

Kneen, Peter

From: Kneen, Peter
Sent: 28 October 2021 09:40
To: Salter, Tim; Boulton, Mark
Cc: Peter Warren; Sarah Beuden
Subject: FW: On-going Maintenance Cost for Land North and South of Development at Oakcroft Lane, Stubbington

Dear Tim/Mark,

Appeal: 3275237
Land East of Crofton Cemetery and West of Peak Lane, Stubbington

The Inspector wanted further clarification regarding the commuted sum payment for the on-going management of the ecological enhancement area (North of Oakcroft Lane) which would be transferred to FBC in the event that the Appeal is allowed and the development implemented.

Below is the email chain showing how the commuted sum was calculated to cover a 20 year period. Please can you ensure it is forwarded to the Inspector. I have copied the appellant into this email.

Kind regards
Peter

Peter Kneen
Principal Planner (Development Management)
Fareham Borough Council
01329824363



From: Gore, Mick <MGore@Fareham.Gov.UK>
Sent: 27 October 2021 16:48
To: Kneen, Peter <PKneen@Fareham.Gov.UK>
Subject: RE: On-going Maintenance Cost for Land North and South of Development at Oakcroft Lane, Stubbington

Hi Peter,

Hedge and scrub management 1 cut per annum £2,449.00
Annual meadow cut 89,000sqm, collect and dispose of arisings £11,214

That's all the detail I have left if that helps?

Thanks

Mick Gore
Public Spaces Operations Manager
Fareham Borough Council
01329824459



From: Kneen, Peter <PKneen@Fareham.Gov.UK>

Sent: 27 October 2021 15:53

To: Gore, Mick <MGore@Fareham.Gov.UK>

Subject: RE: On-going Maintenance Cost for Land North and South of Development at Oakcroft Lane, Stubbington

Hi Mick,

I am currently dealing with the Appeal against the Council's refusal of the development on land north and south of Oakcroft Lane, Stubbington. The Inspector has requested a break down of how the £331,975.00 was costed, which as per your email below equates to £13,663 per annum. Can you provide me with the basis for the £13,663 per annum amount so I can set this out to the Inspector. The Inquiry is due to resume tomorrow for closing statements so if I could get something before then it would be much appreciated – although I do acknowledge it is a bit short notice.

Any queries, please let me know.

Thanks
Peter

Peter Kneen
Principal Planner (Development Management)
Fareham Borough Council
01329824363



From: Gore, Mick <MGore@Fareham.Gov.UK>

Sent: 09 October 2020 13:08

To: Kneen, Peter <PKneen@Fareham.Gov.UK>

Subject: RE: On-going Maintenance Cost for Land North and South of Development at Oakcroft Lane, Stubbington

Hi Peter,

Based on an annual cut of the extensive meadow areas and hedges this works out to be £13,663 per annum and therefore, I calculate that a 20 year commuted sum would be £331,975.00.

Thanks

Mick Gore
Public Spaces Operations Manager
Fareham Borough Council
01329824459



From: Kneen, Peter <PKneen@Fareham.Gov.UK>

Sent: 09 October 2020 10:24

To: Gore, Mick <MGore@Fareham.Gov.UK>

Subject: RE: On-going Maintenance Cost for Land North and South of Development at Oakcroft Lane, Stubbington

Hi Mick,

I wanted to get clarification on site areas from Persimmon, but they've now changed their mind on the southern parcels of land, and will be keeping them, so I only need the commuted sum for the

maintenance of the land to the north of Oakcroft Lane, less the access road and the attenuation pond next to the road.

Thanks
Peter

Peter Kneen
Principal Planner (Development Management)
Fareham Borough Council
01329824363



From: Gore, Mick <MGore@Fareham.Gov.UK>

Sent: 08 October 2020 09:46

To: Kneen, Peter <PKneen@Fareham.Gov.UK>

Subject: RE: On-going Maintenance Cost for Land North and South of Development at Oakcroft Lane, Stubbington

Hi Peter,

Do you know the area (sqm) of equipped play and general open space proposed for the southern part of the site including the LEAP as I will need this to work out the commuted sum requirement?

I have the information required for the North Habitat.

Thanks

Mick Gore
Public Spaces Operations Manager
Fareham Borough Council
01329824459



From: Kneen, Peter <PKneen@Fareham.Gov.UK>

Sent: 02 October 2020 12:55

To: Gore, Mick <MGore@Fareham.Gov.UK>

Subject: On-going Maintenance Cost for Land North and South of Development at Oakcroft Lane, Stubbington

Hi Mick,

We have had some discussions in the past regarding the proposed development at Oakcroft Lane, which is currently being considered under application P/20/0522/FP, and the transfer of land to FBC. I have now had further details regarding the final layout of the land which is proposed to be transferred in the event that Planning Permission is granted.

If you could have a look at the following plans (which can be viewed on line here:

<http://www.fareham.gov.uk/casetrackerplanning/ApplicationDetails.aspx?reference=P/20/0522/FP&uprn=10012131685>) I would appreciate the on-going maintenance costing for the land.

1. Landscape Plan for Northern Open Space;
2. Habitat Plan (North);
3. Habitat Plan (South);

On the Habitat Plan (North) the land to be transferred to FBC would be all the pink land north of Oakcroft Lane (with the exception of an attenuation pond (for road drainage) to the southeast corner of the site), and on the Habitat Plan (South), the land to be transferred to FBC would be the orange strip of land to the southern part of the site including the LEAP, and the yellow hatched woodland area to the south beyond this). The permanently wet part of the attenuation pond would be excluded from the transfer. Mark Trigwell and Paul Johnston have already provided me a maintenance costing for the woodland area (the yellow hatched area). The remaining orange land within and the northern, eastern and western boundaries would be transferred to a private management company paid for by the future residents.

Please can you let me have your costing by the 19th October in order that the figure can be added to the drafting of the S106 agreement. If you have any queries, please let me know.

Kind regards
Peter

Peter Kneen
Principal Planner (Development Management)
Fareham Borough Council
01329824363

