reasonably related in scale and kind to the relevant scheme and directly related to the development. This policy establishes the principle of setting charges for how some S106/planning obligations can be discharged (employment and training, open space, transport measures, education and affordable housing). Supplementary planning documents will be used to provide further guidance and to set the charges that are established by the Policy where necessary.

The City Council is exploring the potential of introducing a Community Infrastructure Levy (CIL). If introduced, the approach to infrastructure to be funded through planning obligations will be modified accordingly.”

- 4.9** For sites allocated in the Local Plan Part 2, the Development Principles set out further design guidance and due regard should be made to these in any detailed layout for any proposed scheme on an allocated site.

Infrastructure Delivery Plan

- 4.10** The Council has prepared an Infrastructure Delivery Plan to accompany the emerging LAPP, which assesses a range of infrastructure requirements, their phasing, costs and implications on plan wide viability. In terms of open space, it concludes that the scale of development resulting from site allocations in the LAPP will offer significant opportunities to provide new and/or enhanced open space and Green Infrastructure/biodiversity within Nottingham.
- 4.11** A significant proportion of areas of open space affected by the allocation of sites are not publically accessible. Their development provides opportunities to form new publicly accessible open space.

5.0 Background

Quality and quantity of open space

- 5.1 Whilst there is good provision of open space across the City (see paragraph 3.1), the quality of that open space is variable.
- 5.2 The 2008 audit of the City's open space showed that the average quality score of the City's sites was just 43%, or below average of all open spaces, with considerable investment needed to improve this towards the national Green Flag standard.
- 5.3 The former Planning Policy Guidance 17 (PPG17) audit, as detailed in the 2011 Breathing Space Strategy, recorded the quantity of open space of different typologies in the City. This identified an existing provision of 5.4 hectares of open space per 1000 people. The Council are requiring contributions based on the Parks and Gardens element of this, which equates to 2.4 hectares per 1000 people.
- 5.4 In March 2018, a series of Parks and Open Spaces Investment Plans were endorsed by the City Council's Area Committees. These outline the investments needed over the next five years (to 2023) to provide a high quality network of open spaces to meet the needs of the City's growing population. The prioritisation of projects in the Investment Plans will be according to need, development sites and available funding. The plans will be updated annually to reflect progress and other factors such as changing demands.
- 5.5 When off-site Section 106 contributions are required from a development, the Investment Plans will guide where and how this will be spent. In some instances, further consultation with local Councillors will inform these decisions, whilst ensuring the contributions are relevant to the development and take account of the current Section 106 pooling restrictions.

6.0 Planning Obligations and Provision Options

- 6.1** Although each case will be considered on its own merits, this SPD sets the starting point for the provision of open space established by Policy.
- 6.2** The City Council will seek to secure open space provision either through planning conditions or more normally through the negotiation of a legal agreement under Section 106 of the Town and Country Planning Act 1990. Where a S106 agreement is entered into, then it will need to be completed prior to the granting of planning consent.
- 6.3** If an applicant considers there to be issues of viability due to the level of contributions being sought which render a proposal undeliverable, they will be required to submit robust viability assessments. These will be independently examined before the scale and nature of any reduction is agreed.

New Residential Development, including Student Accommodation

- 6.4** Open space requirements for new development will equate to the City's current provision of 2.4 hectares of parks and gardens per 1000 people/bedspaces.
- 6.5** Provision of open space contributions on site or through Section 106 agreements will apply to all major residential developments of 10 or more dwellings, including conversions.
- 6.6** Proposals of 9 or fewer units will not be required to contribute to open space requirements unless they are capable of accommodating 10 or more residential units or form part of a larger developable site for residential units. They will be required to have regard to the need to provide private amenity space, landscaping and communal areas to enable informal play/social interaction.
- 6.7** For residential developments with no private outdoor space or gardens, such as apartments, open space contributions are arguably more important as more demand will be placed on local open space from such developments.

Student accommodation

- 6.8** Students are major users of the City's open spaces, therefore new purpose built student accommodation of 10 or more bedspaces will be required to contribute to open space provision on a per bedspace basis. See example in Appendix 2.

6.0 Planning Obligations and Provision Options

Open space provision in elderly persons accommodation

6.9 Elderly persons accommodation will be exempt from open space contributions. Such exemptions however will be conditional on appropriate ‘private space’ being made available and maintained to the satisfaction of the City Council to meet those residents’ needs.

Should provision be On or Off Site?

