



# JOINT AREA COMMITTEES IN SOUTH SOMERSET



## Officer Report On Planning Application: 08/05090/FUL (Excepted Business)

<b>Proposal :</b>	Demolition of existing buildings and the construction of 40 dwellings (GR335071/117656)
<b>Site Address:</b>	Land And Garages At Copse Lane Ilton
<b>Parish:</b>	Ilton
<b>Ward : (SSDC Member)</b>	ISLEMOOR Ms S N Steele (Cllr)
<b>Division (SCC Member)</b>	CURRY RIVEL Mr D Nelson (Cllr)
<b>Recommending Case Officer:</b>	Mr Adrian Noon Tel: 01935 462370 Email: adrian.noon@southsomerset.gov.uk
<b>Target date :</b>	16th March 2009
<b>Applicant :</b>	South Somerset Homes
<b>Application Type :</b>	Major Dwlg's 10 or more or site 0.5ha+

### REASONS FOR REFERRAL TO COMMITTEE

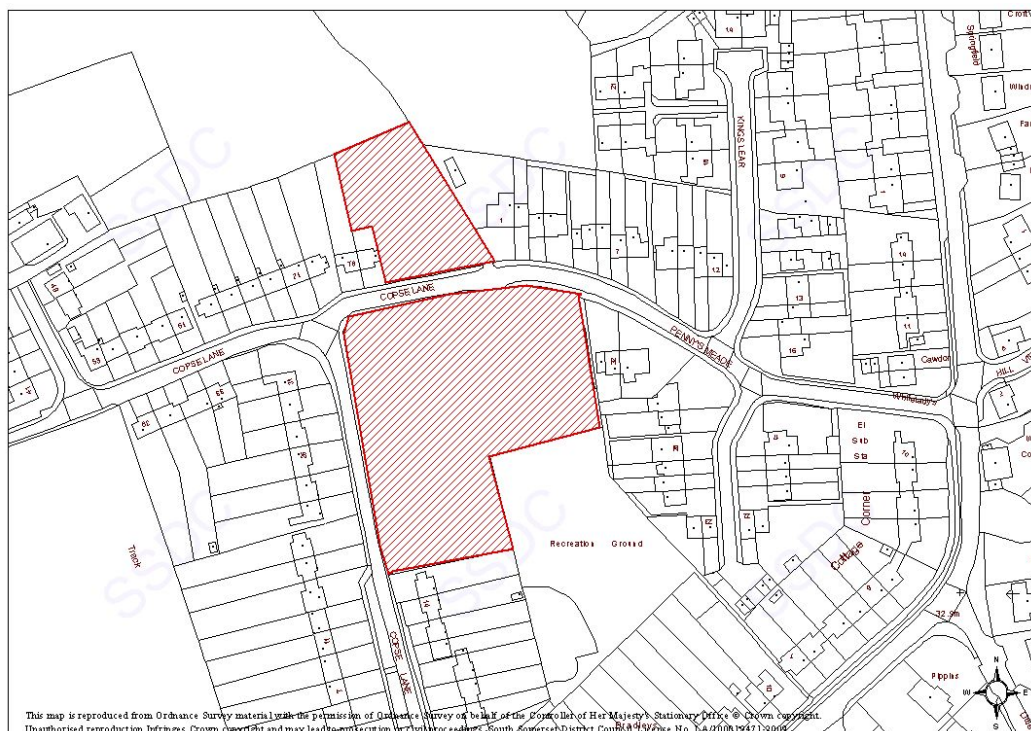
This is a major application that has been referred to the Area Committee at the discretion of the Team Leader in agreement with the Area Chairman.

### BACKGROUND

This application was reported to the February Committee when the matter was deferred to enable a full assessment of the impact of the proposal on the recreation ground to be carried out. Since then a working group comprising the case officer, the Play & Youth Facilities Officer, the open spaces officer, the Community Development Officer, the Ward Member, the Chairman and the Chair of the Parish Council has reviewed the situation and a landscape and play space specialist has been engaged to advise further.

The previous report has been updated below and includes an extra section on the impact on the recreation ground within the Considerations. Conditions to require a construction management plan and the marking out of parking spaces to be agreed have been added.

### SITE DESCRIPTION AND PROPOSAL



This level 0.75ha site is currently occupied by 16 terraced and semi-detached two storey houses laid out facing Copse Lane, an area of open space comprising grass and a horse chestnut tree and an area of lock-up garages. The site is within settlement limits, backing onto open countryside to the north and the recreation ground to the southeast.

The proposal is for the redevelopment of the site and the erection of 40 dwellings comprising 12 three bedroom houses, 16 two bedroom houses (including 1 bungalow), 4 one bedroom houses, 4 two bedroom flats and 4 one bedroom flats. All existing structures would be demolished.

The development would be in two parts. The large site to the south and east of Copse Lane (backing onto the recreation ground) would provide 33 units. These would front onto Copse lane with a cul-de-sac at the rear with 11 properties at the rear backing onto the recreation ground. The smaller part (backing onto the open fields) could comprise 4 units fronting onto Copse Lane with 3 at the rear.

73 parking spaces would be provided - 60 for the new houses (1.5 per dwelling) plus 13 spaces to replace the demolished garages. Small landscaped areas would be left including the corner of Copse Lane with a feature tree, however no informal areas of public open space would be provided on site.

The application is supported by a design and access statement, a statement of community involvement and a flood risk and runoff assessment. A draft section 106 agreement has been provided to deliver affordable housing and outdoor play and amenity space.

## HISTORY

17901 Planning permission granted for 6 pairs of semi-detached houses, access road and pedestrian access (03/11/52).

07/03952/FUL Planning permission refused (17/04/08) for erection of 41 dwellings on the grounds that:-

- 1. The proposal would result in housing in close proximity to a well-used recreation ground. This would be likely to result in occupiers of the new houses suffering unacceptable levels of noise and disturbance, and/or to the legitimate use of the recreation ground for play being prejudiced. The proposal is therefore contrary to policies EP1 and ST6 of the South Somerset Local Plan (2006) and advice contained within PPG17 (Planning for Sports, Open Space and Recreation)*
- 2. The proposals would result in the unacceptable loss of an open space with visual, environmental and amenity value, contrary to Policies ST6 and CR2 of the South Somerset Local Plan 2006 and advice contained within PPG17 (Planning for Sports, Open Space and Recreation)*
- 3. The proposal will result in the loss of existing parking provision and the applicant has not demonstrated that this will not result in the displacement of parked cars on to the existing highway resulting in an unacceptable potential for the scheme to impede the free-flow of traffic on the highway resulting in a hazard to all road users. The proposal is therefore contrary to ST5 and TP7 of the South Somerset Local Plan (2006) and Policy 48 of the Joint Somerset & Exmoor Structure Plan Review (2000).*
- 4. The proposed layout indicates a footpath on the edge of the site which has the unacceptable potential to be a crime generator which will lead to increased social tension, higher risk of criminal damage and anti-social behaviour. The proposal does not therefore promote a safe environment and is contrary to policy ST9 of the South Somerset Local Plan (2006) and advice contained within PPS1 (Delivering Sustainable Development) and the ODPM document 'Safer Places - The Planning System and Crime Prevention' (2004).*
- 5. The applicant has failed to submit a Flood Risk Assessment for a development that is located within an area where there is a known local flooding issue and as such it is considered that there is an unacceptable potential for this development to exacerbate the situation and therefore the development is contrary to Policy EU5 of the South Somerset Local Plan 2006 and advice contained within PPS25.*

