REASON 4
CONTRIBUTIONS
LCC

Jenny Bristow

From:	Judith E. Turner [Judith.Turner@leics.gov.uk]
Posted At:	27 January 2010 14:18
Conversation:	DEVELOPER CONTRIBUTIONS - 2009/0915/04 - MR JOHN KNAPP - OUTLINE APPLICATION - BURBAGE
Posted To:	Planning Folder
Subject:	DEVELOPER CONTRIBUTIONS - 2009/0915/04 - MR JOHN KNAPP - OUTLINE APPLICATION - BURBAGE

To: Development Control, Hinckley and Bosworth Borough Council
FAO: Richard Wright
From: Andrew Tyrer
Direct Telephone Number: 0116 305 8223
Date: 27 January 2010

NOTIFICATION PROCEDURE ON DEVELOPER CONTRIBUTIONS - 2009/0915/04
MR JOHN KNAPP – OUTLINE APPLICATION FOR THE ERECTION OF 62 NO. DWELLINGS AND ASSOCIATED ACCESS - LAND SOUTH OF 26 TO 28 BRITANNIA ROAD, BURBAGE GRID REF: 444102 291963

I am writing further to your notification dated 6th January 2010 relating to the above proposal. I have now received the majority of the responses from the various service departments of the County Council, which are attached for your information. Any further responses will be forwarded to you. Any requirements for service provision should be included in your negotiations with the developer(s), when you seek to secure appropriate contributions associated with the proposed development.

PLEASE NOTE that the figures set out in the attached responses represent the present situation. If there is a significant delay in determining this proposal confirmation of the contribution figures should be sought in case circumstances have changed. In particular please note that cost multipliers and formulae are subject to updates annually on 31st March.

If it transpires that the developer is unable, or unwilling, to meet all or any of the requirements set out in the attached responses, please let me know. The County Council will then, in accordance with the agreed notification procedures, determine its priorities for service provision and respond to you accordingly.

Please contact the named officer of the relevant service department for any clarification of the detailed requirements to be incorporated in any future agreements with the developer (s). In any event, I would be pleased if you would advise me of the final outcome of your negotiations and the contents of any subsequent legal agreement.

A Tyrer (Developer Contributions Officer)
Leicestershire County Council

<<20100118 recd ecology.doc>> <<20100118 recd waste.doc>> <<20100119 recd libraries.doc>> <<20100127 recd Education.doc>> <<Highway obs.doc>>

Thanks

Judi Turner

Planning Group
Environment & Heritage Services
Room 500
County Hall
Glenfield
Leics LE3 8TE

Tel: 0116 305 7051

Please note that as of 10th July 2009 my email address has changed to Judith.Turner@leics.gov.uk

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2009/0915/04
MR JOHN KNAPP – OUTLINE APPLICATION FOR THE ERECTION OF 62 NO. DWELLINGS AND ASSOCIATED ACCESS - LAND SOUTH OF 26 TO 28 BRITANNIA ROAD, BURBAGE GRID REF: 444102 291963

LCC Highways Officer: Matt Lennon
Highway Observations sent to: Richard Wright
Signed off date: 25/01/2010

I will not be in a position to let you have the Highway Authority formal comments on the proposal within the consultation period. Because the application will require detailed consideration of the likely highway impact, it will take some time to formulate our formal response. I anticipate I will be able to forward to you a detailed, reasoned report on the matter by {15/2/09} and shall be pleased if you will arrange for your Council not to determine the application before having the opportunity to consider that report.

MS OUTLOOK RESPONSE TEMPLATE

Please send your response by MS Outlook to Judith Turner

or by e:mail to jeturner@leics.gov.uk

To: Director of Community Services	From: Director of Children and Young People's Service
Planning Control FAO: Andrew Tyrer Extn: 58223	Date: 27th January, 2010

NOTIFICATION PROCEDURE ON DEVELOPER CONTRIBUTIONS

DEVELOPER/S:	MR JOHN KNAPP
LOCATION:	LAND SOUTH OF 26 TO 28 BRITANNIA ROAD, BURBAGE
PROPOSAL:	ERECTION OF 62 NO. DWELLINGS AND ASSOCIATED ACCESS
REFERENCE NO:	2009/0915/04
LCC OFFICER'S NAME:	Chris Page

I would advise that the above proposal would result in the following service requirements, for which contributions should be sought from the developer.

Please note this is a provisional figure and confirmation should be sought before being taken to the Committee which deals with planning decisions.

DfES Cost Multipliers are updated annually on March 31st. Accordingly, new contribution figures should be sought after that date since the amounts below will change .

