



4. What is the logic for requiring developers to provide 2.4 hectares of recreational space per 1000 projected population in developments of 10 or more homes to comply with Policy DM13? Which parts of the county have a quantitative deficiency in open space? How should the term “qualitative deficiency” be interpreted?

We raised concerns through the Deposit consultation on the lack of evidence to prove that deficiencies in open space actually exist in the various areas of the local

Therefore, Local Authorities must ensure that planning obligations are directly related to the development and are absolutely necessary, otherwise the such obligations will fall foul of the legal requirements as set out above.

In this context, given that the evidence to support Policy DM13 does not demonstrate whether or not the FiT standards are applicable in the various areas of Blaenau Gwent, it would be impossible to tell whether or not there are any specific deficiencies in open space across the authority. Therefore, given that the policy attempts to secure planning obligations from all development, regardless of whether or not a deficiency has been proven to exist, we believe the policy contravenes the legal tests described above and therefore is contrary to national guidance.

In light of this, we do not believe Policy DM13 should be adopted in its current form, as it is not supported by robust evidence and is contrary to national guidance. Policy DM13 therefore contravenes Soundness Tests CE2 and CE4.

End.

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