
From: Lesley Keal
Sent: 08 April 2024 15:40
To: Planning Application Comments
Cc: Tim Hartley
Subject: 24/00294/REM (21/00096/OUT) Up to 55 dwellings
Attachments: 24-00294-REM Calc 55 v32 .xlsx

Good Afternoon

Thank you for the consultation on the above application. I have the following comments to make:

1. The reserved matters should detail the precise boundary of the overall area of on site open space area and the precise boundaries of each typology (Accessible natural green space, casual/ informal & equipped) to be determined by the reserved matters approvals, this has not been provided – This should be based on the maintenance strategy plan where they have based the open space area on 87 dwellings (as well as a small over provision)
2. Condition 5 in the Outline Decision states that the layout submitted shall be broadly in accordance with the illustrative master plan received 21 June 2021 001 Sheet 1 Rev E , the proposed layout submitted with the REM application is significantly not in accordance with this plan.
3. The reason for providing on site open space is so that residents of the development can use an open space within the development, as such the proposed REM does not provide any connection to the proposed open space and will have to walk along Barton Road to access it.
4. Attached is the calculation table based on what is required for a 55 unit development and what an additional 32 would be required and what the residents and community in Osbaston will not be receiving if the REM was approved and for 32 dwellings they don't have to provide any on site , it can be a sum off site, but the only offsite for the 32 dwellings would then be the new open space
5. The maintenance strategy plan details that there is sufficient open space area for 87 dwellings, the typologies and designated areas are to be provided at REM stage.
6. Unable to see Parcel C on maintenance strategy plan (presume this to be the attenuation basin on Phase II ?)
7. A DoV would be required to secure 100% affordable and additional £ to be spent on equipment to ensure a significant area of equipped play is provided with a variant of equipment for different age groups
8. On 55 dwellings there looks like there will be an overprovision of one or more of the typologies so any additional maintenance has not been included in the legal agreement.
9. The boundary treatments plan does not include any boundaries for the equipped open space
- 10.If no DoV to secure the area for 87 dwellings how do we secure additional equipped facilities ?
- 11.The health contribution should also be increased for the impact of potentially another 32 dwellings -again not sure if they would have usually requested on a small amount but the need is there with MB surgery and Newbold Verdon

It is disappointing that residents and the community may not benefit from achieving better facilities if this development were to be allowed due to no on site requirements for 32 dwellings unless secured at this stage ?

Notwithstanding the above the proposed REM as submitted seems to disregard the location it is in and the appearance it will have on the character of the area with all 55 plots being wedged into half the application land and not as detailed in the illustrative masterplan on the outline permission. Additionally with a Phase II proposal we have no control over as to whether it will come forward to provide the link between the open space and the 55 units which is a risk

Kind Regards

Lesley Keal (Her/She)

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Advice is given at officer level only and does not prejudice any formal decision the Council makes in the future.

Off Site POS					
	Provision per dwelling (2.4 people per dwelling)	Number of dwellings	Sqm to be provided	Off site provision per square metre	provision contribution
Equipped Children's Play Space	3.6		0	£181.93	£0.00
Casual/Informal Play Spaces	16.8		0	£4.44	£0.00
Outdoor Sports Provision	38.4	55	2112	£9.05	£19,113.60
Accessibility Natural Green Space	40		0	£4.09	£0.00
			Provision total		£19,113.60

Additional
Outdoor sports
for extra 32
dwellings

Off Site POS					
	Provision per dwelling (2.4 people per dwelling)	Number of dwellings	Sqm to be provided	Off site provision per square metre	provision contribution
Equipped Children's Play Space	3.6		0	£181.93	£0.00
Casual/Informal Play Spaces	16.8		0	£4.44	£0.00
Outdoor Sports Provision	38.4	32	1228.8	£9.05	£11,120.64
Accessibility Natural Green Space	40		0	£4.09	£0.00
			Provision total		£11,120.64

On Site POS

	Provision per dwelling (2.4 people per dwelling)	Number of dwellings	Sqm to be provided	On site provision per square metre	provision contribution
Equipped Children's Play Space	3.6	55	198	£181.93	£36,022.14
Casual/Informal Play Spaces	16.8	55	924	£4.44	N/A
Outdoor Sports Provision	38.4		0	£9.05	£0.00
Accessibility Natural Green Space	40	55	2200	£4.09	N/A
			3322	Provision total	£36,022.14

Additional Open Space on site for extra 32 dwellings

On Site POS					
	Provision per dwelling (2.4 people per dwelling)	Number of dwellings	Sqm to be provided	On site provision per square metre	provision contribution
Equipped Children's Play	3.6	32	115.2	£181.93	£20,958.34
Casual/Informal Play Spaces	16.8	32	537.6	£4.44	N/A
Outdoor Sports Provision	38.4		0	£9.05	£0.00
Accessibility Natural Green Space	40	32	1280	£4.09	N/A
Losing out on			1932.8	Provision total	£20,958.34

What the REM should be detailing

On Site POS					
	Provision per dwelling (2.4 people per dwelling)	Number of dwellings	Sqm to be provided	On site provision per square metre	provision contribution
Equipped Children's Play	3.6	87	313.2	£181.93	£56,980.48
Casual/Informal Play Spaces	16.8	87	1461.6	£4.44	N/A

Outdoor Sports Provision	38.4		0	£9.05	£0.00
Accessibility Natural Green Space	40	87	3480	£4.09	N/A
			5254.8	Provision total	£56,980.48

Maintenance contribution per square metre 1(Based on 10 Years Off site	Maintenance contribution	Allocated to:
£87.80	£0.00	
£5.40	£0.00	
£4.30	£9,081.60	Bosworth Country Park
£7.10	£0.00	
Maintenance total	£9,081.60	

Maintenance contribution per square metre 1(Based on 10 Years Off site	Maintenance contribution	Allocated to:
£87.80	£0.00	
£5.40	£0.00	
£4.30	£5,283.84	Bosworth Country Park
£7.10	£0.00	
Maintenance total	£5,283.84	

Maintenance contribution per square metre (based on 20 Years)	Maintenance contribution
£175.60	£34,768.80
£10.80	£9,979.20
£8.60	£0.00
£14.20	£31,240.00
Maintenance total	£75,988.00

Maintenance contribution per square metre (based on 20 Years)	Maintenance contribution
£175.60	£20,229.12
£10.80	£5,806.08
£8.60	£0.00
£14.20	£18,176.00
Maintenance total	£44,211.20

Maintenance contribution per square metre (based on 20 Years)	Maintenance contribution
£175.60	£54,997.92
£10.80	£15,785.28

£8.60	£0.00
£14.20	£49,416.00
Maintenance total	£120,199.20