[redacted]

From: Hodgkinson, Richard <Richard.Hodgkinson@ambervalley.gov.uk>
Sent: Thursday, June 1, 2023 5:05 PM
To: Cox, Alfia <Alfia.Cox@ambervalley.gov.uk>
Cc: Price, Sally <Sally.Price@ambervalley.gov.uk>; Monk, Kirk <Kirk.Monk@ambervalley.gov.uk>; Beal, Chris <Chris.Beal@ambervalley.gov.uk>
Subject: FW: Planning ref. No. AVA/2021/0624

Dear Alfia,

Thank you for the opportunity to comment on the planning application AVA/2021/0624 Land at Nottingham Road, Ripley. I have reviewed the submitted indicative layout and wish to make the following comments.

I note the development includes 181 residential dwellings including the provision of public Open Space (POS), SUDS drainage system and Green Belt land. In accordance with the Supplementary Planning Document - Development and Recreational Open Space a development of this scale should provide the following.

- Public Open Space as a rate of 56sqm per dwelling (56sqm of POS per dwelling = 10136 sqm (1.01ha)
- Children's play area (At least 500sqm)
- Teenager and youth provision (At least 600sqm)
- Contribution towards outdoor sports provision.

Although the developer has indicated an area of public open space (0.843ha) to the Northwest end of the development this does identify a shortfall of 706sqm (according to the SPD). However, due to the locality of the development which sits alongside the existing public open space known locally as Greenwich Park , the Borough Council would accept the shortfall of POS along with the other requirements of children s play, teenager and youth provision and outdoor sports provision as an offsite contribution towards Greenwich Park. The offsite contribution is calculated as £220,130.34 which shall be used for the improvement and enhancement of Greenwich Park, Off Nottingham Road, Ripley, in particular the provision of a new children s play area of at least 500sqm and the potential development of a 3G full size football pitch and/or improved access, street furniture and youth provision.

Due to the close proximity of the Greenwich Park, the proposed POS land to the Northwest of the site I suggest this area is transferred to the Ripley Recreation Ground Trust with an obligation to hand over said land to the Borough Council if such entity seizes in the future. Due to the proposed transfer of land to the Ripley Recreation Trust or the Borough Council we shall also seek a one-off commuted maintenance sum as per the SPD of £83,204.10 (Current maintenance rate for Amenity Grassland per m3 x 23.5 years). For all other areas of open space, SUDS drainage features and potential areas of Biodiversity Net Gain on the development site shall be managed and maintained by a private management company or alternative bodies in perpetuity, the Borough Council shall not take responsibility of these areas.

The area of POS shall be laid out in a maintainable standard to replicate its current condition as Amenity Grassland .

We would require further detail (Including management plans and boundary treatment) of the on-plot landscaping, and area of greenbelt land at future phases of the planning stages.

Kind regards, Richard

Richard Hodgkinson | Open Spaces Officer

Amber Valley Borough Council

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