

Report Ref No:

Report of the Head of Planning
& Building Control to the
Planning & Regulatory Board
on 23rd January 2017.

2015/1134: Application for approval of reserved matters of outline planning permission 2012/0537 - Proposed development of 97 dwellings with associated access, parking and landscaping. Willowgarth High School, Brierley Road, Grimethorpe

1. **Purpose of report**

To seek the approval of PRB to make a minor modification to the site layout, which originally showed a Local Equipped Area for Play (LEAP) on public open space close to the southern boundary of the site. It is proposed to remove the LEAP from the layout and instead provide an additional S106 contribution to upgrade an existing LEAP facility in the vicinity.

2. **Recommendation**

That PRB agrees to the minor amendment to the site layout and the inclusion of a further contribution of £58,314.80 towards off-site play equipment within the S106 agreement.

3. **Background**

On 26th July 2016 PRB resolved to approve the reserved matters subject to conditions and a S106 agreement that secured:

- 10 affordable housing units on site (including 2 bungalows)
- An off- site public open space contribution for formal recreation of £95,441.86.

The approved plan showed a large area of land for informal open space but it also made reference to the provision of suitable children's play requirement. This was to be to LEAP standard. After discussions with Parks Services an amended proposal has been submitted to upgrade an existing LEAP facility off-site.

Public Consultation was carried out on 13th December 2016 allowing 21 days for comment. There were no local resident concerns raised about this change.

4. **Proposal and justification**

Parks Services are unable to commit to maintaining play equipment on the site and would rather upgrade the council-managed EPA and LEAP standard facilities in the locality to provide for younger children and meet Green Space Strategy Standards. These facilities would be accessible for occupants of the proposed dwellings and their upgrade would benefit the wider area. The

developer has considered this suggestion and is willing to make a contribution of 58,314.80 in accordance with the 'Open Space on New Housing Developments' Supplementary Planning Document. This revised proposal therefore remains policy compliant and would have wider benefits.

9. List of appendices

Appendix 1 – Extract from site plan showing original location of play equipment

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Date: 12th December 2016