A subsequent appeal was dismissed with Inspector agreeing that the proposed layout conflicted with policy ST9 (reason 4) and that the loss of existing parking (the garages) was unacceptable without the provision of replacement off-street spaces (reason 3). She held that the unmitigated loss of the existing open space was objectionable (reason 2), however she indicated that this loss could be mitigated by enhancement works to the recreation ground. Reason 5 was also supported with the need for a FRA being upheld.

However the Inspector did not support reason 1, finding that the development could coexist with the activities at the recreation ground. She commented that the layout was broadly acceptable.

## **POLICY**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A of the Town and Country Planning Act 1990 and requires that decision must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise,

### Relevant Development Plan Documents

Draft Regional Spatial Strategy for the South West (Proposed Changes June 2008):

- Development Policy C - Development at in Small Towns and Villages
- Development Policy D - Required Infrastructure for Development
- Development Policy E - High Quality Design
- Development Policy G - Sustainable Construction
- Development Policy H - Reusing Land
- TR1 - Demand Management and Public Transport
- H2 - Housing Densities

Somerset and Exmoor National Park Joint Structure Plan (adopted April 2000):

- STR1 - Sustainable Development
- Policy 39 - Transport and Development
- Policy 48 - Access and Parking
- Policy 49 - Transport requirements of new development

South Somerset Local Plan (adopted April 2006):

- Policy ST1 - Rural Centres
- Policy ST5 - The Quality of Development
- Policy ST6 - Landscape and Architectural Design
- Policy ST9 - Crime Prevention
- Policy ST10 - Planning obligations
- Policy EP1 - Noise Sensitive Development
- Policy EU4 - Drainage
- Policy HG1 - Provision for New Housing Development
- Policy HG4 - Housing Density
- Policy HG6 - Affordable Housing Target
- Policy HG7 - Affordable Housing
- Policy CR2 - On site Outdoor Play and Amenity Space
- Policy CR3 - Off site provision of Outdoor Play and Amenity Space
- Policy CR4 - Amenity Open Space
- Policy TP1 - Pedestrian Provision
- Policy TP4 - Road Design
- Policy TP7 - Car Parking

### Policy-related Material Considerations

None relevant

### National Guidance

- PPS1 - Delivering Sustainable Development
- PPS3 - Housing
- PPG13 - Transport
- PPG17 - Planning for Open Space, Sport and Recreation
- PPS24 - Noise

## PPS25 - Flooding

South Somerset Sustainable Community Strategy  
Goal 3 - Healthy Environments  
Goal 4 - Services and Facilities  
Goal 8 - High Quality Homes  
Goal 9 - A Balanced housing Market

Parish/Town Plan - Ilton  
No conflict

Other Relevant Documents:  
None

## CONSULTATIONS

Ilton Parish Council

The PC opposes this application for the following reasons:-

- The development should not increase the risk of flooding
- Concerned about less than 2 spaces per dwelling. Consider the additional 13 spaces to inadequate to compensate for the loss of the garages
- Conflict with the recreation ground; believe the inspector only considered noise and did not fully consider the impact of ball games, particularly the existing goal posts which have been in this position for over 30 years.
- Loss of informal open space is unacceptable. The village is already under provided for and there is no scope to extend the recreation ground. A financial contribution could not replace the loss of the open space and any increased use of the recreation ground would only put further pressure on a limited space, adding to the conflict identified above.
- Boundary treatments are unsuitable particularly the hedge to the recreation ground which would be sandwiched between a 1.8m timber fence and a chain link fence, is difficult to maintain and encroaches the recreation ground.

The Chairman of the PC has added a number of observations challenging the highways officer's comments in particular the access to the smaller site and the acceptance of the parking provision. Clarification of where the 13 additional spaces would be is sought.

Local Highway Authority:

With regard to parking provision observes that:-

"Given the composition of the dwellings proposed in this application the development should be served by a maximum of seventy-one parking spaces. The Parking Strategy goes on to comment that this level can be reduced. However, this depends on the proximity of the site to the local services and facilities of the settlement. Given the location of the site this development qualifies for a 10% reduction. When this reduction is applied the proposal should provide sixty-four parking spaces. Whilst it is acknowledged that the level proposed falls short of the number it is felt that this level is acceptable."

The provision of a continuous footpath long the Copse Lane frontage is welcomed and subject to safeguarding conditions to ensure the formation and maintenance of visibility splays and proper construction no objection is raised. Changes to the position of two parking spaces on the northern part of the site has been sought and provided.

The comments of the Chairman of the PC have been put to the highways officer who has commented:-

*"The amended parking area with the spaces realigned in the smaller development is acceptable to the Highway Authority.*

"The proposed thirteen spaces allocated within the development to serve the displaced vehicles as a result of the demolition of the garages are located in an acceptable position. It is felt that these spaces will need to be clearly marked and highlighted as for the use by existing residents only and not for those in connection with the new development."

A plan has been provided to show the position of these 13 spaces.

Following the receipt of the consultants report in relation to the impact of the recreation ground the chairman of the PC has asked that consideration be given to the relationship of the new entrance to the recreation ground and the existing BMX track.

#### Environmental Protection Unit

No objection, however previously noted that the application site is within Noise Exposure Category (NEC) B due to noise from aircraft associated with RNAS Merryfield. PPG24 defines NEC B as where noise should be taken into account and where appropriate conditions imposed to ensure an adequate level of protection against noise. Therefore recommends a condition requiring the submission of a scheme of works for acoustic insulation for approval.

#### Police Architectural Liaison Officer

Supports, considers all 'Secure by Design' issues to have been addressed.

#### Landscape Officer

No objections to the layout, however is concerned that very little on site amenity space is provided and what is provided is less that would be required by policy CR2. It is suggested that the necessary space be provided as an extension to the recreation ground. With regard to the detail it is suggested minor changes to the species and positions would be necessary.

