

B&NES Green Space Planning Obligations Assessment

Application no	10/04015/FUL	DC Case Officer	Sarah James	Ward/Parish	MSN Redfield
Site Address	Parcel 0058, Cautletts Close, Midsomer Norton				
Proposal	Erection 112no. dwellings with access from Withies Park (including a new bridge across the River Somer), landscaping and associated works.				
Projected net increase in demand for Open Space (persons)	Potential occupancy of new development based on Local Plan and Adopted Planning Obligations SPD: TOTAL = approx 306 people				
Current green space provision in locality	Formal	Council's Green Space Strategy indicates shortfall in locality			
	Natural	Council's Green Space Strategy indicates enhancement of existing spaces in locality needed to meet demand created by new development			
	Allotments	Council's Green Space Strategy indicates shortfall in locality			
Provision needed as a result of this proposed development	Replace green space lost to development	New Green Space required	Enhance existing spaces	On site provision proposed by applicant?	Off site provision of land proposed by applicant?
Formal – Children's play & outdoor sport	No	Yes	No	No	No
Natural	No	No	Yes	No	No
Allotments	No	Yes	No	No	No
Green Space requirements under Local Plan Policy SR3 (m2)				New	Enhance existing
	Formal space (15m2/person)			4590	
	Natural space (15m2/person)				4590
	Allotments (3m2/person)			918	
FINANCIAL CONTRIBUTIONS REQUIRED					
Green Space Type	Construction	Maintenance	Enhance existing facilities	Premium	Total £
Formal Children's play & outdoor sport	4590 x £38.63 = 177,312	4590 x £41.46 = £190,301	X £40.05		367,613
Natural			4590 X £9.41		43,192
Allotments	918 x £8.47 = £7,776	918 x £9.78 = £8,978	X £9.13		16,754
Layout Replacement green space					
Land Purchase for off-site green space @ £4.95/m2	Formal, Natural & Allotments £4.95 x			5508 m2	27,265
	Replace green space lost to development £4.95 x				
TOTAL FINANCIAL CONTRIBUTION REQUIRED FROM DEVELOPER					454,824
NB Where funds are to be passed to Town/Parish Councils to implement green space provision, B&NES will retain an administration fee (6% of total contribution).					
Date: 01.10.10	Open Space Assessor: Jonathan Richards		Assessment Valid until: 31.03.11		

Amanda Monelle

From: Sarah James
Sent: 20 October 2010 11:40
To: Development Control
Cc: 'david archer'
Subject: FW: Planning Application 10/04015/FUL
Attachments: ufm20.rtf; Cautletts Close_ Westfield.doc

David

To note

Regards

Sarah James

Senior Planning Officer
Major Development Team

Tel (01225) 477577
Sarah.James@BATHNES.gov.uk

From the 13th September 2010 the way you get planning advice and view plans will be changing: <http://www.bathnes.gov.uk/environmentandplanning/planning/Pages/default.aspx>

-----Original Message-----

From: Jonathan Richards
Sent: 01 October 2010 16:43
To: Sarah James
Cc: Graham Evans
Subject: FW: Planning Application 10/04015/FUL

Sarah,

A Green Space assessment relating to the above planning application for development at Cautletts Close, MSN is attached. This indicates that if the Council are minded to approve the development, in its currently indicated form, there would need to be a financial contribution of £454,824 towards off site provision of additional open space recreation facilities, enhancement of existing natural green space and the creation of new allotments to meet the demand created by the proposed development.

There would also need to be a mechanism in place to ensure future maintenance of the landscaped open spaces on site in perpetuity. This might be through adoption by the Council for which additional funds would be required from the developer or a legally binding management regime whereby the developer would maintain the land to a satisfactory standard.

Kind regards

Jonathan

Jonathan Richards
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Bath & North East Somerset website: www.bathnes.gov.uk

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-----Original Message-----

From: Development Control

Sent: 29 September 2010 10:58

To: Jonathan Richards

Subject: Planning Application 10/04015/FUL

See attached document