
From: Richard Gerring
Sent: 30 March 2011 09:55
To: Diane Anderson; James Killeen; Andrew Graham
Cc: Iain Robertson
Subject: RE: Update of Passing Place Costs

Colleagues,

The cost estimate revision needs to consider all new information that we have available to minimise the risk to the Council.

I make the following comments:

- The actual costs from the DLO do not indicate the size of the passing place (has it been assumed that they have constructed the larger passing places that they indicated previously);
- The developer contribution (factor applied) is based on a passing place for a single house development (i.e. smaller passing place);
- We should consider a developer contribution for the full passing place for larger developments with HGV traffic e.g. hotel in the countryside;
- I note ditch and BT elements in many of the sites;
- Are land costs included in the figures provided by DLO;
- Estates have identified a £200 fee for a land ownership search;
- Land cost trend query has been issued to Estates

I do not want to jump straight to an evaluation without all the data being received.

Richard

From: Andrew Graham
Sent: 30 March 2011 09:40
To: Richard Gerring
Cc: Diane Anderson; James Killeen
Subject: FW: Update of Passing Place Costs

Richard,

Based on the previous factor calculation we get:

£8625 for an average cost of £12.5k, or
£8280 for an average cost of £12k

Regards,
Andy

From: Mike O'Brien
Sent: 29 March 2011 16:42
To: Diane Anderson
Cc: Andrew Graham; Paul Barron (paul.barron@edp.moray.gov.uk); Derek Murray (derek.murray@techleis.moray.gov.uk)
Subject: RE: Update of Passing Place Costs

Diane

Paul has spoken to me regarding the above and will reply to you separately. West did 6 or 7 no this year versus East partial completion of only 2 no expensive ones – so his figures are likely to be more relevant/current.

I told Paul that I thought our previous advice was about £11K per passing place.

Split over 2009/10 and 2010/11 East did the following :-

C62L – 280m north of C7L = £10,910.90 = fairly straightforward, but ditch piped

U44H – 250m east of Ardiemannoch = £12,020.48 = ditch piped and field access incorporated

U44H – 450m east of Ardiemannoch = £12,232.80 = ditch piped, BT pole moved and BT cable (previously overhead) split ducted

U60H – 200m north of Aulton = £14,514.70 = ditch piped and BT cable split ducted

U60H – 400m north of Aulton = £11,054.90 = ditch piped and BT cable split ducted

U60H – 700m north of Aulton = £7,919.05 = fairly straightforward, but a lot of soft material had to be replaced by “free” infill from other two sites

Given the above I guess that a passing place might now cost about £10.5K (ie about £10K in 2009/10) if ditches, fences and BT can be avoided. Otherwise £13K (ie about £12.5K going into 2010/11) might be a safer number.

Hope that the above is of some assistance to you.

M.O'B

From: Diane Anderson
Sent: 29 March 2011 15:33
To: Mike O'Brien
Cc: Derek Murray; Paul Barron; Andrew Graham; Richard Gerring
Subject: Update of Passing Place Costs

Mike

As discussed during our telephone conversation, please can you provide an update on the costs associated with the provision of passing places on rural roads in Moray.

We are intending to submit a report to the next ED&I Committee on the planning gain for the provision of passing places and will be reviewing the current level of financial contribution. The deadline for the draft committee reports is 13 April.

I will be on leave between the 31 March and 7 April. Therefore please can you send any updated costs to my colleague Andrew Graham, copied to myself, before the 7 April.

Many thanks

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