6.10 The provision of on-site open space or a financial contribution towards existing open spaces will be determined by a number of factors through discussion at pre-application or application stage and will include:

- The Local Plan allocation and requirements as set out in the development principles.
- The size of the development site.
- The proximity of the site to existing open space and the suitability of nearby provision to cater for the needs of the new development.
- The on-site offer including its accessibility and ‘usability’ by new residents.

Open space must be easily accessible, well located so as to be safe and welcoming and include the infrastructure necessary such as paths, lighting, furniture, and play equipment.

A) On-Site Provision

- 6.11 If new open space is provided on site, it will be based on an average number of people across the proposed different house types (see Table 1). The most appropriate type of green space to be provided and its location and design will be considered through the planning process.
- 6.12 Under exceptional circumstances the City Council may be willing to adopt some sites. This would be subject to discussion with the relevant department (Parks and Open Spaces Service 0115 915 2733) and will also be subject to payment of commuted sums covering maintenance up to a 20 year period.
- 6.13 Alternatives to adoption of open space by Nottingham City Council include the establishment of a private management company funded by residents of the new development, or the maintenance of open space by a third party. The City Council will normally include these arrangements within Planning Conditions/s106 agreements.

6.0 Planning Obligations and Provision Options

6.14 The design of open space should be a fundamental part of the housing layout and enable the open space to deliver the maximum number of benefits possible and encourage its use by the whole community.

B) On and/or Off-Site Contributions

6.15 An off-site financial contribution will be required in lieu of on-site provision where full on site provision is impracticable or not possible or desirable for other reasons. The financial contribution to the Council to provide open space will be produced using the residential calculation (Table 1).

6.16 The current estimated cost of open space provision is £957 per person, based on the costs of 2.4 hectares of open space per 1000 people. This includes the cost of planting, paths, play areas and multi-use games areas.

6.17 For residential developments, the contribution per dwelling will depend on the house type and the average household size figure for that house type, and the City Council's existing standard of open space (parks and gardens) provision of 2.4 hectares per 1000 people.

6.18 The calculation is made up as follows:

- Average household size calculated according to house type proposed in the development.
- Open space required calculated based on 2.4ha / 1000 people.
- Open space to be provided on site deducted from open space required.
- Balance of open space converted into off-site financial contribution.

6.0 Planning Obligations and Provision Options

Table 1: Financial contributions from residential development by size of dwelling

	1 bed	2 bed	3 bed	4 bed	5 bed or more
Nottingham City Council Average household figure	1.30 x £957	1.88 x £957	2.57 x £957	3.30 x £957	4.20 x £957
Contribution per dwelling	£1,244	£1,799	£2,459	£3,158	£4,019

6.19 Please see the example of a typical development contributions in Appendix 2.

6.20 Where no on-site provision is proposed, the full financial contribution will be required. Where there is some on-site provision, the quantity and quality of open space to be provided on site will be deducted from the total required and the balance converted to a financial sum using the calculation in Appendix 2.



6.0 Planning Obligations and Provision Options

New Commercial development

- 6.21 Commercial development also results in an increased demand for and use of open space as employees will tend to use open spaces during lunch breaks or before and after work. It will therefore be expected to contribute to open space provision. In many cases, the most appropriate form of open space will be new or enhanced public realm, especially in the City and town centres.
- 6.22 A contribution towards open space will therefore be negotiated from all new B1 use developments (offices, research and development of products and processes, and light industry appropriate in a residential area) of over 1000 square metres gross internal floorspace. Other new commercial developments (B2 and B8, and retail developments) will not be required to contribute as these would not be considered to generate significant new need for open space.
- 6.23 The amount of provision will be based on:
- The type of B1 use
 - Minimum size threshold of 1,000 sq m
 - Net increase in commercial floor space
 - Assumed number of employment based on average employment densities
 - Cost per employee of providing, enhancing or maintaining open space

Table 2: Employment Densities

Type of B1 use	Employment density (space per employee)
B1 (a) Offices	12 sq m
B1 (b) research & development/high technology	50 sq m
B1 (c) industrial	47 sq m

The space per employee is taken from *Employment Densities: A Full Guide (Final Report for English Partnerships, Revised Edition 2015)*. This is the latest comprehensive study which includes a broad range of commercial uses. These figures will be updated as appropriate to reflect the latest revision.

