

The Planning Obligation

48. The planning obligation includes mechanisms to ensure that the 45 affordable homes proposed on the site are of a suitable mix and would be delivered and appropriately managed. This would help to meet identified local needs and be in accordance with policy BHM4 of the Carrick District Balancing Housing Markets Development Plan Document 2008 and paragraphs 50 and 54 of the NPPF.
49. The village primary school is currently operating at virtually full capacity, as is Roseland Community School, the secondary school that future residents of the site would be likely to use. The proposal would generate additional demand for places at these schools that could not be accommodated without capacity being increased. As well as making a financial contribution of £2,736 per market dwelling for education provision in accordance with Council guidance²⁵, the planning obligation would ensure that an area of land adjoining the primary school would be provided to the Council along with a sum of £100,000 to cover the cost of servicing this land. I am advised that the additional serviced land is necessary to allow the school to be extended as without it such a scheme would result in an inadequate amount of outdoor space at the school. Thus, whilst the provision of the serviced land would help to facilitate a greater amount of additional capacity at the primary school than required to meet the needs of future residents, I am satisfied that it, along with the financial contribution, is necessary in order to create the requisite school capacity, and that it would be fairly related in scale to the proposal.
50. The obligation would ensure that the proposed on-site public open space is provided, managed and maintained. This would create an informal area that would be used by local residents. However, there is also a need to improve youth and sports facilities in the village to ensure that the additional demands that would be made by future residents of the site could be met in accordance with local plan policies 10B and 13k. A financial contribution of £30,780 would help to ensure this, and is reasonably related in scale to the proposal.
51. A financial contribution of £18,000 would be made to improve waste management and recycling facilities in the vicinity of the site in accordance with Council guidance²⁶. This would help to ensure that the additional demand on such facilities that would arise as a result of the proposal could be met.
52. Finally, I have already found that the financial contribution of £99,000 towards providing and improving sustainable transport in the vicinity of the site would help to ensure that the residual cumulative transport impacts are limited.
53. The Council has advised that none of the financial contributions would result in the "five obligation limit" set by Regulation 123(3)(b) being exceeded²⁷, and I have no reason to come to a different conclusion.
54. For the reasons set out above, I am satisfied that all of the provisions of the planning obligation meet the necessary legal requirements. Accordingly I have taken them into account in making my decision.