#### Open Spaces Officer

Advises that preferred option would be to provide an area of Open Space of sufficient size to comply with policy CR2 attached to the existing recreation ground. For 40 houses this would be .0363 - .0454ha. For the uplift of 24 houses this would be .0218 - .0272ha. If this cannot be achieved it was originally suggested that a contribution be sought to be spent on the recreation ground at a rate of £237.50 per bedroom plus a percentage (20%) for a landscape architect's fees to redesign. However in light of the consultants report it is agreed that his recommended figure of £30,900 be sought to address the deficiencies that would arise as a result of this application.

#### Play & Youth Facilities Officer

Remains concerned about the relationship between the dwellings and recreation ground, observing that:-

"The council has quite rightly adopted standards (based on NPFA guidelines) to ensure future developments and openspace are well designed with adequate buffer zones to help avoid conflict between residents and users of openspaces. As this application fails to take proper account of our adopted standards I must object and recommend refusal. However, I accept you are likely to take account of the recent appeal decision and balancing all the other planning factors when considering this application."

In the event that planning permission is granted it is recommended a contribution of £32,359.46 should be sought towards the provision of equipped play areas and youth facilities to meet the demands arising from the occupiers of the additional 24 houses.

#### Leisure Facilities Officer

Recommends that a contribution of £69,781 be sought towards the provision of playing pitches and strategic community facilities to meet the demands arising from the occupiers of the additional 24 houses.

#### Trees Officer

Previously observed that the horse chestnut tree to be felled is scarred and unsuitable for long-term retention.

#### Technical Services

I am satisfied that the Flood Risk Assessment properly addresses the issues of surface water disposal. The outline design and strategy are sound but we will require further details for approval in due course (this can be conditioned). There are existing flooding problems at this location and although we can't ask for these to be dealt with as part of this application I believe that there may actually be some improvements as a result of the development.

## REPRESENTATIONS

7 representations have been received objecting to the development making the following comments:

- Over development
- Loss of green space and horse chestnut tree in front of garages;
- Loss of existing play area where children can play and be seen by their parents;
- Access to park will make children have to cross more roads and parents will not know their children are safe;
- flooding due increased intensity of rainfall;
- More extensive study is needed to ensure existing housing is not put at greater risk of flooding;
- lack of drainage and local services to cope;
- school could not accommodate extra development;
- Not enough car parking;
- Highways officer has wrongly interpreted the Somerset Local Travel Plan
- On street parking already blocks road and has been exacerbated by the demolition of the garages;
- Impact of construction vehicles;
- Flats out of character and not needed, even SSH acknowledge that they are ill-suited to a village;
- Flats will bring undesirable tenants and an increase in crime;
- Lack of consultation by developer/our comments have been ignored;
- Flats and houses still too close to the recreation ground;
- Conflict between users of the recreation ground and residents of development;
- The existing pitch within the recreation ground cannot be moved.

Some of these letters do not oppose the principle of the development and support additional affordable housing despite objecting on one or more of the above grounds. A letter has also been received from the Somerset Playing Fields' Association raising concern that the applicants have re-submitted the development without altering the design layout to take proper account of the existing neighbouring playing field. Comments are made with regard to noise from late night summer time use; balls being kicked into gardens; the lack of buffering; inadequate fencing; increased wear and tear and poor practice. It is commented that the development will:-

“compel the playing field's management body to contemplate the future utilization of the site, and quite possibly lead to sterilising a significant area of the play area in order to create boundary buffer zones and/or withdraw some facilities from the site – e.g. ball games area.”

In the event that permission is granted the Association:

“would strongly advise that the contribution should encompass a compensation element for the necessary re-engineering of the playing field to accord with NPFA guidelines (as adopted by SSDC and incorporated into their design standards) and for the acquisition and development of an alternative site location for any existing playing field facilities which may not prove practicable to retain at existing scale.”

Finally an email has been received from the 'Fields in Trust' raising concerns about the loss of the existing area of public open space (440m<sup>2</sup>). It is pointed out that its loss and the resultant increase in population would see Ilton going from a position of surplus informal open space to one of deficit. The trust claims that this would fail against the District Council's open space standards and the government policy as set out in PPG17.

### Applicant's Response

The applicant's agent has been invited to comment on the observations received and makes the following points:

The Planning Inspector stated that the orientation of plots and their relationships with the recreation ground was acceptable. It was also the view of the inspector that the layout, the design, and materials of the proposed new dwellings would considerably improve upon those of the existing houses. The layout remains largely unchanged, not just because it was supported by the Planning Inspector, but also because the applicants believe it represents the best solution.

It is accepted that the previous proposal did not meet the open space requirement. However, the Inspector noted that this requirement could be met by the adjacent recreation ground provided that appropriate contributions toward the increased wear and tear were to be made by the applicant. To this end, the applicant has made clear a willingness to negotiate a contribution towards play and open space.

The applicant has demonstrated that parking has been provided in line with current policy as acknowledged by the planning inspector. The revised submission provides for parking at the same (maximum) level - 1.5 spaces per dwelling. The loss of the car parking area adjacent to the existing garages has been addressed by the provision of additional parking area for these displaced vehicles.

In summary, the revised scheme addresses all of the reasons provided for the original planning refusal that were upheld by the planning inspector. The proposed housing scheme is a good one, and would provide much needed affordable housing in an attractive design and a well-landscaped setting.

*Summarised by case officer from additional supporting Information provided by agent.*

## **CONSIDERATIONS**

The previous application and appeal has established that there is no objection in principle to the redevelopment of the site along the lines proposed. The key issue is whether or not this revised application has addressed the Inspectors concerns without introducing new issues.

In dismissing the appeal the Inspector supported the Council's objections in relation to:

- Lack of an FRA to demonstrate that the development would not increase the risk of flooding (reason 5);
- The potential for crime due to the layout (reason 4)
- The unmitigated loss of existing of existing off street parking (reason 3)

It is considered that the applicants have taken reasonable steps to address these issues as evidenced by the support of the Technical Officer, the Police Architectural Liaison Officer and the highways officer who notes and supports the level of parking to be provided, including the 13 additional public spaces. In view of the position taken by these specialist officers it is considered that it would be unreasonable to maintain objections to these aspects of the proposal.

With regard to the second reason for refusal, whilst the Inspector upheld the Council's objection to the loss of the existing open space, she made it clear that she believed its loss could be mitigated by a contribution towards enhancement works at the adjacent recreation ground. The applicants are willing to make such a contribution, which the open spaces officer has costed at £237.50 per bedroom. In this instance as the existing open space is being redeveloped the calculation should be based on the total number of houses, i.e. 40 houses, 84 bedrooms = £19,950. Were the proposal to retain this open space then it would be reasonable to base the figure on the uplift.

This aspect is considered further in a section on the Impact on the Recreation Ground.

