

**Meeting: Full Council**

**Date: 28<sup>th</sup> November 2023**

**Author: Town Clerk**

## **1.0      Item For Consideration: S106 Contributions**

### **2.0      Background Information**

2.1      South Glos Council Community Spaces Team have consulted KTC on the potential S106 contributions arising from public open space (POS) requirements in respect of a planning application that the Council has received for a development of 4 buildings forming 66 residential apartments (with associated car parking, cycle parking, refuse and recycling stores and landscaping) at Bristol Uniforms Ltd, Wathen Steet, Staple Hill (P23/02908/F).

2.2      They are obliged (under Community Infrastructure Levy regulation 122) to provide a list of projects for the provision and / or enhancement of POS on which contributions would be spent if the development goes ahead, and we are required to do this as part of the planning application process. This does not mean that the planning application is in any way pre-determined and the sole purpose of the consultation is to assist in preparing a response to the Local Planning Authority on what provisions would be required to meet the needs of the increased population if the permission is granted. This is not binding, and is undertaken without prejudice to the final decision taken by the Local Planning Authority

2.3      The New Communities team has carried out an audit of open space as part of the planning assessment process and are consulting KTC to find out what your parish council feel the priorities are for public open space provision and / or enhancement that may arise from the increased population if the planning application is approved.

### **3.0      Financial Contributions**

The potential financial contributions for the categories of open space that the Council would require (subject to there being no on-site open space) are presented in **table 1 below**. Please note these are initial estimates of potential contributions for capital and revenue (maintenance) contributions. Please also find attached a plan showing the location of the development and POS in the vicinity of the development site. The plan shows four circles (or buffer) set at 480m, 600m, 720m and 1km. This corresponds with the accessibility standards for the categories of open space shown in the table. Please see the attached Appendix 5 from the Core Strategy which provides a definition of the different categories of open space and the relevant accessibility standards. For example, where we are looking for projects to enhance natural and semi natural open space these should be at sites within the 720m buffer of the development.

### **4.0      Recommendations**

For councillors to consider where they would prefer investment to be made, from the list of potential projects, if the development was to proceed:

Informal Recreational Open Space, Natural and Semi Natural Open Space, Outdoor Sports Facilities, Provision for Children and Young People or Allotments.

Table 1

Category of open space	Distance from the development	Contributions towards off-site provision and/or enhancement	Maintenance contribution
Informal Recreational Open Space (IROS)	600m	£47,035.18	£82,907.85
Natural and Semi-natural Open Space (NSN)	720m	£32,956.23	£54,671.11
Outdoor Sports Facilities (OSF)	1km	£126,155.67	£38,183.14
Provision for Children and Young People (PCYP)	480m – children's play space 720m – young people's provision	£56,450.91	£59,358.57
Allotments	720m	£2,891.80	£3,687.27

An initial assessment has demonstrated a shortfall of all categories of open space.