

**Subject:** FW: Novartis Phases 1&2 DC/25/0415

Hi Jason,

The notes within their response are from our first set of comments. Please see attached the second set of comments (related to the Lovell site DC/25/0629, instead of the ref within the email subject).

As far as I can see there are three key outstanding issues that should be ironed out before determination. These are:

1. The issue with the garden fences along Parsonage Road which I'm not happy about but asked you to refer to Andy's advice as the final call on this
2. See points 12 and 13 also related to trees
3. And the final one is related to the land budget plan. As we said before their baseline calculations remain based on the FiT rather than our own OSSR so please base quantity requirements on the figures we provide rather than their schedule. Further the resubmitted land budget plan continues to show the yellow hatched areas as amenity space but as per attached advice (see Anna's comments also attached) we don't accept these areas to be included as part of this typology and that amount should be considered semi-natural green space instead.

With that in mind I added in blue the amount in m<sup>2</sup> and £, they are short for each typology:

Multi-functional Greenspace requirement is 1.37ha :

4296m<sup>2</sup> of Parks and Gardens – provided 1382 m<sup>2</sup>. Off site contribution (£25) = **£72,850**  
7564.6m<sup>2</sup> of Natural and Semi-Natural Greenspace – provided 2,252m<sup>2</sup> +(noted as amenity green space 1,610m<sup>2</sup>) =3,862m<sup>2</sup>. Off site contribution (£25m<sup>2</sup>) = **£92,565**  
1805.5m<sup>2</sup> of Amenity Greenspace – provided 0m<sup>2</sup>. Off site contribution (£25) = **£45,137.50**

560.3m<sup>2</sup> of Allotments – provided 0m<sup>2</sup> - off site contribution (£10) **£5,603**

Hope it all makes sense but please let me know if you need to discuss.

Kind regards,  
Inês

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