Notwithstanding the continued objections of the Parish Council, Local Residents and the Play and Youth Facilities Officer, the planning inspector firmly rejected the Council's objections to the proximity of the development to the recreation ground. She would have been fully aware of the position of the goals posts (from her site visit) and the level of use (from the representations made). It is accepted that some consultees disagree with the Inspector's comments on this issue, however the matter has not been formally challenged and in view of the willingness of the applicant's to make a contribution to the improvement of the recreation ground (which could be spent on protective netting) it would be unreasonable to persist with this line of objection.

On this basis it is considered that the revised proposal has largely addressed the Council's previous objections and the issues identified by the Planning Inspector. The remaining issues are therefore any new concerns that the revised application may have introduced in terms of impacts on:

- Impact on Recreation Ground
- Character and Appearance of the Area
- Residential Amenity
- Highway safety

#### Impact on the Recreation Ground

Following the deferral in February the play facilities and open spaces officer have carried out an in depth appraisal of informal public open space in Ilton (a copy is attached to this report). Using the criteria of policy CR2 Ilton currently has a surplus of informal play space of 118m<sup>2</sup>. Allowing for the increased number of houses (24) and the loss of the existing area of open space the village would go from a surplus to a deficit of -515m<sup>2</sup>.

In view of the Committee's concerns, and given Inspector's comments, a landscape and play space consultant has been engaged to advise on the cost, options and scope for mitigating the increased wear and tear on the recreation ground arising from the development. He has been briefed on the planning background and has visited the site with officers. A copy of his report is appended.

He notes the deficit of informal open space that would arise and concludes:

*"We consider it reasonable that the provision of new informal play space, or as in this case, the enhancement of existing informal play space to address increased wear and tear, to include work on grass areas, paths, fences, bins, seats, signage and BMX mounds.*

*"Swan Paul has considerable current experience in the design and implementation of play areas and informal open space. An analysis of these recent projects indicates that rates for this type of provision as at March 2009, as outlined above, are between £55 and £60 a square metre. Therefore, in our opinion a reasonable contribution to address the 515 square metre deficit is between £28,325 and £30,900. A sum in this range, used in conjunction with other contributions that can be secured in relation to equipped play and youth facilities, will result in an enhancement of the recreation ground and the provision across Ilton.*

*"We consider there is an element of judgement to be made by the Council in this matter. It would appear that an overall deficit in Ilton will remain and it is not reasonable to expect a single development to address this. However, we believe the foregoing is a reasoned and objective argument, in relation to this particular development and its effect on the recreation ground.*

*"In anticipation that a reasonable agreement can be reached it would be desirable to secure access to carry out the recreation ground enhancement works across the development site from Copse Lane, before completion of building, as the other means of access are restricted."*

This figure of £30,900 for works needed to mitigate the additional wear and tear on the recreation ground is higher than the originally suggested sum (£19,950). However it is based on a shortfall of 515m<sup>2</sup> rather than simply addressing the requirements of the 40 dwellings, which ignored the loss of 440m<sup>2</sup> of existing open space. The applicants, who have agreed officer's initial requests, have been asked to consider the consultants figure and an oral update will be made.

Members are reminded that this figure should be considered in conjunction with the £32,359.46 sought by the Play and Youth Facilities Officer, which would be spent on improvements to the play facilities in Ilton, currently at the recreation ground. It is considered that the combined sum, £63,259.46, is a reasonable sum to mitigate the additional wear and tear identified and a key issue by the previous planning Inspector. Open spaces officers have been asked to provide examples of the types of improvement that could be provided and an oral update in this respect will be provided.

The local concerns that the existing recreation ground does not have the capacity to accommodate additional use are noted, however, given the findings of the consultant, no evidence is available to demonstrate that, with appropriate funding, this is the case. It is therefore considered that, subject to the offered contribution towards the enhancement of the recreation ground, this aspect of the development is now acceptable and that in terms of the provision of informal public open space the proposal complies with policies CR2 and CR4.

With regard to the concerns raised by the chairman of the Pc the applicants have been asked to



consider the possibility of slightly repositioning the access to the recreation ground to avoid any conflict with the BMX track. An oral update in this respect will be required.

Finally in the event that permission is granted a suitably modified construction management condition could include provision for access to the recreation ground during the construction phase to facilitate enhancements works.

#### Character and Appearance of the Area

The development around the application site is characterised by terraced 2 storey housing fronting on to, but set back from, the roads. It is accepted that this development would introduce a higher density (53.26 per hectare) than exists at present, but this is in line with Government advice in PPS3 to make efficient use of land in sustainable locations, which includes villages with development boundaries, such as Ilton.

The proposed layout would recreate the existing road frontage development, albeit with much shorter front gardens and in this respect is very similar to the previous proposal. No objection was made to this aspect of the proposal and the inspector indicated her support for the general layout. Accordingly the previous officer's comments apply equally to this proposal, namely:-

*"From the roads, the main impression would again be of terraced 2 storey blocks, fronting Copse Lane. These blocks would be closer to the road than either the houses currently on site or those in the immediate neighbourhood. Whilst this would look incongruous if the proposal was only for one or two houses, it is considered that the scale of the development is large enough to create its own building line along Copse Lane, without looking out of place.*

*"The remaining houses would be located off two access roads off Copse Lane. It is not considered that these additional buildings would appear out of keeping when viewed from surrounding roads. They would be served off these shared surface access roads and would present an acceptable frontage to the internal roads.*

*"The three storey building shown on the original plans close to the corner in Copse Lane has now been deleted and replaced by more 2 storey housing. The proposed buildings would be acceptable in design and would not look out of place in their setting.*

*"The proposals involve the loss of the existing grassed area and horse chestnut tree that front onto Copse Lane. However, this tree is not suitable for long-term retention and the proposals make provision for new tree planting, including an open area on the inside of the corner of Copse Lane. This would help to break up the proposed built form."*

The design and detailing of the proposed dwellings is considered acceptable, and subject to conditions to require the agreement of materials, detailing and landscaping, the impact on the character and appearance of the locality would be acceptable and in this respect the proposal complies with policies ST5 and ST6

#### Impact on Residential Amenity

Whilst the new housing would be closer to the road nowhere would two houses directly face each other at a distance of less than 20 metres, and in most places it is over 22 metres. These distances are considered acceptable, particularly as they relate to the fronts of houses, which are already less private than the backs.

The side elevation of the house on Plot 23 is now shown as being 4.75m from the side boundary to the rear garden of 32 Penny's Meade. A part hipped roof is proposed to this building and no windows are proposed to the west (side) elevation that might over look the adjacent property.

Plot 24 would be 3m from the boundary of 32 Penny's Meade and would have windows to the rear elevation, facing no. 32. However this would be the bungalow and therefore any overlooking from ground floor windows could be mitigated by normal boundary treatments. It is also noted that the area that might be affected is the front garden that is already subject to overlooking from the street.

