

From: [Matthew Lickes](#)
To: [Nick Read](#)
Subject: FW: McCarthy Stone 1
Date: 13 March 2018 12:35:02

From: Matthew Lickes
Sent: 01 February 2018 16:08
To: Nick Read
Cc: Steve Wilson
Subject: RE: McCarthy Stone 1

Nick,

As requested, the following echoes the response I provided at pre-application stage.

Based on the details provided the scheme would generate a requirement for 0.05 ha of on-site Amenity Open Space and off-site contributions totalling £31,834.98, as calculated in accordance with the Council's adopted Green Space SPD. The off-site contributions would be split between "Parks and Gardens" and "Sports Facilities", as demonstrated in the tables below. I can confirm that no contribution would be required in respect of "Children's Play" given the nature of development, i.e. dwellings restricted to people aged 55+. At this stage, it is suggested that the "Sports Facilities" contribution could be directed towards the improvement of the existing facilities at Clarence Drive Playing Field and/or at the Bowling Club on West Avenue. It is also suggested that the "Parks and Gardens" contribution could be directed to the improvement of the Country Car Park or towards the delivery of the allocated area of open space (site OS10) to the north of the site.

I should add that it is not entirely clear what the applicant's approach is towards on-site green space provision; the applicant should be invited to clarify which areas are intended to contribute towards meeting the requirement, i.e. what is public open space and what is private garden? Furthermore, given that the submitted viability information has misinterpreted the Green Space SPD and appears to not account for off-site financial contributions, it is likely that this element of the submission will need to be amended in light of this response.

If you need anything else, please let me know.

					Demand Generated			
House Type	Size	Average Household Size	Number of units	Total Population	Parks and Gardens	Sports Facilities	Children's Play	Amenity Open Space
Houses and Flats (open market and affordable)	1 bed	1	24	24	24	24	X	24
	2bed	2	35	70	70	70	70	70
	3bed	3		0	0	0	0	0
	4 bed	4		0	0	0	0	0
	5+ bed	5		0	0	0	0	0
TOTAL			59	94	94	94	70	94

URBAN					
	Applicable Standard	Cost per person	On-Site (Ha)	Off-site	NOTES
Parks and Gardens		£155.47	0.00	£14,614.18	
Sports Facilities	1.7	£183.20	0.00	£17,220.80	Equivalent to 0.17 ha of on-site provision.
Children's Play	0.2	£323.60	0.00	£0.00	Potential off-site contribution of £22,652 not to be sought.
Amenity Open Space	0.55	£0	0.05	£0.00	
TOTAL			0.05	£31,834.98	

Kind Regards,

Matthew Lickes
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