

From: Sue Howell
Sent: 10 April 2019 15:49
To: Michael Eastham
Subject: RE: AL/129/18/OUT Greenspace clarification

Hi Michael

Thank you forwarding the applicants response following my consultation comments.

I am agreeable that the POS quantities are acceptable now having been provided with the calculation of these areas.

Either detailed application for onsite provision or offsite provision via contribution I am agreeable can be contained and amended in the 106 heads of terms. If LEAP were to be dealt with offsite contribution, then unequipped natural featured LAP with seat, bin and natural elements should still be provided on site within the POS area. A detailed and high quality landscape design will be required to enhance the very linear nature of this proposal.

In response to the justification for the positioning of the POS, I accept the reasoning whilst not wholeheartedly agreeing that this makes the best layout. I agree that by positioning the POS to the east then it does allow for the TPO'd and other trees to remain without conflict which would occur if these were sited within back gardens; this I feel is the primary benefit of POS in this location. A row of back garden fences does not in my opinion form a nice edge to an area of POS and does in my view to some extent segregate this area from the development as a whole. I don't tend to agree either that the central roadway and the POS will afford views to the Downs, as these views will in fact be blocked by the houses positioned to the north as shown.

I would not recommend an objection to the proposals based on the benefit to the retained trees and the inclusion of these within the POS, but would register my opinion that the layout of the dwellings are not in a position which would benefit greatly from the POS asset.

Sue Howell | Leisure and Landscape Officer, Greenspace, Engineering and Emergency Planning, Arun District Council | Location: Bognor
Regis Town Hall, Clarence Road, Bognor Regis, West Sussex, PO21 1LD
Internal: 37943 | External: +44 (0) 1903 737943 | E-mail: sue.howell@arun.gov.uk



From:

Michael Eastham

Sent: 09 April 2019 07:54

To: Sue Howell

Cc: Planning.Responses

Subject: FW: AL/129/18/OUT Greenspace clarification

Hi Sue,

Please see the email from the applicant below, which is a reply to your consultation response to AL/129/18/OUT – Land East of Orchard Gardens, Woodgate.

I look forward to receiving your reply.

Kind regards,

Michael

From: T Croucher [REDACTED]

Sent: 08 April 2019 22:32

To: Michael Eastham

Subject: AL/129/18/OUT Greenspace clarification

Dear Mr Eastham

Please find below clarification in response to the Greenspace Officer's points.

Arun District Council Adopted Local Plan Polic OSR DM1 provides that new Housing will be required to contribute towards:

- a) Open space provision in accordance with guidance set out in the current Open Space Study.....
- b) Playing pitch provision in accordance with guidance set out in the Playing Pitch Strategy.....

In ADCEC29 the 2016 KPP Final Open Space Standards Paper provides for 2 hectares per 1000 population or 20sq m per person. At 2.5 persons per dwelling this application results in a projected population of 137.5 people meaning an open space requirement of 2750sq m. The Main Open Space area for this application provides 3550sq m. This is in excess of the 3300sq m that would be required for the "six acre" 24sq m per person standard. Other open areas in the layout total 590sq m.

When considering space standards it should be noted that all gardens meet the National External space standards for area and minimum depth of 10m without the need for any transitional dispensation.

There is potential to provide both LAP and LEAP on site which could be included as part of a detailed application. However pending a detailed application the principle of a payment for off site LAP, LEAP and MUGA provision is established in the s106 heads of terms which can be adjusted to allow for indexation.

Subject to clarification of the calculation basis of offsite Playing Pitch contribution we agree to adjusting the s106 heads of terms to include a provision for a Playing Pitch Contribution.

Consideration was given to having a central Public Open Space (POS). Review of other developments completed over the past few years shows relatively sterile central green spaces with little biodiversity and little opportunity for adventurous play or discovering nature.

A central POS could have been achieved by providing dense terraced housing without onsite parking but with separate parking courts. Review of other developments, including resident opinion, show that parking courts are underused and result in congested on street parking. Police guidelines now recommend avoiding separate parking courts to help crime prevention.

The layout provides for the POS to be viewed from the properties to the north, the living rooms of the flats and from the wide public path leading into it at the south end. The response to the Police consultation does not regard the public open space position as problematical providing robust fencing is provided. That could be conditioned.

The position of the open space, as well as connecting to the existing tree/ditch line, allows for a straight north to south street providing a view towards the downs from the street and from the open space. This type of layout, as opposed to cul-de-sacs, also allows residents and their children, to see and greet each other and can give rise to a better sense of community.

The design of the layout also took into account the location of the individual properties in Orchard Gardens and Woodgate Park to minimise the impact on those properties Bungalows are located adjacent to the bungalows of Orchard Gardens. Pairs of semi-detached houses are located east of the existing Woodgate Park terraces. By having semi-detached houses, rather than terraces, the mass of development is reduced. Their minimum garden lengths of 10m mean that separation between existing and new houses ranges from 35m down to a minimum of 25m. 25m is greater than the face to face distance of many of the houses in Woodgate Park.

This outline application demonstrates the principle how the open space and housing can be provided with minimum impact on existing properties. Detailed consideration of landscaping can properly be conditioned.

Yours sincerely

David Loosley