6.0 Planning Obligations and Provision Options

Cost per employee

- 6.24** The cost per employee is derived from the average cost per bedspace (£957) referred to in the residential section above. Some people reside and work in the City (49%) but the remainder of people (51%) who work in the City, live outside of the City boundary. The commercial contribution will only be applied in respect of employees travelling to work in the City boundary from elsewhere as it is assumed that those who live within the City will already have contributed both through living in developments which are compliant with the policy. The latest information on in-commuting is derived from the 2011 Census. This factor will be applied for the purposes of calculating financial contributions.
- 6.25** It is considered that employees will not use all types of open space, but will be more inclined to use public realm and local park areas therefore a further 50% discount will be applied to take account of this.
- 6.26** Where provision of informal open space is to be made on site, the size of space required will be based on employment density assumptions in accordance with Table 2 above.

Fig 1: Formula for calculation of financial contribution

The amount of contribution is based on the gross floorspace to be provided, using the formula:

$$A = (B / C) \times D, \text{ where:}$$

A = total amount of contribution

B = Total gross internal floorspace (m sq)

C = Floorspace per employee (from Table 2)

D = Contribution per employee of £244 (made up of 51% of the average cost of £957 to provide outdoor sports facilities and casual or informal open space, plus a further 50% discount based on employees only using certain types of open space).

- 6.27** For open space on site, the contribution is derived from the residential 2.4 hectares per 1000 people. Applying the assumptions set out at paragraph 6.24 this equates to 0.6 hectares per 1000 employees, or 6 sq m per employee.
- 6.28** New open space provided within developments must be easily accessible, well located so as to be safe and welcoming and include the infrastructure necessary such as paths and furniture. The design of open space should be a fundamental part of the development and enable the green space to deliver the maximum number of benefits possible, including biodiversity benefits.

6.0 Planning Obligations and Provision Options

On and/or Off-Site Contributions

- 6.29 An off-site financial contribution will be required if provision cannot be fully provided on site (in accordance with Table 2). The financial contribution to the Council to provide open space will be produced using the commercial calculation (Appendix 3).
- 6.30 In some circumstances a mix of on-site open space and an off-site financial contribution may be appropriate.
- 6.31 In these cases, the quantity of open space to be provided on site will be deducted from the total required and the balance converted to a financial sum.

General advice

- 6.32 Developers and applicants are advised to consult the Development Management Team prior to submitting planning applications for any new residential or commercial development;
Development Management Team (0115) 876 4447,
planning@nottinghamcity.gov.uk
- 6.33 The cost index will be updated on an annual basis using the SPONS price. Revised charges will be published on the Council's website.

Evidence Base

- 6.34 The City's eight Parks and Open Space Investment Plans have been prepared on an area and individual site basis and reflect the future aspirations of the community. It is proposed that they will be updated regularly. Open space contributions will be spent on priorities as set out in these plans.

Relevant documents:

- NCC Parks Investment Plans
- NCC Playing Pitch Strategy (2018)
- NCC Breathing Space (2010)
- NCC 'Toolkit' Assessments
- NCC Sustainable Community Strategy
- NCC Sport and Physical Activity Strategy 2015-19
- Sport England 'Active Design' (2015)

Appendix 1 Aligned Core Strategy Policies

Policy 16: Green Infrastructure, Parks and Open Space

1. A strategic approach to the delivery, protection and enhancement of Green Infrastructure will be taken, through the establishment of a network of regional and sub-regional Green Infrastructure corridors and assets, particularly focusing on links between Nottingham and Derby, together with corridors and assets of a more local level which will be defined through part 2 Local Plans.
2. The approach will require that:
 - a) existing and potential Green Infrastructure corridors and assets are protected and enhanced. Priority for the location of new or enhanced strategic Green Infrastructure will be given to locations for major residential development identified in Policy 2, the Strategic River Corridors of the Trent, Erewash and Leen rivers, canal corridors, Greenwood Community Forest, and Urban Fringe areas;
 - b) where new development has an adverse impact on Green Infrastructure corridors or assets, alternative scheme designs that have no or little impact should be considered before mitigation is provided (either on site or off site as appropriate). The need for and benefit of the development will be weighed against the harm caused;
 - c) developments proposed through the Core Strategies should enhance the Strategic Green Infrastructure network (either on site or off site or through contributions as appropriate). Non-strategic sites will be assessed through part 2 Local Plans;
 - d) links to and between the Green Infrastructure network will be promoted to increase access, especially in areas of identified deficit, for recreational and non-motorised commuting purposes, and to allow for the migration of species; and e) Landscape Character is protected, conserved or enhanced where appropriate in line with the recommendations of the Greater Nottingham Landscape Character Assessment. Criteria for the assessment of proposals and any areas of locally valued landscape requiring additional protection will be included in part 2 Local Plans.

