

## Mandy Dando

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**From:** Sarah James  
**Sent:** 17 November 2010 14:25  
**To:** Development Control  
**Subject:** FW: 101101 13039 Planning Application 10/04015/FUL

[Open space consultation updated comments](#)

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:** 12 November 2010 18:25  
**To:** Sarah James  
**Subject:** RE: 101101 13039 Planning Application 10/04015/FUL

Sarah,

My response to the two queries raised by the developer is as follows:

1. The green space assessment seems to ignore the two open spaces to be provided on site?

When I prepared the green space assessment I took the view that the on site spaces were essentially landscaping rather than useable open space i.e. they would not contribute to meeting the considerable quantity needs for 'Formal' types of green space generated by the potential residential occupancy of the development. I have reviewed the planning application and confirm that I still consider this to be the case with regard to the long narrow strip along Withies Lane. However, I am now prepared to accept that the larger 'River Somer open space' could make some contribution to overall open space provision in the locality.

With this in mind, I feel a reduced level of contribution for Formal open space could be justified by an amount to reflect the capital cost of constructing and maintaining a Formal type open space of the size of the 'River Somer' open space indicated in the planning layout . I do not have details of the area of the space but would be happy for you to calculate a reduced contribution. I note from my original assessment the contribution for Formal open space was £367,613 and land purchase £27,265. From these should be deducted:-

a) an amount calculated by the area of the open space (sq. m) x £80.09 (i.e. combined rate for capital works and maintenance) deducted from £367,613 .

b) an amount calculated by the area of the open space (sq.m) x £4.95 (cost of land per sq. m) deducted from £27,265.

2. Could you also clarify why the maintenance multiplier has increased so significantly from previously used at Peasedown (£42 as opposed to £19) ?

As I recall, a random multiplier rate was negotiated by the developer to reflect particular circumstances with a development in Peasedown St John. I feel that the rate set out in the Planning Obligations SPD is appropriate in the case of the current application.

I hope the above provides helpful information to enable you to produce your committee report. If you need to please come back to me again, although as I only work with B&NES Thurs/Fri, my next opportunity to look at this matter will be 18th Nov.

Kind regards

Jonathan

Jonathan Richards  
Senior Green Spaces Planning & Strategy Manager  
Environmental Services  
Bath & North East Somerset Council

tel. 01225 396883

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From: Sarah James  
Sent: Monday, November 01, 2010 4:42 PM  
To: Jonathan Richards  
Subject: FW: 101101 13039 Planning Application 10/04015/FUL

Jonathan

further to your consultation response in respect of the above application the developer has raised two queries (see below). Are you able to assist in answering these queries?

thanks

Sarah

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From: david archer [david@pad-design.com]  
Sent: Monday, November 01, 2010 3:04 PM  
To: Sarah James  
Subject: 101101 13039 Planning Application 10/04015/FUL

Sarah

Could you also clarify why the maintenance multiplier has increased so significantly from previously used at Peasedown (£42 as opposed to £19) ?

Kind Regards  
David Archer

Director

pad Design Ltd  
CV1 The Tobacco Factory  
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pad Design Ltd CV1 The Tobacco Factory Raleigh Road Southville Bristol BS3 1TF

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

From: david archer [mailto:david@pad-design.com]  
Sent: 01 November 2010 14:14  
To: 'Sarah James'  
Subject: 101101 13039 Planning Application 10/04015/FUL

Sarah

This seems to ignore the two open spaces to be provided on site?

Kind Regards  
David Archer

Director

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

From: Sarah James [mailto:Sarah\_James@bathnes.gov.uk]  
Sent: 01 November 2010 12:00  
To: david@pad-design.com  
Subject: \*\*\*\*\*SPAM\*\*\*\*\* FW: Planning Application 10/04015/FUL

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From: Jonathan Richards  
Sent: Friday, October 01, 2010 4:43 PM  
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  
Senior Green Spaces Planning & Strategy Manager Environmental Services Bath  
& North East Somerset

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email: Jonathan\_Richards@bathnes.gov.uk

Bath & North East Somerset website: [www.bathnes.gov.uk](http://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

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