

## **POS COMMENTS**

In terms of POS/play/sport, I am happy with the updated locations for a LEAP and NEAP, away from the main road. The applicant should perhaps be reminded that a NEAP (min overall size 1000m<sup>2</sup>) will also need to include at least 465m<sup>2</sup> of hard surfaced area for ball games (e.g. MUGA) or wheeled sport (e.g. skate ramps) - as per our New Housing and Open Space SPG/SPD or the equivalent Fields in Trust standard.

In terms of formal sport, it is disappointing that once again Hempsted misses out on getting more formal sports provision (such as grass pitches). If we accept no larger pitches can be accommodated then ideally there should be at least a small kickabout area provided within the informal on-site POS (a level grass area with some goalposts) and it would be nice to also secure something like an active fitness space (not a load of cheap 'outdoor gym' equipment that no-one will use but some multi-functional street workout/cross training/circuit training equipment set in a 'workout zone' type area – see examples below). This would help address the lack of other sports provision and provide an additional outlet for adult residents to exercise (it would need to be a separate space to the play facilities). In turn, the off-site formal sport contribution could be reduced accordingly. These fitness spaces, if properly done, with suitable surfacing, cost around £50-80k).







I was not able to find any details of proposed off-site S.106 contributions for formal sport for the revised scheme (up to 215 units). The Planning Statement is unchanged from March 2020 and does not detail any breakdown in the draft heads of terms (appendix). I have done an amended calculation (attached) and the formal sport element comes to £967k. As stated above, we would accept a reduction in the off-site sport contribution if an on-site active fitness space was included in the on-site POS.