On the south side the flank wall of plot 16 would be 5m from the boundary with 16 Copse Lane. A single first floor window to this elevation is proposed, however this would be to a hall and could therefore be conditioned to be obscurely glazed.

On the northern part of the site it is considered that sufficient separation would be maintained between plots 38, 39 and 40 (wrongly numbered as 38, 40 and 41 on the drawings) and the existing dwellings in Copse Lane and Penny's Mead to safeguard the amenities of existing residents.

Within the site it is considered that an adequate standard of amenity would be created for future occupiers and as noted above it is not considered that a substandard level of amenity would arise due to the proximity of plots 13-23 to the recreation ground.

On this basis it is considered that the proposal would not adversely affect the amenities of existing residents or result in substandard amenities for future occupiers of the development. In this respect, subject to safeguarding conditions, the proposal complies with policy ST6.

#### Highway Safety

The proposed access arrangements, to which there has been no objection, are acceptable to the highways officer are considered to comply with policies ST5 and TP4. Whilst the PC and local residents vigorously dispute the adequacy of the proposed parking the highways officer considers it adequate. The Inspector specifically commented that she was satisfied that 1.5 spaces per unit would make "provision for sufficient parking space for the use of future occupiers". Members are reminded that the Council did not previously object to the parking provision for the new houses.

Both the local planning authority and the Inspector were concerned about the failure to provide replacement parking for the lost garages. This application now includes 13 additional spaces (the exact number that the Inspector identified as being lost). In light of the representations made the applicant has been requested to supply plans identifying the 13 'public' spaces.

It is not considered that there have been any material changes to policy or circumstance that could now justify seeking a different level of parking and therefore the level of parking proposed complies with policy TP7.

#### Other Matters

Noise and disruption - The site is within an area where noise can appropriately be dealt with by planning conditions requiring an appropriate level of noise insulation. A construction management condition could address concerns about the impact of contractor's vehicles.

Affordable Housing - the applicants are willing to enter into a S.106 agreement to deliver affordable housing on the basis the number existing SSH owned properties on site (11 - five had been acquired under the right to buy and have been reacquired) plus 35% of the additional 24 units (9), a total of 20. This would comply with policy HG7.

Sports, Arts & Leisure - officers have requested contributions based on the uplift (24 dwellings) to provide for the increased demand that would stem from this development. Policy CR2 sets out the basis for sports and play provision and CR3 makes provision for off-site contributions where onsite provision is not feasible. Policy ST10 supports the use of planning obligations through section 106 agreements to address the need for improved infrastructure and community facilities to meet demand arising from new development.

Comments have been made with respect to the introduction of flats and the type of tenants they might attract. Whilst flats may not be typical of villages such as Ilton there is no policy objection to them and their tenancy is not a planning matter. As a village with settlement limits Ilton is deemed to have the infrastructure to support new development. No statutory providers have objected to this proposal and a new objection on the grounds of insufficient infrastructure is considered unsustainable.

Finally whilst the comments of the Somerset Playing Fields' Association and Fields in Trust are noted it is not considered that their objections are sustainable. Objections to the layout and proximity to the recreation ground were aired in the course of the appeal and were not supported by the Inspector, as were concerns about the loss of the existing area of open space. Whilst it might be desirable to re-engineer the recreation ground to NFPA standards it is not considered reasonable given the previous inspector's comments and the views of the Council's consultant.

## CONCLUSION

Notwithstanding the concerns of the Parish Council and local residents it is considered that this revised application has adequately addressed the concerns raised by the District Council and Planning Inspector in respect of the previous application. In doing so the applicants have not introduced any new concerns. With regard to the recreation ground, whilst the strong local feelings are acknowledged, it is considered that the obligations sought would adequately mitigate the additional wear and tear attributable to this development, and in this respect the applicants have addressed the concerns of the Inspector. Accordingly the proposal is considered to comply with the relevant policies.

## RECOMMENDATION

That subject to the applicants accepting the enhanced obligation recommended by the consultant, planning permission be granted subject to the following conditions and a S.106 agreement to deliver appropriate affordable housing, contributions towards the enhancement of the recreation ground to meet the amenity space requirements of the development and contributions towards sports, arts and leisure facilities to meet the needs of the increased population that would stem from this development.

## JUSTIFICATION

01. This scheme will provide additional housing within a sustainable location and will allow existing dwellings with structural problems to be replaced. This revised scheme addresses the key issues that were identified within the recent appeal decision, particularly with regard to parking, flood risk and security. The issue of open space and contributions to the adjoining play area have also been addressed and it is considered that the scheme will have an acceptable impact upon the character and amenity of the village. The proposal is therefore considered to be in accordance with the aims and objectives of policies Vis1 and Vis2 of the Regional Spatial Strategy; policies STR1, STR3, 35 and 49 of the Somerset and Exmoor National Park Joint Structure Plan (Adopted 2006) and policies ST1, ST5, ST6, ST10, EP1, HG4, HG7, TP1, TP7, EU5, CR2, and CR3 of the South Somerset Local Plan (Adopted April 2006).

## SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. Apart from any demolition, the development hereby permitted shall not be commenced until particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the local planning authority. Once approved such details shall be fully implemented unless agreed otherwise in writing by the local planning authority.

Reason: In the interests of visual amenity in accordance with policies ST5 and ST6 of the South Somerset Local Plan, adopted 2006.

03. Apart from any demolition, the development hereby permitted shall not be commenced until details of the design, material and external finish to be used for all windows and doors shall be approved in writing by the local planning authority. Once approved such details shall be fully implemented unless agreed otherwise in writing by the local planning authority.

Reason: In the interests of visual amenity in accordance with policies ST5 and ST6 of the South Somerset Local Plan, adopted 2006.

04. The windows comprised in the development hereby permitted shall be recessed in accordance with details to be submitted to and approved in writing with the local planning authority before any work on the construction of the dwellings hereby permitted is commenced.

Reason: In the interests of visual amenity in accordance with policies ST5 and ST6 of the South Somerset Local Plan, adopted 2006.

05. Apart from any demolition, the development hereby permitted shall not be commenced until particulars of all boundary treatments and hard surfacing materials have been submitted to and approved in writing by the local planning authority. Such details shall include the use of porous materials to the parking and turning areas. Once approved such details shall be fully implemented unless agreed otherwise in writing by the local planning authority.

Reason: In the interests of visual and residential amenity and to ensure the adequate drainage of the site and to mitigate any flood risk in accordance with policies ST5, ST6 and EU4 of the South Somerset Local Plan, adopted 2006

06. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be formed above ground floor level to the east elevation of plot 23 without the prior express grant of planning permission.

Reason To safeguard residential amenity in accordance with policy ST6 of the South Somerset Local Plan, adopted 2006.

