

(g) **Table 17: Housing Density and Planning Issues:**

<b>Planning Issue</b>	<b>Comments</b>
Car Parking Provision	Planning Service and Roads Service requirements for parking spaces in residential development is contained in Section 20 of the Publication: 'Creating Spaces.' However, Associations should be aware that lesser provision might be acceptable in inner urban locations and other high-density locations (see sub-paragraph 11.04 of Creating Places). Associations should negotiate appropriate standards with Planning Service where possible (see also PPS 3 (Revised) – Access, Movement and Parking (2002)).
Public Open Space Provision	Planning Service requirements for public open space in residential development is contained in Section 5 of the Publication: 'Creating Spaces.' However, Associations should be aware that provision can be negotiated according to the specific characteristics of the development, the site and its context (see sub-paragraph 5.04 of Creating Places). Associations should negotiate appropriate standards with Planning Service where possible (see also PPS 8 – Open Space, Sport and Outdoor Recreation).
Private Open Space Provision	Planning Service requirements for private open space in residential development is contained in Section 5 of the Publication: 'Creating Spaces.' However, Associations should be aware that the overall design concept for the development will determine the setting for the houses, including the level of private back garden provision (see sub-paragraph 5.19 of Creating Places). Associations should negotiate appropriate Standards with Planning Service where possible.
Minimum Separation Distance	Planning Service and Roads Service requirements for minimum separation distance for the protection of privacy in residential development is contained in Section 7 of the publication 'Creating Spaces.' However, Associations should be aware that consideration can be given to a smaller separation distance in certain situations (see sub-paragraph 7.15 of Creating Places). Associations should negotiate appropriate standards with Planning Service where possible.

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