This request for an education contribution is based on 62 houses with two or more bedrooms.

At the present time there is surplus capacity in the local high school. An education contribution will therefore not be requested for this sector.

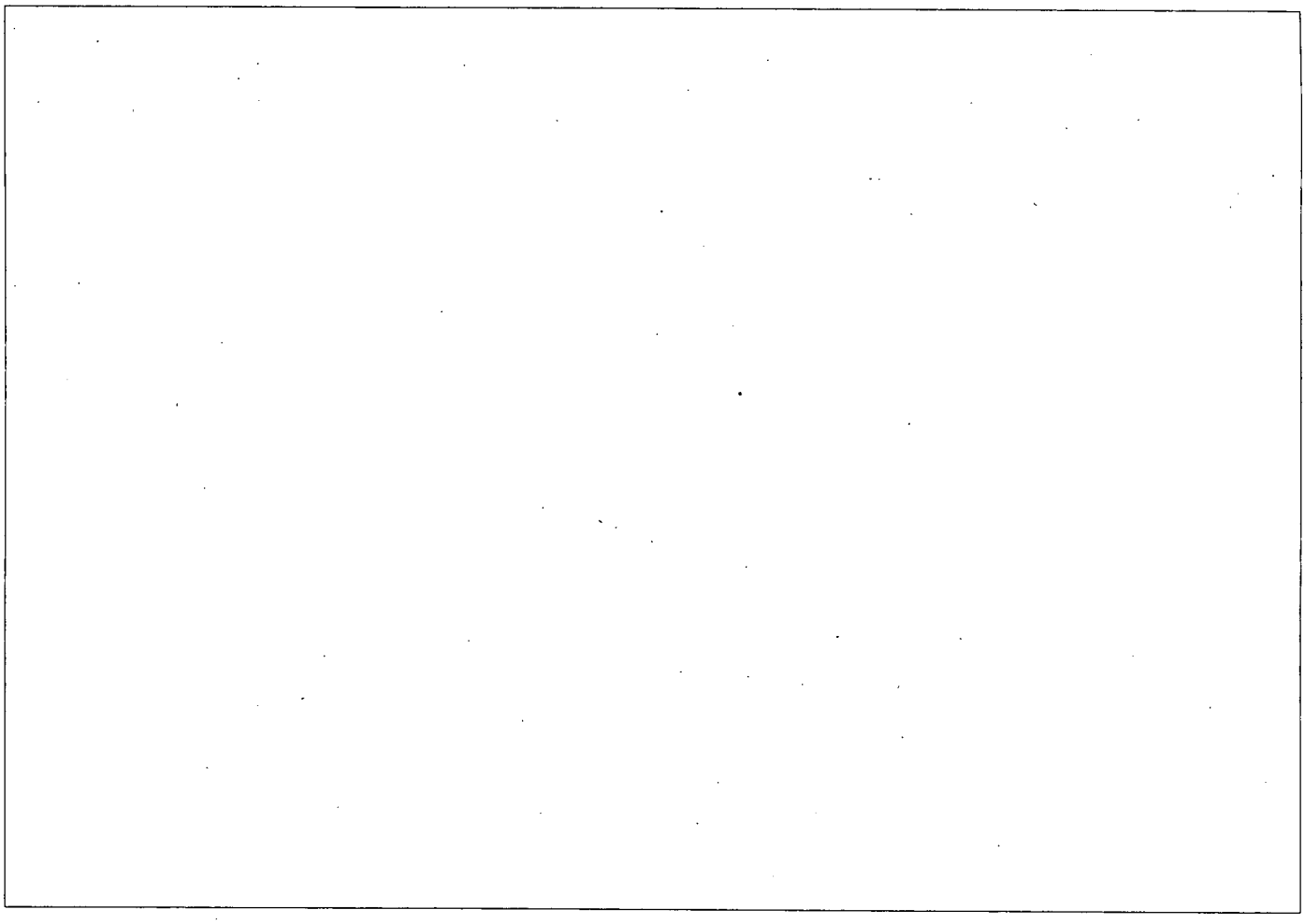
However the local primary and upper schools are full and forecast to remain so. Consequently an education contribution of £293,880 is requested split as follows:

Burbage Infant and Junior School £180,048
John Cleveland College £113,832

This equates to £4,740 per house with two or more bedrooms.

If the configuration of the site should change, the requirement must be adjusted accordingly.