07. Prior to the development hereby approved being first brought into use the first floor window to the south elevation of plot 16 shall be fitted with obscure glass (and fixed closed) and shall be permanently retained and maintained in this fashion thereafter.

Reason To safeguard residential amenity in accordance with policy ST6 of the South Somerset Local Plan, adopted 2006.

08. Apart from any demolition, the development hereby permitted shall not be commenced until a landscaping scheme, which shall include details of the species, siting and numbers to be planted, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be completely carried out within the first available planting season from the date of commencement of the development, or as otherwise extended with the agreement in writing of the Local Planning Authority.

For a period of five years after the completion of the planting scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition to the satisfaction of The Local Planning Authority and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species, or the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity in accordance with policies ST5 and ST6 of the South Somerset Local Plan, adopted 2006.

09. Apart from any demolition, the development hereby permitted shall not be commenced until a scheme of soundproofing have be submitted to and approved in writing by the Local Planning Authority. Once approved such scheme shall be fully implemented prior to the occupation of the dwelling to which it relates.

Reason: To safeguard residential amenity in accordance with policies EP1 and ST6 of the South Somerset Local Plan, adopted 2006.

10. There shall be no obstruction to visibility greater than 600mm above adjoining road level forward of a line drawn 2.4m back and parallel to the nearside carriageway edge over the entire site frontages along Copse Lane. Such visibility shall be fully provided before works commence on the erection of the dwellings hereby permitted and shall thereafter be maintained at all times.

Reason: In the interests of pedestrian and highways safety in accordance with policies ST5 and TP1 of the South Somerset Local Plan (adopted April 2006).

11. The proposed estate roads, footways, footpaths, tactile paving, cycleway, bus stops/bus lay-bys, verges, junction, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and any street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections, indicating as appropriate, the design,

layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.

Reason: In the interests of pedestrian and highways safety in accordance with policies ST5, TP1 and TP4 of the South Somerset Local Plan (adopted April 2006).

12. The proposed roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

Reason: In the interests of pedestrian and highways safety in accordance with policies ST5, TP1 and TP4 of the South Somerset Local Plan (adopted April 2006).

13. The development hereby approved shall not be brought into use until that part of the service road that provides access to it has been constructed in accordance with the approved plans.

Reason: In the interests of pedestrian and highways safety in accordance with policies ST5, TP1 and TP4 of the South Somerset Local Plan (adopted April 2006).

14. Before the dwellings hereby permitted are first occupied, a 1.8m footway shall be constructed over the entire site frontages along Copse Lane in accordance with a specification to be submitted and approved in writing with the Local Planning Authority.

Reason: In the interests of pedestrian and highways safety in accordance with policies ST5 and TP1 of the South Somerset Local Plan (adopted April 2006).

15. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway details of which shall have been submitted to and approved by the Local Planning Authority prior to the commencement of the dwellings.

Reason: In the interests of pedestrian and highways safety in accordance with policies ST5, TP1 and TP4 of the South Somerset Local Plan (adopted April 2006).

16. The areas allocated for parking shall be kept clear of obstruction and shall not be converted or used other than for the parking of vehicles in connection with the development hereby permitted.

Reason - To ensure that adequate parking is provided and maintained to meet the needs of the development in accordance with policy TP7 of the South Somerset Local Plan, adopted 2006.

17. Apart from any demolition, the development hereby permitted shall not be commenced until a full surface water drainage proposal, including the supporting calculations, such be submitted to and approved in writing by the local planning authority. Once agreed the approved drainage scheme shall be fully implemented prior to the first occupation of any of the units and fully maintained in good working order at all times thereafter.

Reason - To ensure the adequate drainage of the site and to mitigate any flood risk in accordance with policy EU4 of the South Somerset Local Plan, adopted 2006.

18. Apart from any demolition, the development hereby permitted shall not be commenced until details of the marking out and signage of the 13 spaces to be dedicated for use by existing residents, has been submitted to and approved in writing by the local planning authority. Once approved no dwelling shall be occupied until such details have been fully implemented unless agreed otherwise in writing by the local planning authority.

Reason - To ensure that adequate parking is provided and maintained to meet the needs of the development and existing residents in accordance with policy TP7 of the South Somerset Local Plan, adopted 2006.

19. No works shall be undertaken unless a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of the phasing of construction, hours of construction, routing for

construction vehicles, parking for construction and contractors vehicles, provision for access to the recreation ground to carryout enhancement works during the construction phase, temporary fencing to the recreation ground, provision of temporary access from Pennys Mead to the recreation ground during construction, measures to reduce noise and dust from the site together with other measures that will reduce the impact of the construction process on the locality. The development shall thereafter be carried out in accordance with such details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard residential amenity in accordance with policy ST6 of the South Somerset Local Plan (adopted 2006).

20. Apart from any demolition, the development hereby permitted shall not be commenced until details of the surfacing and lighting of the new footpath access to the recreation ground has been submitted to and approved in writing by the local planning authority. Once agreed the approved details shall be fully implemented and the footpath made available for public use prior to the first occupation of any of the units and shall be maintained for public use at all times thereafter.

Reason: In the interests of pedestrian and highways safety in accordance with policies ST5, TP1 and TP4 of the South Somerset Local Plan (adopted April 2006).

**Informatives:**

01. With respect to the landscaping condition you are reminded of the observations of the council's landscape architect.
02. Where works are to be undertaken on or adjoining the publicly maintainable highway a licence under Section 171 of the Highways Act 1980 must be obtained from the Highways Authority. Application forms can be obtained by writing to Roger Tyson of the Transport Development Group, Environment Department, County Hall, Taunton, TA1 4DY, or by telephoning him on 01823 356011. Applications should be submitted at least four weeks before works are proposed to commence in order for statutory undertakers to be consulted concerning their services. The fee for a Section 171 Licence is £250. This will entitle the developer to have his plans checked and specifications supplied. The works will also be inspected by the Superintendence team and will be signed off upon satisfactory completion.
03. Having regard to the powers of the Highway Authority under the Highway Act 1980 the applicant is advised that a section 184 Permit must be obtained from the Highway Service Manager at least four weeks before access works are intended to commence.

## MEMORANDUM

### Sport, Arts and Leisure Service

**To:** Adrian Noon  
Planning Application Officer

**From:** Debbie Moseley – Open Spaces Officer  
Robert Parr  
Senior Play & Youth Facilities Officer

**Date:** 3<sup>rd</sup> April 2009

**Email:** [debbie.moseley@southsomerset.gov.uk](mailto:debbie.moseley@southsomerset.gov.uk)  
[rob.parr@southsomerset.gov.uk](mailto:rob.parr@southsomerset.gov.uk)

**Ref:** 08/05090/FUL

Dear Adrian,

**RE: Application No. 08/05090/FUL, Demolition of existing buildings and the construction of 40 affordable dwellings on land and garages at Copse Lane, Ilton.**

Following our meeting on the 6<sup>th</sup> March 2009 at Kellways Office, Langport. Please find detailed below the conclusion of our calculations to ascertain the sufficiency of Informal Play Space, Outdoor Equipped Playgrounds and Youth Facilities in Ilton and the space requirements of this application.

