

APPENDIX 12 PROPOSED STANDARDS/POLICY

New residential developments will be required to provide the following

Amenity Open Space: Has to be over a minimum useable size to be incorporated in a development (a useable size is one that is economically viable to maintain. The minimum usable size will form the basis of the threshold)

If the developer is unable to provide usage open space then a financial contributions will be required

The amenity open space will have to be publicly accessible.

Children's Play Areas: Will Include a fixed equipment play area and grassed area
It will have to be provided in its totality to be of use (a whole NPFA standard LEAP, NEAP – not a LAP as these are considered too small and of little use)

Has to be financially viable for the developer (enough units to pay for it based on costing in the infrastructure SPD)

On a site big enough to accommodate it without pushing densities to high

Will have to be publicly accessible

If it is not financial viable or the site is not big enough then a financial contribution per unit will be required.

Playing Fields: Financial contributions will be required per unit in all developments. This money will be 'pooled' and used to improve existing facilities and provide new facilities.

Town Centre Sites will be not be required to provide on site open space, a financial contribution per unit will be required.