haycroft homes

Planning Department
South Holland District Council
Council offices
Priory Road
Spalding
PE11 2XE

14th January 2015

Dear Sirs

Re: Haycroft Homes Development, Station Road, Holbeach.

We are writing in respect of Planning Permission condition 8, Planning Permission H09-0018-14. We would like to pay contribution for off-site provision as set out in your Open Space in New Residential Developments SPD guide Appendix D page 14. (Copy attached)

We have calculated this to be an amount of £1975.10.

Calculation:
55 Dwellings x 2.3 (Average District Population per Dwelling) = 127 rounded up.
2.43ha x 127 =308.61
308.61 divided by 1000 (min requirement) = 0.308.61ha or 308.61m2
308.61 x £6.40

(As the development is under 75 dwellings, the requirement on site would have been for an equipped play area for children. The commuted sum required for off-site provision will be at £6.40 m2)

We would also like you to note that the 14% open space on the site will remain landscaped grass and be maintained by the Management Company of the site (Belle Vue (Holbeach) Management Company Limited) who will take over the responsibility on the sale of the last property. Details of the Management Company have already been submitted to you.

Should you have any questions or require any further information please do not hesitate to contact us.

Yours Faithfully
For and on behalf of Haycroft Homes

Des Ford
Director

Seas End Road, Moulton Seas End, Spalding, Lincs. PE12 6JX Tel: 01406 373438 Fax: 01406 373755
Registered Office as above Registered in England No. 05577605 VAT Reg No. 154 1845 13

Appendix D

Calculation for working out contributions for off site provision

The sum payable for off site provision will be calculated using the equation set out in Appendix A to establish what the needs of the development would be. This area, in square metres is then multiplied by the cost per metre of providing the open space. An example has been worked through.

The development is to be 12 dwellings, and at a density of 30 dwellings per hectare, this would give a development site area of 0.4 hectares.

The estimated population of the development would be, using the District average of 2.3 people per dwelling, 2.3x12= 27.6 people. This figure can be rounded up to 28 people.

The 14% minimum requirement for open space in new residential developments equates to a provision of 2.43 hectares per 1000 people. The open space requirement for a development of 12 dwellings would therefore be:

$\frac{2.43ha \times 28}{1000}$ = 0.06 hectares or 600m²

Using the cost per m² of providing different types of open space within the District is

Type of provision	Cost per m² for type of provision
Large equipped area for play, including for older children (NEAP)	£6.40
Equipped Play area for young children	£89
Local area for play	£15.20

As the development is under 75 dwellings, the requirement on site would have been for an equipped play area for children. The commuted sum required for off site provision will be 600 x £6.40=£3840.

Haycroft Site:
55 Dwellings — 16805q m. open space, 11384sq m development

55 Dwellings × 2.3 (District Average Per Dwelling) = 126.5 (Round up 127)

$\frac{2.43ha \times 127}{1000}$ = 0.30861 hectares or 308 61m²

308 61 x £6.40 = £1975.10