#### ***Existing Provision in Ilton***

The existing Informal Play Space, Outdoor Equipped Playground and Youth Facilities in Ilton are located at three locations as discussed and agreed at our meeting on the 6<sup>th</sup> March 2009. The following table sets out the location and size of each of the three locations. It should be noted that formal playing pitches have been excluded from this assessment.

Location	(m <sup>2</sup> )	(m <sup>2</sup> )
Copse Lane Recreation Ground of which,		3,500
<ul style="list-style-type: none"> <li>• Informal Play Space</li> <li>• Outdoor Equipped Playground</li> <li>• Youth Facilities (Skate Park, Basket Ball Area and BMX)</li> </ul>	2,495 515 490	
Church Road Green - Informal Play Space		475
Copse Lane Openspace on Application Site		440
<b>Total for three sites</b>		<b>4,415</b>

Table 1.0

#### ***Sufficiency of Existing Provision in Ilton***

The population of Ilton based on the 2001 census was 823 people. To ascertain the sufficiency of the existing provision, we have calculated and shown in table 2.0, the Informal Play Space, Outdoor Equipped Playground and Youth Facilities requirements for 823 people based on the standards set out in our Local Plan Policy CR2. Table 2.0 also sets out the existing provision and shows any surplus or deficit in space required.

Type of Provision	Minimum Required (m <sup>2</sup> )	Existing Provision (m <sup>2</sup> )	Sufficiency (m <sup>2</sup> )
Informal Play Space	3,292	3,410	118
Outdoor Equipped Playground	1,646	515	-1,131
Youth Facilities	823	490	-333
<b>Total</b>	<b>5,761</b>	<b>4,415</b>	<b>-1,346</b>

Table 2.0

### **Impact of Proposed Development**

Should the proposed development be given permission and go ahead, the Copse Lane openspace on the application site (440m<sup>2</sup>) would be lost for recreation and the increased number of dwellings would generate more demand for Informal Play Space, Outdoor Equipped Playgrounds and Youth Facilities. Table 3.0 sets out the Informal Play Space, Outdoor Equipped Playground and Youth Facility requirements for the increase in dwellings based on Local Plan Policy CR2.

Type of Provision	Minimum (m <sup>2</sup> )
Informal Play Space	193
Outdoor Equipped Playground	73
Youth Facilities	48
<b>Total</b>	<b>314</b>

Table 3.0

Table 4.0 summarises the impact the proposed development would have on the sufficiency of Informal Play Space, Outdoor Equipped Playgrounds and Youth Facilities in the parish of Ilton. As can be seen in Table 4.0 the combination of removing existing open space, while increasing demand for new public openspace, would have a negative impact for the residents of Ilton.

Type of Provision	Informal Play Space (m <sup>2</sup> )	Outdoor Equipped Playground (m <sup>2</sup> )	Youth Facilities (m <sup>2</sup> )
Existing provision	3,410	515	490
Minimum provision for existing population	3,292	1,646	823
<b><i>Over or under provision at present</i></b>	<b>118</b>	<b>-1,131</b>	<b>-333</b>
Loss of Copse Lane openspace on application site	-440	0	0
Impact of increased population as proposed by the application	-193	-73	-48
<b><i>Total impact of application as proposed</i></b>	<b>-515</b>	<b>-1,204</b>	<b>-381</b>

Table 4.0

I hope the information completes this task, which we agreed to carry out at our meeting on the 6<sup>th</sup> March 2009. If you have any questions please do not hesitate to contact either of us.

Regards

**Debbie Moseley – Open Spaces Officer**  
**Robert Parr - Senior Play & Youth Facilities Officer**



Appendix B

Copse Lane Recreation Ground  
Copse Lane  
Ilton

Report on sufficiency of play provision  
relating to planning application 08/05090/FUL  
for affordable dwellings on land adjacent to the site

Prepared for  
Sports, Arts and Leisure Service  
South Somerset District Council

Prepared by

  
SWAN PAUL  
PARTNERSHIP LTD  
CHARTERED LANDSCAPE ARCHITECTS  
Chartered Landscape Architects  
**Taunton**  
April 2009

Revision A 27<sup>th</sup> May 2009.

## **INTRODUCTION**

On 31<sup>st</sup> March, Swan Paul Partnership was asked to provide advice regarding the sufficiency of play provision as a consequence of approving planning application 08/05090/FUL for affordable dwellings on land adjacent to the Parish recreation ground.

We received a full briefing of the relevant matters at a site meeting on 2<sup>nd</sup> April, with Robert Parr of the Sports, Arts and Leisure Service and planning officer Adrian Noon, both from South Somerset District Council.

## **SWAN PAUL PARTNERSHIP**

Swan Paul are Chartered Landscape Architects and a registered practice of the Landscape Institute. Established in Taunton in 1986, we provide landscape consultancy on a range of projects including housing, healthcare, sports and leisure, commercial development and play. We have significant experience in play design, as part of residential schemes and stand alone projects. Most recently have completed new playgrounds at Holway, Victoria Park and French Weir in Taunton and are working for Taunton Deane Borough Council for schemes in Vivary Park and Longrun Farm. We also have current play projects for Sedgemoor District Council.

## **BACKGROUND**

We understand that there is a current planning application for the construction of 40 affordable homes incorporating land presently occupied by existing council houses and land formerly occupied by garage buildings and hardstandings north of the recreation ground. A grass area, with a mature existing tree, as the front of this former development, fronting Copse Lane, was considered to contribute to the overall informal public open space of the village and would be lost as a result of the proposed development. Our client considers that the loss of this grass area and the extra population arising from the proposed development would result in additional pressure on what will be an insufficient provision. We understand committee members have requested further appraisal and consideration of this argument, to assist their decision on the application.

There was a previous appeal (APP/R3325/A/08/2074895) regarding the proposed development site. Although the Inspector dismissed the appeal, two very important points were made in relation to the provision of open space.

