

ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
2nd February 2016

Agenda item 10

Application ref. 15/01081FUL

Land North East of Brittain Avenue, Chesterton

Since the preparation of the main agenda report a further representation has been received.

The representation is an objection on the following grounds:

- Overlooking into the neighbouring garden
- On street car parking problem will be exacerbated

Further, since the preparation of the agenda report, the applicant has submitted an Urban Green Space Assessment. This is summarised as follows:

- The proposed development retains the footpath, but in a different place along the north west boundary of the site
- The National Playing Field Association recommends a minimum outdoor play space of 2.4 hectares for 1000 people, and English Nature recommends that no person should live more than 300m from their nearest area of natural green space of at least 2 hectares in size. The National Trust recommends that no person should live more than 500m from at least one area of accessible woodland of no less than 2 hectares in size.
- The study set at a 500m radius (1 km zone) shows that even with the loss of the open space of the site, the properties within the local area will still have access to open spaces within the above guidelines.
- The study provides a diagram showing the distribution of green space within a 1 km zone of the application site – which includes 8 non-natural open spaces distributed throughout the study area, and 1 large accessible natural green space located directly to the north of the site.
- There are a number of larger, natural and non natural green spaces located just outside of the 1km zone
- Residents close to the site do have access to other, larger areas of non natural open space and also accessible natural green space north of the site
- The study shows that within the 1km zone the green space includes amenity space, natural open space, outdoor sports area and a large park. The study identifies the majority of the green space within 500m of the site as average or good quality.
- The existing site lacks facilities and is currently of low recreational value, of small to medium size and with limited uses, currently only being used as a point of access to the open space behind.
- Open spaces within 500m have better provision for recreation and are of a higher quality.

Your Officer's comments

The issues raised in the letter of objection have been addressed within the main agenda report.

The content of the Urban Green Space Assessment is noted, and provides a break down of the open spaces within 500m of the site. It shows that publicly useable open space exists in the local area and whilst the proposal involves the loss of a small site of green space, the residents will be able to access parks, natural green space and outdoor play facilities that are all available within the local area.

As such the **RECOMMENDATION remains as per the agenda report.**