

Managing Development and the Environment Development Plan Document (MDE DPD)

Policy OS3 – Open Space Requirements

Application Ref: TM/21/01911/FL	Location: Land Rear Of 182 High Street Tonbridge Kent	
Proposal: Redevelopment to form 34 Retirement Living apartments for older persons including communal facilities, and associated car parking and landscaping, and the repositioning of 4 existing car parking spaces		
From: Mike Harris	Contact details: 6176	Date: 19/08/2021
Summary of response		
<ul style="list-style-type: none"> • Open space should, in the first instance, be provided on the development site • If provision on-site or off-site is not feasible, contributions should be sought to enhance relevant existing open spaces • It is noted that this development also brings forwards enhancements to the Scheduled Ancient Monument (SAM). • Contributions sought for this development should total <u>£61,741</u> 		
Policy justification		
<p>Policy OS3 in the Managing Development and the Environment DPD (MDE DPD, adopted April 2010), which forms part of the Council's Local Development Framework (LDF), requires open space provision for all residential developments of 5 units or above (net) in accordance with the standards in Policy Annex OS3. Annex D to the MDE DPD sets out the methodology that was followed for implementing Policy OS3 in respect of the development proposal.</p>		
Level of demand of open space generated by the development proposal		
Open space demand generated by the development (net, sq. m): <u>2872.91</u>		
Existing level of open space provision – quantitative deficiencies		
<p>Table 18 of the Open Space Strategy Technical Study (page 61) indicates that quantity levels for the Tonbridge area is currently inadequate in regards to Amenity Green Spaces, Outdoor Sport Facilities and Children and Young Peoples Play Areas.</p>		
Existing level of open space provision – qualitative deficiencies		
<p>In assessing qualitative deficiencies, Annex D in the MDE DPD (para.20) permits the consideration of other relevant evidence available at the time of the proposal in addition to those sites identified in Policy Annex OS1B, eg the latest Equality Audits, Site User Surveys, Site Management Plans and the Council's Capital Plan. Listed below are those sites either within the relevant accessibility thresholds of the development site or reasonably related to it where other current evidence (as documented) demonstrates a need for enhancements.</p>		
<p>Parks & Gardens – Haysden Country Park works, Tonbridge Castle, Memorial gardens Amenity Green Spaces – N/A</p>		

Outdoor Sports Facilities – Tonbridge Racecourse Sportsground

Children’s and Young People’s Play Areas – N/A

Natural and Semi Natural Green Spaces – N/A

New open space provision – addressing deficiencies

In accordance with the methodology and sequential approach outlined in **Annex D** to the **MDE DPD**, and taking into account onsite provision of Amenity Open Space, initial consideration should be given to further on-site provision in areas of quantitative deficiency, though given the nature of the development proposal it is presumed that this may not be feasible. If provision is not made on-site, consideration should then be given to the developer providing off-site open space in accordance with the quantity standards set out in **Policy Annex OS3** (translated to a standard of open space per person in **Figure 4** in **Annex D** to the **MDE DPD**).

If neither of these options is feasible or where the site is within an area of qualitative deficiencies, contributions should then be sought to enhance existing off-site open spaces, initially within the identified accessibility thresholds (see Policy Annex OS3) and then those beyond but within reasonable access of the development site.

In regard to the level of financial contribution that should be sought, this has been calculated using the approved open space contributions shown in **Figure 7** in **Annex D** to the **MDE DPD** and the **Open Space Calculator** (please Figure 8 in Annex D for a worked example). With respect to the development proposal, the following contributions should be sought:

Parks & Gardens – £21,781

Amenity Green Spaces – N/A

Outdoor Sports Facilities - £39,960

Children’s and Young People’s Play Areas – N/A

Natural and Semi Natural Green Spaces – N/A

If provision is not made on or off-site, a sum total contribution of **£61,741** should be sought (this is further highlighted on the Open Space Calculator attached).

The exact allocation of funding will be determined through discussions with developer, an assessment of local opportunities and consideration of the relevant evidence at the time of the application, eg Site Management Plans and the Council’s Capital Plan (as permitted by para.20 of Annex D) to establish what the priority projects should be.

OPEN SPACE CALCULATOR

Calculation 1

Location of Development	1=Yes	Categories of Open Space Deficient in Quantity
Tonbridge Urban*	1	Parks & Gardens, Outdoor Sports Facilities, Children's and Young People's Play Areas
Medway Gap Urban**		
Rural Service Centres***		
Rural Settlements (under 1000 pop)****		
Rural Settlements (over 1000 pop)****		

Calculation 2

Dwelling Size	Nos. of Proposed Units (Net)	Av. Household Size*	Total Persons
1 Bed Flat	23	1.25	28.75
2 Bed Flat	11	1.64	18.04
3+ Bed Flat		2.17	0
1 Bed House		1.3	0
2 Bed House		2.11	0
3 Bed House		2.62	0
4+ Bed House		3.25	0
Total Number of Persons generated by the Proposed Development			47

*Source: The New Build Survey 2005, Kent County Council

Calculation 3

Category of Open Space	Area	Total Number of Persons	Adopted Standard of Open Space per person (sq.m)	Proposed On-Site Open Space (sq.m)	Open Space Requirement (Net) (sq.m)
Parks & Gardens	Borough-Wide	47	25	0	1169.75
Amenity Green Spaces	Tonbridge Urban	47	7.6	0	355.60
	Medway Gap Urban	0	13.3	0	0.00
	Rural Service Centres	0	3.3	0	0.00
	Rural Settlements (< 1000 pop)	0	30	0	0.00
	Rural Settlements (> 1000 pop)	0	24	0	0.00
Outdoor Sports Facilities	Borough-Wide	47	20.5	0	959.20
Children's and Young People's Play Areas	Borough-Wide	47	1	0	46.79
Natural Green Spaces	Tonbridge Urban	47	7.3	0	341.57
	Medway Gap Urban	0	28	0	0.00
	Rural Service Centres	0	18.3	0	0.00
Total Open Space Requirement (Net) (sq.m)					2872.91

Calculation 4

Category of Open Space	Area	Open Space Requirement (sq. m) (from Calc. 3)	Contribution per sq.m (exc. maintenance)	Contribution Required (£) (exc. maintenance)
Parks & Gardens	Borough-Wide	1169.75	£18.62	£21,781
Amenity Green Spaces	Tonbridge Urban	355.604	£6.38	£2,269
	Medway Gap Urban	0	£6.38	£0
	Rural Service Centres	0	£6.38	£0
	Rural Settlements (< 1000 pop)	0	£6.38	£0
	Rural Settlements (> 1000 pop)	0	£6.38	£0
Outdoor Sports Facilities	Borough-Wide	959.195	£41.66	£39,960
Children's and Young People's Play Areas	Borough-Wide	46.79	£112.14	£5,247
Natural Green Spaces	Tonbridge Urban	341.567	£6.38	£2,179
	Medway Gap Urban	0	£6.38	£0
	Rural Service Centres	0	£6.38	£0
Total Contribution Required (£) (exc. Maintenance)				£71,436