

## Lankshear, Robert

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**From:** Lankshear, Robert  
**Sent:** 02 December 2020 10:43  
**To:** 'Emma Harding'; Barrie Davies  
**Cc:** Raine, Charlotte  
**Subject:** RE: 2020/01170/OUT

Dear Emma,

Thank you for your email.

The public open space needs of the proposal should be provided on site in full as detailed previously within my letter. Policy MG28 requires that 1 ha of the site be developed as public open space, and this allocation of open space is in addition to the requirements set out in the SPG (see supporting text at page 177 of the LDP). In addition to that, and based upon 576 dwellings, there would be a need for 3,341 m<sup>2</sup> of equipped children's play space and 7,350 m<sup>2</sup> other children's play space. Contributions towards off-site provision would only be considered should site constraints be demonstrated to limit the ability to provide the required amount within the confines of the site.

At our meeting you indicated that the level of provision was clearly indicated within the masterplan, although having looked again at this document, it is considered that a more nuanced and detailed breakdown of the amount, type and location of space should be provided. Furthermore having recalculated the figures shown on the plan the suggested equipped areas would indicate a shortfall in the level required of approximately 700 square metres (2600sqm indicated on the masterplan). Further clarification is required to allow us to confirm that the provision meets the requirements of the LDP and Planning Obligations SPG and to allow full consideration of its adequacy and usability for future users. Any requirement for contributions towards maintenance of POS areas would be dependent on the amount and type of POS proposed, subject to further clarification including the amount and type of POS proposed.

With regard to the Public Art contribution, the Council's adopted SPG on Public Art in New Development states that to calculate the 1% for public art, the developer will need to provide a detailed written estimate of the build costs of their proposal. Build costs will generally encompass all costs related to the construction of the buildings on site, but excludes the cost for the purchase of land, site infrastructure, professional fees and abnormal costs.

Further to the above, please also see attached letter providing further detail of school transport contributions required in addition to clarification with regard to the community facilities contribution previously detailed.

I hope the above is of assistance but please do not hesitate to contact me if you need to discuss anything further.

Kind regards

Robert Lankshear  
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**From:** Emma Harding <[emma@asbriplanning.co.uk](mailto:emma@asbriplanning.co.uk)>  
**Sent:** 01 December 2020 16:50  
**To:** Lankshear, Robert <[rlankshear@valeofglamorgan.gov.uk](mailto:rlankshear@valeofglamorgan.gov.uk)>  
**Cc:** Barrie Davies <[Barrie@asbriplanning.co.uk](mailto:Barrie@asbriplanning.co.uk)>; Raine, Charlotte <[clraine@valeofglamorgan.gov.uk](mailto:clraine@valeofglamorgan.gov.uk)>  
**Subject:** RE: 2020/01170/OUT  
**Importance:** High

Hi Rob

Thank you for your email.

WG are currently considering the letter and have raised the following queries.

POS  
Please can you confirm that the contributions will be for POS? The Minister will require more information in order to give agreement to the terms.

Public Art  
Please can you confirm how the project budget will be determined for this aspect of the obligations?

I look forward to hearing from you.

Kind Regards

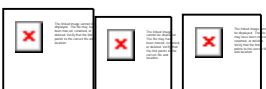
Emma

**Emma Harding – Principal Planner MRTPI**

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**From:** Lankshear, Robert <[rlankshear@valeofglamorgan.gov.uk](mailto:rlankshear@valeofglamorgan.gov.uk)>  
**Sent:** 24 November 2020 10:32  
**To:** Emma Harding <[emma@asbriplanning.co.uk](mailto:emma@asbriplanning.co.uk)>  
**Cc:** Barrie Davies <[Barrie@asbriplanning.co.uk](mailto:Barrie@asbriplanning.co.uk)>; Raine, Charlotte <[clraine@valeofglamorgan.gov.uk](mailto:clraine@valeofglamorgan.gov.uk)>  
**Subject:** 2020/01170/OUT

Good morning Emma,

Please see attached letter detailing S106 requirements for the above application, with supporting comments from Education Section and Housing Strategy Section (as previously provided).

Please let me know if you have any queries.

Kind regards

Robert Lankshear  
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