

**Affordable housing provided by an RSL is exempt from the need to provide public open space** as set out in the adopted public open space, sport and recreation code of practice SPG under the following conditions:

- Only affordable homes provided by an RSL are exempt. Affordable housing provided by any other developer as part of a development is not exempt;
- RSLs can also build open market housing, but it is only the affordable homes element which is exempt;
- Whilst affordable homes provided by RSLs are exempt from providing new public open spaces, they will still be counted towards the number of new dwellings in a larger development which would trigger the need for public open space provision. [The SPG sets the trigger threshold as at least three additional dwellings or units of holiday accommodation];
- When an RSL proposes affordable housing on an existing public open space (as defined in the Local Plan), there will still be a requirement to provide an alternative open space of at least equivalent size, quality and attractiveness to that being lost or to enhance the rest of that open space (in accordance with Policy REC6 of the Local Plan). However, additional public open space provision for the new dwellings is not required on top of that replacement provision or enhancement;
- When an RSL is proposing regeneration of existing residential areas, including intensification of existing affordable housing provision, any existing public open spaces will need to be enhanced or replacement public open spaces provided;
- The exemption from the need to provide public open space must not compromise the design quality or layout of a development.

New affordable housing generates a need for public open spaces and the proposed exemption for RSLs from public open space provision must not undermine design quality or access to local facilities. An appropriate site layout should still provide adequate private amenity space for dwellings and should provide adequate space between buildings, whilst meeting appropriate densities.

The need for existing public open spaces to be enhanced or for replacement public open spaces provided within redevelopment of existing residential areas will depend upon the existing levels or deficiencies in public open space provision, the degree of intensification proposed and any potential indirect benefits resulting from public open space provision. It will be considered on a site-by-site basis.

This exemption is expected to improve viability and increase the level of affordable housing provision rather than enabling more to be paid for a site.