



From: Simon Davis

Sent: 19 February 2025 10:52

To: Peter Cleveland [REDACTED] Dawn Appleton
[REDACTED]

Cc: Hannah Knowles [REDACTED]

Subject: RE: AL/137/24/RES Land Rear of Meadow Way

Dear Peter,

I now respond as follows ref your question on why more than one LAP is needed.

- At Outline stage we advised that LEAP and LAPs (plural-more than 1no) would be a requirement of this site, detail to be agreed at Reserved Matters stage. This was stated by both the officer in their report and within Sue Howell's consultation comments.
- We base our Play requirements on our SPD calculator which gives quantum and triggers, then divided between type of provision required. This is not an exact science but one which is considered with each development in consideration of location, site calculation and increased population that it will serve.
- In this case the play requirement for 89no dwellings equates to a 196no population increase with Play space requirement of 1077m². Based on a trigger reached for LEAP requiring 400m² min requirement of this area and LAPs triggered requiring 100m² then this still gives 577m² requirement for play allocation, which is then considered as suitable quantum for allocation of further play provision and therefore min 2no LAPs for this space are reasonable. Our previous SPD would have given a requirement for 3no LAPs in this situation (see extract below). However, we now consider calculated requirements and triggers in relation to site and location, rather than set numbers as before, as this generally gives a better site balance.

- (4) If there are 14 dwellings or fewer, a commuted payment on a playing area will be sought towards play facilities.
£1,000 per dwelling (this sum will be index-linked).
- (5) Play areas must be sited in open space in accordance with this guidance.
- (6) A commuted sum for maintenance will also be required, where open space is provided on-site.

Table 2: Recreation and Open Space Requirements

Provision Required per Number of Houses	Provision or Equivalent Required
5 or under	A commuted payment may be sought towards children's play/informal recreation equipment.
7	Landscaped open space; a commuted payment may also be sought towards children's play/informal recreation equipment.
10	This normally equates to 1 LEAP and landscaped open space.
50	This normally equates to 1 LEAP, 3 LAPs, landscaped open space (inc. informal rec).
140-199	This normally equates to 1 NEAP, 3 LEAPs, 3 LAPs (exact mix to be agreed by LPA) plus landscaped open space (including a range of informal recreation opportunities).
200-299	Children's play, plus formal pitch provision (and where appropriate, outdoor changing accommodation), plus landscaped open space (including a range of informal recreational opportunities).
300-500	Children's play, plus landscaped open space (including a range of informal recreation opportunities) plus formal pitch provision. Furthermore, indoor leisure/sports/community facilities may be required where such a need can be demonstrated.
500+	It is expected that sites of this size will require detailed consultation with Arun District Council and a development brief to incorporate children's play plus landscaped open space (including a range of informal recreation opportunities) plus formal pitch provision. Furthermore, indoor leisure/sports/community facilities may be required where such a need can be demonstrated.

Please note, where the development falls between two "trigger points" the category below will be used as a starting point to determine requirements. For example, a development of 30 dwellings may be asked to provide two LAPs and landscaped open space. Commuted payments for maintenance will also be sought.

- It should be noted that our SPD would also trigger NEAP provision if taken on face value of the requirement for on-site land and equipment in developments of 83 or more units. Therefore, if the applicants would rather supply a Fitness/trim trail equipment in NEAP form in lieu of the additional LAP then this would also be considered.

Kind Regards

Simon

Simon Davis MRTPI

Principal Planning Officer, Directorate of Growth

T: 01903 737874

E: simon.davis@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF

www.arun.gov.uk

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>



From: Peter Cleveland [REDACTED]
Sent: 14 February 2025 14:26
To: Simon Davis <Simon.Davis@arun.gov.uk>; Dawn Appleton [REDACTED]
Cc: Hannah Knowles [REDACTED]
Subject: RE: AL/137/24/RES Land Rear of Meadow Way

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Morning Simon

Thank you for sharing – confirming safe receipt of this and the landscape officer comments.

Just on the landscape comments, Sue has referred the need for two LAPs. Within the SPD it references quantum of space, but I cannot seem to see where it says explicitly how many spaces should be provided. Would it be possible to guide me to where that is please?

Many thanks,
Peter

Peter Cleveland MRTPI
Head of Planning
Henry Adams LLP
[REDACTED]