Appendix 1

3. New or enhanced Green Infrastructure corridors and assets should be as inclusive as possible, multifunctional and look to make provision for more than one of the following:
 - a) access to employment and leisure facilities and to Green Infrastructure corridors or assets and the countryside;
 - b) physical activity and wellbeing opportunities for local residents such as formal sports provision;
 - c) educational resource for local residents;
 - d) biodiversity opportunities;
 - e) tackling and adapting to climate change;
 - f) enhancement of landscape character;
 - g) protection or enhancement of heritage assets; and
 - h) opportunities for sustainable leisure and tourism.
4. Parks and open space should be protected from development and deficiencies addressed in part 2 Local Plans. Exceptions may be made if the development is a small part of the Green Infrastructure network and will not be detrimental to its function, or the development is a use associated with parks and open spaces or if none of the above apply the park or open space is shown to be underused or undervalued. Alternative scheme designs that have no or little impact should be considered before mitigation is provided (either onsite or off site or through contributions as appropriate). Where parks or open spaces are under used or undervalued, the reasons for this should be explored and where possible addressed prior to alternative uses being permitted.

Appendix 1

Policy 17: Biodiversity

1. Biodiversity will be increased over the plan period by:
 - a) protecting, restoring, expanding and enhancing existing areas of biodiversity interest, including areas and networks of habitats and species listed in the UK and Nottinghamshire Biodiversity Action Plans;
 - b) ensuring that fragmentation of the Green Infrastructure network is avoided wherever possible and improvements to the network benefit biodiversity, including at a landscape scale, through the incorporation of existing habitats and the creation of new habitats;
 - c) seeking to ensure new development provides new biodiversity features, and improves existing biodiversity features wherever appropriate;
 - d) supporting the need for the appropriate management and maintenance of existing and created habitats through the use of planning conditions, planning obligations and management agreements; and
 - e) ensuring that where harm to biodiversity is unavoidable, and it has been demonstrated that no alternative sites or scheme designs are suitable, development should as a minimum firstly mitigate and if not possible, compensate at a level equivalent to the biodiversity value of the habitat lost.
2. Designated international, national and local sites of biological or geological importance for nature conservation will be protected in line with the established hierarchy of designations and further sites will be designated where they meet the relevant national or local criteria.
3. Development on or affecting other non-designated sites or wildlife corridors with biodiversity value will only be permitted where it can be demonstrated that the need for the development outweighs any harm caused by the development and that adequate mitigation measures are put in place.