Total requirement: £293,880



MS OUTLOOK RESPONSE TEMPLATE

Please send your response by MS Outlook to Judith Turner

or by e:mail to jeturner@leics.gov.uk

To: Director of Community Services	From: Director of Highway's Transportation & Waste Management
Planning Control FAO: A Tyrer Extn: 58223	Date: 18th January 2010

NOTIFICATION PROCEDURE ON DEVELOPER CONTRIBUTIONS

DEVELOPER/S:	Mr John Knapp
LOCATION:	Land South of 26 to 28 Britannia Road, Burbage Grid Ref: 444102 291963
PROPOSAL:	Erection of 62 dwellings
REFERENCE NO:	2009/0915/04
LCC OFFICER'S NAME:	Samantha Wain

I would advise that the above proposal would result in the following service requirements, for which contributions should be sought from the developer:

Our Reference SHW/1369/3.2.15

We would to like to seek developer contributions towards a new or improved Civic Amenity Site Infrastructure for the nearest site at Barwell.

A contribution is requested based on the magnitude of the development. If the total number of dwellings proposed were to increase or decrease then the contribution to be requested would be adjusted accordingly. One dwelling is considered to be equal to 1 detached house, 1 flat, 1 semi-detached house etc.

The contribution requested is to be determined based upon the number of residential dwellings. Using the calculated claim rate of **£45.40** per dwelling (to the nearest £). Thus for this scheme we have determined a contribution of 62***£45.40 = £2,815** to the nearest £. Should the number of dwellings intended increase or decrease this sum would be adjusted accordingly at that rate.

The rate is currently valid but is subject to Indexation and reviewed on at least an annual basis.

Yours sincerely,

Samantha Wain

File DCA26 – 12/01/2010

MS OUTLOOK RESPONSE TEMPLATE

Please send your response by MS Outlook to Judith Turner

or by e:mail to jeturner@leics.gov.uk

To: Head of Environment and Heritage	From: Head of Commercial &Support Services
Planning Control FAO: Andrew Tyrer Extn: 7053	Date: 13 January 2010

NOTIFICATION PROCEDURE ON DEVELOPER CONTRIBUTIONS

DEVELOPER/S:	Mr J Knapp
LOCATION:	south of 26-28 Britannia Rd, Burbage
PROPOSAL:	Residential
REFERENCE NO:	2009/0915/04
LCC OFFICER'S NAME:	Paul Love

I would advise that the above proposal would result in the following service requirements, for which contributions should be sought from the developer:

Based on the scale of this development in respect of additional users of the existing library facilities we would be looking for a contribution of £3,800 towards the costs of an enhanced programme of refurbishment and improvements to facilities including equipment and other library materials.

"This request is based on the following formulae for contributions

	1 bedroomed houses	*@ £27.18 per house*
14	*2 bedroomed houses*	*@ £54.35 per house*
48	*3/4/5 bedroomed houses*	*@ £63.41 per house*
	1 bedroomed apartments	*@ £27.18 per apartment*
	2 bedroomed apartments	*@ £54.35 per apartment*
	3/4/5 bedroomed apartments	*@ £63.41 per apartment*

(rounded to nearest £10)

***As this is an outline application, it is considered that the terms of any legal agreement should set out the pro rata for each type of dwelling, in accordance with the above formulae. Therefore, it will cover the circumstances reflected in any subsequent detailed planning permission, if the final configuration should change from the above.*

From: Mark Walton **On Behalf Of** Planning Ecology
Sent: 18 January 2010 11:36
To: Judith E. Turner
Subject: RE: DEVELOPER CONTRIBUTIONS - 2009/0915/04 - MR JOHN KNAPP - BURBAGE

NX/INF/LOC/1408.70 (MW)

Notification Procedure on Developer Contributions: 2009/0915/04
MR JOHN KNAPP - OUTLINE APPLICATION FOR THE ERECTION OF 62 NO. DWELLINGS AND ASSOCIATED ACCESS - LAND SOUTH OF 26 TO 28 BRITANNIA ROAD, BURBAGE

Thank you for your email of the 12th of January 2010 regarding the above planning application.

We note that trees, which are potential bat roosts and sites for nesting birds and hedgerows, may be affected by the proposals. We recommend, therefore, that the developer be required to replace lost habitat by planting trees and shrubs on site as standards and within hedgerows, where appropriate. The boundaries of the site may be a suitable location.

All species used should be native to Britain, common to the parish and of local stock, if possible, as they will be of most benefit to the wildlife of the area.

We hope that our comments and recommendations will be of use to you. Please use the price list enclosed with previous correspondence.

Yours sincerely

Mark Walton
Planning Ecologist
Historic and Natural Environment Team