RE: 2025.92139 - The Old Dewsbury Library PP xxx 13.07.2026

Emma Mills
To William Simcock

Reply | Reply All | Forward

Mon 13/07/2026 08:15

Official

Hi William,
I have taken a quick look at this one and done the pos calcs for 14 flats, 10 x 1 bed apartments/bedsits and 4 x 2 bed apartments:

Dwelling Type	Number of proposed dwellings
Market/Affordable Housing (100%)	
Market/Affordable Housing 2-bed Flats (75%)	4
Market/Affordable Housing 1-bed Flats (50%)	10
Housing for Older People	
Student Housing	
TOTAL	14

LP63 Open Space Typology	Sq m of space required on site	OR	Payment towards off-site provision
Amenity Green Space	204.12		£7,059.19
Children & Young People	107.20		£4,586.79
Parks & Recreation	272.16		£9,807.92
Natural & Semi-Natural Green Space	680.40		£8,389.70
Allotments/Community Growing	0.00		£0.00
Outdoor Sports	294.00		£6,278.85
TOTAL	1557.88	(inspection fees will apply)	£36,122.45

Inspection fees for on-site
Choose a level:
N/A
(This will vary according to size, number of site visits and ROSPA certification)
N/A

Open Space Provision Compared to Quantity Standards (RED = CURRENTLY DEFICIENT)**

Select Ward	Amenity Greenspace (ha per 1000 pop)	Parks & Recreation Grounds (ha per 1000 pop)	Natural & Semi_Natural Greenspace (ha per 1000 pop)	Allotments (ha/p 1000 households)
Dewsbury East	0.58	1	1.74	0.11

** Large developments will affect the level of provision by virtue of increasing the resident population upon which the assessment is based. Therefore deficiencies may be increased in these cases, adding to the required contribution.

Even though they have mentioned public open space on site, I presume this will be for those living in the apartments, rather than open public open space for the general public to come in and use and spend time, so this is more likely a full off site lump sum for existing parks in the vicinity, in Dewsbury, of £36,122.45.

Given it is July 2026, we have used the current SPD rates, which are more up to date and any s106 pos sums will need to be indexed in line with BCIS All-in TPI for the contributions.

Whilst this is a town centre location, there are public open spaces and greenspaces within walking distance of this development which would benefit from infrastructure improvements to meet the needs of the public and cater for these residents and providing space outside for them to enjoy.