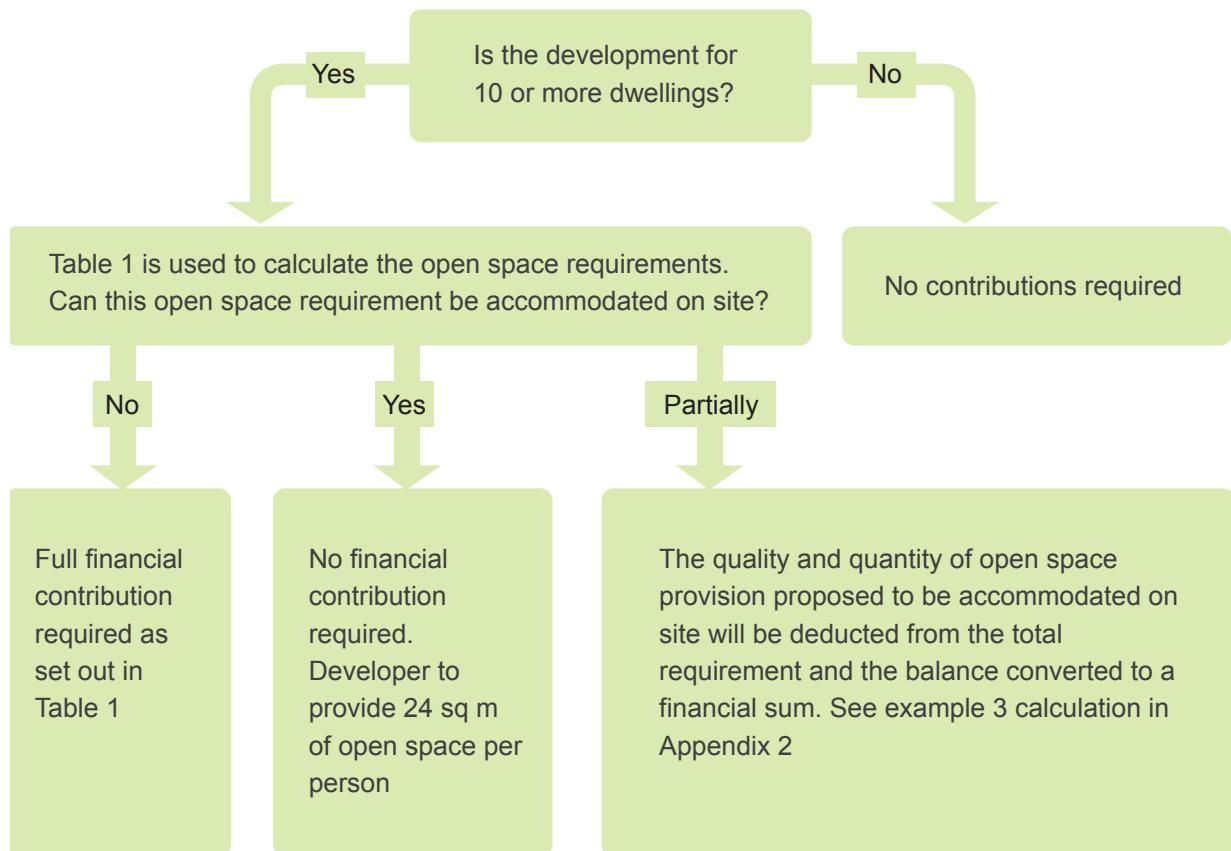
Appendix 1

Policy 19: Developer Contributions

1. All development will be expected to:
 - a) meet the reasonable cost of new infrastructure required as a consequence of the proposal;
 - b) where appropriate, contribute to the delivery of necessary infrastructure to enable the cumulative impacts of developments to be managed, including identified transport infrastructure requirements; and
 - c) provide for the future maintenance of facilities provided as a result of the development.
2. The Councils intend to introduce Community Infrastructure Levies to secure infrastructure that has been identified as necessary to support new development and to achieve Core Strategies objectives.
3. Prior to the implementation of a Community Infrastructure Levy, planning obligations will be sought to secure all new infrastructure necessary to support new development.



Appendix 2 Costings for Residential Development Contributions



Example calculations:

Example calculation 1 – Full off-site financial contributions

A development for 15 dwellings proposed, made up of 10 x 3 beds and 5 x 4 beds. Developer proposes no on-site provision.

The off-site contribution would therefore be:

$$\begin{aligned} 10 \times £2,459 \text{ (contribution for 3 bed dwelling)} &= £24,590 \\ + 5 \times £3,158 \text{ (contribution per 4 bed dwelling)} &= £15,790 \\ \text{Total} &= £40,380 \end{aligned}$$

Appendix 2

Example calculation 3 – Mix of on-site provision and off-site financial contributions

A development for 15 dwellings proposed, made up of 10 x 3 beds and 5 x 4 beds. Developer proposes full on-site provision for the 10 x 3 beds only, as below:

$$10 \times 2.57 \text{ (average household figure)} \times 24 \text{ sq m} = \mathbf{616.8 \text{ sq m}}$$

The off-site financial contribution would therefore be for the remaining 5 x 4 bed dwellings as set out below:

$$5 \times £3,158 \text{ (contribution per 4 bed dwelling)} = \mathbf{£15,790}$$

Student development

Example 1 - Full off-site financial contribution

$$300 \text{ bedspace development} = 300 \times £957 = \mathbf{£287,100}$$

Example 2 - Full on-site contribution

$$300 \text{ bedspace development} = 300 \times 24 \text{ sq m} = \mathbf{7,200 \text{ sq m}}$$

