

Subject: FW: Bradley Villa Farm 2021/92086 open space KK62 27.04.22 revised calcs for 277 units and on site pos measures
Date: 29 April 2022 08:30:35

Sent: 27 April 2022 13:48

Subject: Bradley Villa Farm 2021 92086 open space KK62 27 04 22 revised calcs for 277 units and on site pos measures

Hello Victor, thank you for clarifying

Please see below the revised calculations based on the revised 277 units and the following pos provision provided on site

	= Natural & Semi-Natural Greenspace	= 4951m ²
	= Amenity Greenspace	= 7751m ²

Should some of the amenity space be carefully designed to incorporate playable space/play features and/or incorporate a community orchard/growing area, pocket park etc, these typologies could be also taken into account which would reduce the offsite contributions and help meet the shortfalls in quantity and accessibility of current open Space provision and standards within the Ward That being said, we understand the capital investment required to ensure well designed and high quality provision of these typologies on site

Date: 27.04.22													
Development: Land at Bradley Villa Farm KK62, now 277 units		In accordance with LP63											
NOS Dwelling Count for Calcs (Table 1 Draft Pol 63 New Open Space)	Input Number of Houses	Amenity Greenspace	Amenity Greenspace (sq.m space per dwelling)	Parks & Recreation Grounds	Parks & Recreation Grounds (sq.m space per dwelling)	Natural & Semi-natural Greenspace	Natural & Semi-natural Greenspace (sq.m space per dwelling)	Allotments/Community Growing	Allotments/Community Growing (sq.m space per dwelling)	Children & Young People	Children & Young People (sq.m space per dwelling)	Outdoor Sports	Outdoor Sports (sq.m space per dwelling)
Market/Affordable Housing (100%)	277	Yes	4038.66	Yes	5384.88	Yes	13462.2	Yes	1385	Yes	3711.8	Yes	5817
Market/Affordable Housing 2-bed Flats (75%)	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0
Market/Affordable Housing 1-bed Flats (50%)	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0
Housing for Older People	0	Yes	0	Yes	0	Yes	0	Yes	0	No		No	
Student Housing	0	Yes	0	Yes	0	Yes	0	No		No		No	
Totals	277		4038.66		5384.88		13462.2		1385		3711.8		5817
Qualifying POS meterage for this development?			Yes		Yes		Yes		Yes		Yes		Yes
Total meterage for this development			4038.66		5384.88		13462.2		1385		3711.8		5817

Current Open Space Provision Compared to Quantity Standards				
Select Ward	Amenity Greenspace (ha per 1000 pop)	Parks & Recreation Grounds (ha per 1000 pop)	Natural & Semi-Natural Greenspace (ha per 1000 pop)	Allotments (ha/p 1000 households)
Ashbrow	0.34	0.45	6.49	0.57
	Not within 720m	Not within 720m	low quality	Not within 720m

Development: Land at Bradley Villa Farm KK62, now 277 + Date: 27.04.22			INPUT % OR sq. m			
POS REQUIREMENTS SUMMARY	Cost (see below) excl admin	Sq Meters Req (based on no of dwellings)	Allocate Developer POS %	Developer POS Sq m Allocated	Value of developer POS	Outstanding Developer POS
Amenity Green Space	£96,281.65	4038.66		7751	£96,281.65	0
Parks & Recreation	£133,772.13	5384.88		0	£0.00	£133,772.13
Natural & Semi-Natural Green Space	£114,428.70	13462.20		4951	£42,083.50	£72,345.20
Allotments/Community Growing	£12,035.65	1385.00		0	£0.00	£12,035.65
Outdoor Sports	£85,638.51	5817.00		0	£0.00	£85,638.51
Children & Young People	£181,328.50	3711.80	100% provided?	Min sq.m		
CHYPS provided by developer	LAP	No		0	£0.00	
	LEAP	No		0	£0.00	
	NEAP	No		0	£0.00	
	MUGA	No		0	£0.00	
					£0.00	£181,328.50
TOTAL Cost (excl admin)	£623,485.14	33799.54		12702	£138,365.15	£485,119.98
Outstanding POS Requirement from developer:	£485,119.98					
Admin at 15%	£72,768.00					
Inspection Fee (see Manco Fees Guidance tab)	£250.00					
Shortfall/POS Requirement from developer (rounded):	£558,138					

Should we need to revisit the calculations, if any of the amenity areas are re-designed, that's fine, just get in touch
Kindest regards,
Emma

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