### **Paragraph 15**

*The proposed development includes the provision of a new area of open space, within the right-angled bend of Copse Lane at the north-western corner of the larger area, but would result in the loss of the grassed area between Copse Lane and the current garage court. In terms of character and appearance, I consider that the proposed re-development of this grassed space adjoining the garage court would be in keeping with its surroundings and would not have an adverse impact on the street scene. The proposed layout of the new housing and parking spaces would fit well into the appeal site and a condition could be imposed to secure the appropriate landscaping, planting and maintenance of the new open space in the north-west corner. To this extent, I find that the proposed development meets the design criteria set out in Policy ST6 of the Local Plan.*

### **Paragraph 16**

*However, in terms of the use made of the current open space (i.e the grass area) as an informal play area, I am not convinced that the proposed area in the north-west corner would constitute an adequate replacement. It seems to me that the association of this space with the immediately adjoining private parking spaces and residential gardens, together with its disassociation from the access to the recreation ground, would make it far less likely to be used by the public. Further, the proposed development would more than double the existing number of dwellings on the appeal site and this would generate increased need for casual or informal play space in the area.*

### **Paragraph 17**

*I consider that this need for outdoor play space could potentially be met by the recreation ground, given its proximity to the appeal site, but only if adequate provision were made to address its additional wear and tear, in terms set out by Local Plan Policy CR3. As discussed above, I have not been provided with a copy of any legal agreement or undertaking which would secure a contribution toward the recreational infrastructure of the area and this is not a matter, which can be addressed by condition. I therefore conclude that the limited amount of open space provided within the proposed development would conflict with the objectives of Policy CR2 of the Local Plan.*

The result of the appeal lead to a redesign addressing the open space issue, access to it, proximity of dwellings to boundaries and the Inspectors other concerns. This has resulted in the submission of the current planning application.

### SUMMARY OF INSPECTOR'S DECISION

We consider that the Inspector had concluded the following:-

- The loss of the existing grass area fronting Copse Lane was acceptable
- The proposed open space did not constitute an adequate replacement
- The increased number of dwellings would generate additional need for casual and informal play space
- This need could potentially be met by the recreation ground if additional wear and tear, that would result from the increased population and use, could be addressed. As this is not a matter that can be addressed by condition a legal undertaking to secure a contribution toward improving the recreational infrastructure of the area, will need to be agreed.

### COMMENT ON INSPECTOR'S DECISION

We consider that the current application development layout makes improvements to boundary proximity issues, direct access to the recreation ground and other layout matters. However, the existing green space on Copse Lane will still be lost as a result of the development and in our opinion, the Inspector's comments are likely to hold with regard to the proposed open space at the north west corner. That is, that it is not a suitable replacement. In our experience, it is unlikely that any subsequent Inspector would disagree with his colleague on this issue.

### ASSESSMENT OF SUFFICIENCY

The Sports, Arts and Leisure Service have undertaken considerable calculation of the open space and play provision across the village of Ilton as a whole, with specific reference to the development proposal in the current planning application. This has been reported to the planning officer in memos and the latest summary is confirmed in the memo to Adrian Noon of 3<sup>rd</sup> April 2009. The following are extracts.

#### EXISTING ACROSS ILTON – Recreation Ground, Church Road, Proposed development

Type of Provision	Minimum required. sq.m	Existing provision sq.m.	Sufficiency
Informal play space	3292	3410	+118
Outdoor Equipped Playground	1646	515	-1131
Youth facilities	823	490	-333
<b>TOTAL</b>	<b>5761</b>	<b>4415</b>	<b>-1346</b>

This illustrates that across Ilton, there is a deficiency of 23% of facilities below that deemed to be the minimum required. Clearly, in relation to the proposed development, there will be a loss of 440 square metres of informal open space, as the existing grass area was physically linked to the recreation ground by a path and the Inspector did not consider there was adequate replacement within the development. In our opinion, due to the development's proximity to the recreation ground, it is reasonable to expect that the highest proportion of the increased pressure as a result of the lost area and increased population will inevitably fall on the recreation ground, rather than evenly across the village provision.

### EXISTING RECREATION GROUND ( See attached plan and photograph)

Although landlocked, the recreation ground enjoys two good path links with surrounding roads. Until demolition of the old garage blocks it enjoyed a third from Copse Lane and this has been maintained past the perimeter Heras fencing. As part of the proposed development, this third path will be replaced from the northeast corner to a more central position. The total area of the recreation ground is 3500 square metres. The area is clearly well used.

The existing equipped play area (approx. 500 square metres), intended for younger children, functions well, although the equipment is somewhat dated and does not provide much excitement. The perimeter fence is in poor condition and does not provide a dogproof area. There is space within the fenced area for additional equipment.

Aimed at older children and youth, there is a basketball hoop and skateboard are, both of which are hard surfaced. There is a small BMX track north of the playground along the western boundary, with

low earth mounds. The central upper area has two goalposts providing an informal kickabout area. These facilities total 490 square metres. The northern goal receives greater use, but it is envisaged that this may cause difficulties in the future as it will be in close proximity to the proposed gardens and dwellings of the new development.

The grass is generally well worn and uneven with evidence of former drainage groynes, indicate the sward was created from former agricultural land. The Inspector recognised that any new development adjacent to the recreation ground will increase the pressure on it and measures should be taken to address the additional wear and tear.

**DEFICIT BY INCREASED POPULATION**

As a result of the proposed development there will be an uplift in the total number of dwellings of 24. In accordance with Policy CR2 this produces a requirement of 193 square metres of informal play space.

**CONCLUSIONS**

Therefore, in our considered opinion it is reasonable to conclude that the overall impact on the recreational open space and play, as a result of the current application being approved is:-

Direct loss of informal grassed play space, not replaced in development	-440 sq.m
CR2 requirement under for informal play space by increased population	-193 sq.m
Surfeit of informal play space in Ilton	+118 sq.m
<b>Total deficit of informal play space as a result of development</b>	<b>515 sq.m</b>

We consider it reasonable that the provision of new informal play space, or as in this case, the enhancement of existing informal play space to address increased wear and tear, to include work on grass areas, paths, fences, bins, seats, signage and BMX mounds.

Swan Paul has considerable current experience in the design and implementation of play areas and informal open space. An analysis of these recent projects indicates that rates for this type of provision as at March 2009, as outlined above, are between £55 and £60 a square metre. Therefore, in our opinion a reasonable contribution to address the 515 square metre deficit is between £28,325 and £30,900. A sum in this range, used in conjunction with other contributions that can be secured in relation to equipped play and youth facilities, will result in an enhancement of the recreation ground and the provision across Ilton.

We consider there is an element of judgement to be made by the Council in this matter. It would appear that an overall deficit in Ilton will remain and it is not reasonable to expect a single development to address this. However, we believe the foregoing is a reasoned and objective argument, in relation to this particular development and its effect on the recreation ground.

In anticipation that a reasonable agreement can be reached it would be desirable to secure access to carry out the recreation ground enhancement works across the development site from Copse Lane, before completion of building, as the other means of access are restricted.

Appendix 1      Aerial photograph

Appendix 2      Plan of Recreation Ground

Appendix 1



Enabled by  
Ordnance Survey

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