Example 3 - Mix of on-site provision and off-site financial contribution

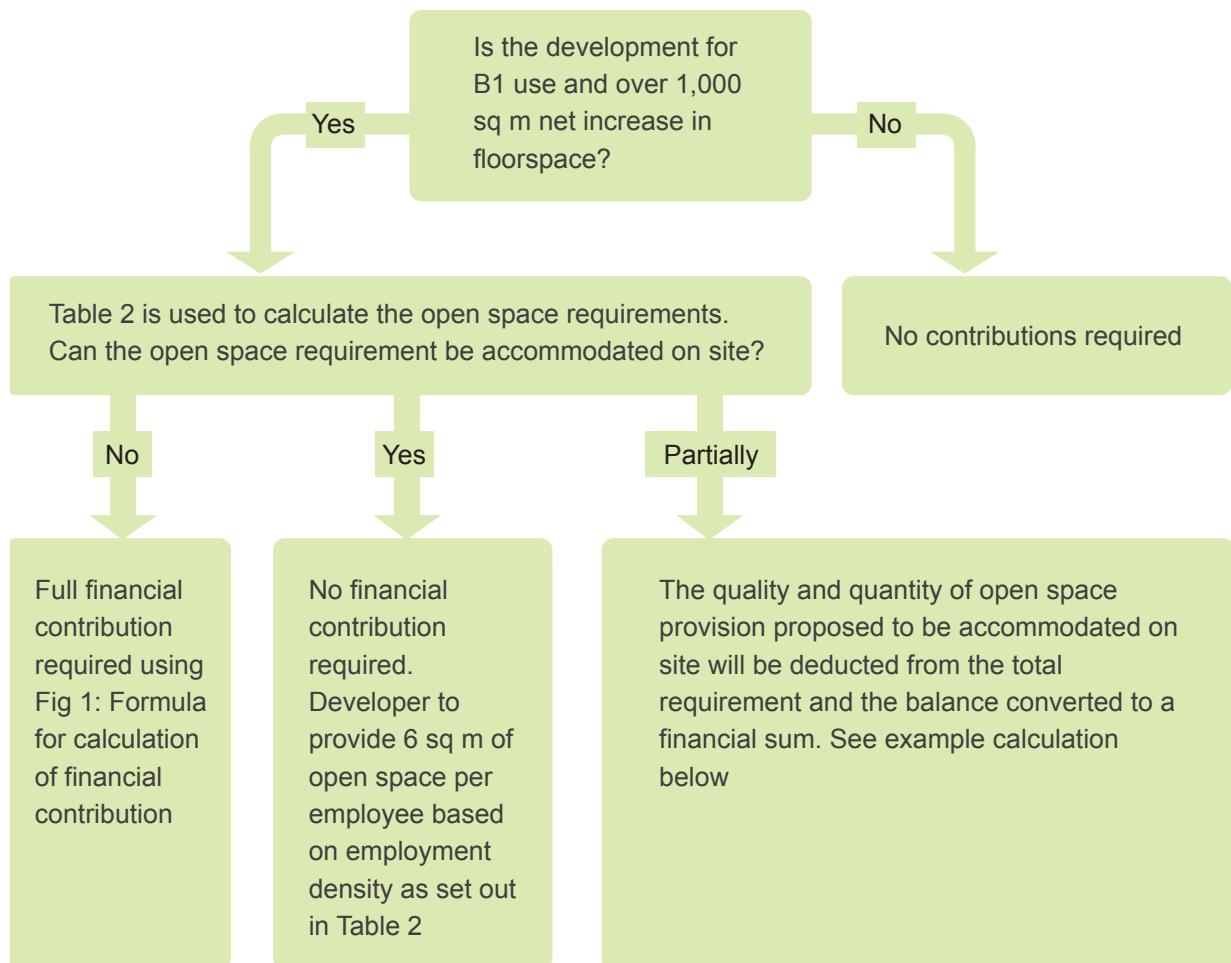
Open space requirement for 200 bedspaces to be provided on-site

$$200 \times 24 \text{ sq m} = \mathbf{4,800 \text{ sq m}}$$

Remaining off-site financial contribution would be

$$100 \times £957 = \mathbf{£95,700}$$

Appendix 3 Costings for Commercial Development Contributions



Example calculations:

For a B1 (a) office development of 100,000 sq ft = 9,290 sq m = 774 employees
(9,290 divided by 12 as per Table 2)

Example calculation 1 – Full off-site financial contribution

1 employee requires 6 sq m of open space provision at a cost of £244 the total contribution = $774 \times £244$ (cost per employee) = **£181,536**

Example calculation 2 – Full on-site provision

1 employee requires 6 sq m of open space provision.
Total on-site provision = 774×6 sq m = **4,644 sq m**

Appendix 3

Example calculation 3 - Mix of on-site provision and off-site contribution

If 2,400 sq m of open space was provided on site, the off-site financial contribution would be 2,400 times the cost of 1 sq m of open space i.e.

$$2,400/6 \times £244 = £97,600.$$

Therefore the financial contribution would be

$$£181,536 - £97,600 = £83,936$$

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