

Amy Pritchard

From: Sarah James
Sent: 19 November 2010 09:53
To: Development Control
Subject: FW: 101116 13039 Planning Application 10/04015/FUL Open Space Contribution

Importance: High

Updated Open Space consultee comments

From: Sarah James
Sent: Friday, November 19, 2010 9:51 AM
To: david@pad-design.com
Cc: Jonathan Richards; Amanda Hall; Lisa Bartlett
Subject: FW: 101116 13039 Planning Application 10/04015/FUL Open Space Contribution

David

i can confirm that the Revised Green Space contribution would be reduced based upon the calculations as advised by Jonathon below. This would result in a Total contribution sought for Open Space provision of £281939. This is a contribution that we would consider complies with all relevant advice and therefore unless this is agreed then a shortfall of open space provision could result in a recommendation for refusal from the LPA.

Please confirm your clients willingness to make the contribution as advised.

With regard to the Highways contribution - it is recognised that you have raised some points that should be fully investigated. I am assuming in this regard your clients concern is only with the strategic element of the provision sought and there are further discussions taking place on this matter within the Council. I will update you with our position at my earliest opportunity.

Regards

Sarah

From: Jonathan Richards
Sent: Thursday, November 18, 2010 4:48 PM
To: Sarah James
Subject: RE: 101116 13039 Planning Application 10/04015/FUL Open Space Contribution

Sarah,

That's fine, thanks.

Regards

Jonathan

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

tel. 01225 396883

From: Sarah James
Sent: Thursday, November 18, 2010 4:27 PM
To: Jonathan Richards
Subject: RE: 101116 13039 Planning Application 10/04015/FUL Open Space Contribution

Thanks Jonathan -

on this basis and unless you advise otherwise I will treat this as formal updated comments and apply for the revised sum from the developer in accordance.

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: 18 November 2010 16:20
To: Sarah James
Subject: RE: 101116 13039 Planning Application 10/04015/FUL Open Space Contribution

Sarah,
Thank you for your email querying this.

I am happy with your calculations and that the allowances made in the open space contribution for the River Somer area on site will be in lieu of Formal type recreation facilities which include children's play/outdoor sport.

In terms of the Council's Green Space Strategy approach the 'Formal' category of open space is fairly broad and includes, for example, parks and gardens which often contain more natural areas for sitting and walking. Also the strategy looks towards more natural areas for play and recreation as well as the traditional equipped play spaces.

With this in mind, I have taken the view that it is reasonable to calculate a reduction in my original assessment based on the figures for Formal open space.

Kind regards

Jonathan

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

tel. 01225 396883

From: Sarah James
Sent: Thursday, November 18, 2010 3:34 PM
To: Jonathan Richards
Subject: FW: 101116 13039 Planning Application 10/04015/FUL Open Space Contribution

Jonathon

Further to the e-mails below - I can confirm that I agree with the developer that the open space on site comprises 2033m² as I have checked this myself. I have also done the sum as suggested below by you filling in the m² and with regard to the initial request for £367,613 this would reduce to £204,791. With regard to the Land purchase based on your advice this would reduce from £27,265 to £17,202. I was going to go back to the developer with these figures. However I thought I would query whether we have correctly taken the open space on site provision away from the right part of the contributions as we have taken this in lieu of Formal children's outdoor play and outdoor sport. The land would be largely accessible to the public as a natural area for sitting out and a riverside walk - it would not be as such a formal play area. Are you happy with the calculations I have done on the basis of the advice you gave? Please get back to me either way ASAP to confirm the position.

Thanks

Regards

Sarah James

Senior Planning Officer
Major Development Team

Tel (01225) 477577
Sarah_James@BATHNES.gov.uk

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

From: Sarah James
Sent: 16 November 2010 14:35
To: david archer
Cc: 'Hughes, Cecelia'
Subject: RE: 101116 13039 Planning Application 10/04015/FUL Open Space Contribution

From: david archer [david@pad-design.com]
Sent: Tuesday, November 16, 2010 12:05 PM
To: Sarah James
Cc: 'Hughes, Cecelia'
Subject: 101116 13039 Planning Application 10/04015/FUL Open Space Contribution

Sarah

Thanks- Our measurement of the River Somer POS is 2033m².

Kind Regards
David Archer

Director

pad Design Ltd
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Bristol BS3 1TF

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

From: Jonathan Richards
Sent: Friday, November 12, 2010 6:24 PM
To: Sarah James
Subject: RE: 101101 13039 Planning Application 10/04015/FUL

Sarah,

My apologies for not coming back to you sooner.

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

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

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-----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

pad Design Ltd
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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

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

tel. 01225 396883
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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

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