



Recreational Provision in Residential Development Supplementary Planning Document (SPD) Adoption Statement

- (a) The (SPD) is to be adopted on the 28 April, 2016
- (b) Modifications to (draft) Recreational Provision in Residential Development Supplementary Planning Document (SPD) (as shown below)

Following the consultation on the draft SPD a number of modifications to the SPD have been made. These are expressed either in the conventional form of ~~striketrough~~ for deletions and **underlining and bold for additions of text**, explanatory notes (i.e. text that is not to be included as part of the modification) are expressed in *italics*.

The page numbers and paragraph numbering below refer to the (draft) SPD, and do not take account of the deletion or addition of text.

Page	(draft) SPD paragraph	Modification
3	3.1	The Habitat Regulations Assessments undertaken for the Joint Core Strategy, the Site Allocations DPD and the DMDPD conclude that any impact upon the Natura 2000 (N2K) sites will be negligible <u>is considered unlikely</u> . However, because the possibility of any potential impact cannot be ruled out entirely, green infrastructure is required in order to mitigate the impacts of development.
3	3.7	The 4 ha per 1000 population standard in respect of informal recreational provision requires 40 m ² for every person <u>as set out in Policy EN3. Policy EN3 also sets out</u> the 0.16 ha per 1000 population standard in respect of allotments <u>which equates to</u> 1.6 m ² for every person.
5	4.2	Informal open space areas created will need to be adequate <u>to a sufficiently high standard and quality</u> to provide a viable alternative to visiting N2K sites or contribute to the provision of a viable alternative as part of a wider green infrastructure network. Regard should be had to the Green Infrastructure Study and Green Infrastructure Delivery Plan underpinning the JCS. This may include some of the priorities identified in the Greater Norwich Green Infrastructure Study, the Greater Norwich Green Infrastructure Delivery Plan (GIDP) and the Greater Norwich Infrastructure Plan (GNIP). Regard should also be had to

		priorities identified within the emerging Norfolk Green Infrastructure Strategy.
6	4.7	Typically in the case of smaller developments, all of the recreation requirements are generally more likely to be commuted off-site. However, it is important to ensure the accessibility of children's play space. It is considered likely that the minimum number of dwellings that could facilitate a LEAP on-site is approximately 25 . However, there may be specific circumstances, e.g. where there is a demonstrable need, where a lesser number of dwellings may justify the on-site provision of children's play space.
7	4.11	It is considered that the acquisition of land for recreational use will generate a requirement for recreational land value. However in order to apply a "Threshold Land Value" (TLV), the value at which a landowner would willingly sell, the Council is assuming 4x agricultural value (which equals £100,000 per hectare). This value is above recreational land use value to incentivise a landowner to sell their land where they would only usually be able to receive agricultural land value (£25,000 per hectare). <u>The land cost is an assumption. If a developer can provide a suitable alternative site at a lower cost, this could be considered in order to meet the requirements.</u>
9	4.16	The following figures will be applied to the maintenance of formal and informal recreation areas <u>for the 10 year maintenance period:</u>
9-10	4.17	A breakdown and justification for the maintenance of formal and informal recreation is set out in the Technical Appendix. The figures used will be applied according to the dwelling mix proposed on each development. In some cases, recreation space may be provided on-site, and in terms of costing, it may only require the maintenance charge, or a combination of the equipping charge and the maintenance charge. Consequently, the exact cost for a residential development, of the recreation provision will depend on the combination of the cost elements. <u>The costings will be updated in line with inflation in accordance with the Royal Institute of Chartered Surveyors (RICS) Build Cost Information Service (BCIS): All Construction TPI: All New Construction.</u>
10	4.19	If the Council decides to accept a commuted payment from a developer then this will be calculated and index linked to the <u>date of payment</u> rather than when the permission is

		given, as there may be several years between them. This will be based upon the Royal Institute of Chartered Surveyors Build Cost Information Service (BCIS): All Construction TPI: All New Construction.
10	4.21	The Council will <u>monitor</u> green infrastructure and formal recreation provision and potential improvements and work with Parish/Town Councils when considering improvements or new provision of open spaces within their areas.
3	Section 3 Standards	<u>2 Standards</u> (this section and paragraph numbers were wrongly numbered as it should have been section 2 and therefore the numbering and paragraph numbers will be amended from this point onwards)
9	Technical Appendix	Supply and install water standpipes <u>or suitable alternative</u>

(c) Any person with sufficient interest in the decision to adopt the supplementary planning document may apply to the High Court for permission to apply for judicial review of that decision, and

(d) Any such application must be made promptly and in any event not later than 3 months after the date on which the supplementary planning document was adopted