POS

Richard Wright

From: Philip Metcalfe
Sent: 07 July 2010 15:20
To: Richard Wright
Subject: RE: Appeal - Britannia Road, Burbage 09/00915/OUT

POS my favourite subject.

The requirements for on site provision in square metres and the equivalent in pounds for off site provision are set out in the SPD.

Capital is made up of (per dwelling):

40 square metres formal open space @ £8.07 per m2 = £322.80
5 square metres children's equipped space @ £145.08 per m2 = £725.40
15 square metres informal space @ £6.16 = £92.40

Maintenance per dwelling:

40 square metres formal open space @ £0.66 per m2 = £26.40
5 square metres children's equipped space @ £7.07 per m2 = £35.35
15 square metres informal space @ £0.53 = £7.95

These would either be for 10 years if the provision off site (£697 total) or 20 years on site (£1394 total).

With that scheme being in outline form but of a size where we would expect some on site provision then the S106 would need to be open to allow either the financial contribution, the on site provision or a mixture of both.

In terms of justifying the request, policy were working on a PPG17 study but I don't know where it is up to. That looked at whether there is an over or under provision of open space in Burbage. If there is an under provision then I'd think we were on safe ground to make a request but if the report already says there is an over provision of open space you'd have to look at just requesting on site informal and equipped play for the new residents.

I'm in for the Officers meeting tomorrow if its easier to go through it.

Phil

From: Richard Wright
Sent: 07 July 2010 15:01
To: Philip Metcalfe
Subject: Appeal - Britannia Road, Burbage 09/00915/OUT

Hi Phil,

I have a figure of £1837.60 per dwelling for POS made up of £1140.60 capital and £697.00 maintenance.

I don't suppose you have the workings anywhere to hand do you? In the process of trying to justify the contributions in the statement.

Kind regards

Richard Wright
Area Planning Officer

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POS

POS Calculation

	Total number of units (inc discounted units)	62	Remember to reduce by number of demolished dwellings		YES
	No. of 1 bed or other discount	0			NO
Usable on-site provision (M^2)	Formal Open Space	0	YES	Is formal space with 1km?	
	Children's Equipped Play Space	0	YES	Is informal space within 400m?	
	Informal Children's Play Space	0			

Capital Calculation			Maintenance		
A	Formal Open Space	£20,013.60	10	10 or 20 years - see SPD p.11	
B	Children's Equipped Play Space	£44,974.80	10	10yrs if used by wider community	
C	Informal Children's Play Space	£5,728.80	10	20yrs if used primarily by new residents	
			Per dwelling		
	Total Capital	£70,717.20	62 £1,140.60		
Maintenance Contribution					
D	Formal Open Space	£16,368.00			
E	Children's Equipped Play Space	£21,917.00			
F	Informal Children's Play Space	£4,929.00			
	Total Maintenance	£43,214.00	62 £697.00		
	Total Contribution	**£113,931.20**	62 £1,837.60		