

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.

- (a) If there are 14 dwellings or fewer, a combined provision of 200m² green and 200m² hardstand green space.
- (b) 200m² green space must be used in open access in accordance with the following:
 - (i) A minimum 20m² for children and young people areas to provide access.

Table 2: Recreation and Open Space Requirements

Development Density (no. of dwellings)	Recreational Requirements
10	200m² green space + 200m² hardstand green space
15	200m² green space + 200m² hardstand green space
20	200m² green space + 200m² hardstand green space
30	200m² green space + 200m² hardstand green space
40	200m² green space + 200m² hardstand green space
50	200m² green space + 200m² hardstand green space
60	200m² green space + 200m² hardstand green space
70	200m² green space + 200m² hardstand green space
80	200m² green space + 200m² hardstand green space
90	200m² green space + 200m² hardstand green space
100	200m² green space + 200m² hardstand green space
110	200m² green space + 200m² hardstand green space
120	200m² green space + 200m² hardstand green space
130	200m² green space + 200m² hardstand green space
140	200m² green space + 200m² hardstand green space
150	200m² green space + 200m² hardstand green space
160	200m² green space + 200m² hardstand green space
170	200m² green space + 200m² hardstand green space
180	200m² green space + 200m² hardstand green space
190	200m² green space + 200m² hardstand green space
200	200m² green space + 200m² hardstand green space
210	200m² green space + 200m² hardstand green space
220	200m² green space + 200m² hardstand green space
230	200m² green space + 200m² hardstand green space
240	200m² green space + 200m² hardstand green space
250	200m² green space + 200m² hardstand green space
260	200m² green space + 200m² hardstand green space
270	200m² green space + 200m² hardstand green space
280	200m² green space + 200m² hardstand green space
290	200m² green space + 200m² hardstand green space
300	200m² green space + 200m² hardstand green space
310	200m² green space + 200m² hardstand green space
320	200m² green space + 200m² hardstand green space
330	200m² green space + 200m² hardstand green space
340	200m² green space + 200m² hardstand green space
350	200m² green space + 200m² hardstand green space
360	200m² green space + 200m² hardstand green space
370	200m² green space + 200m² hardstand green space
380	200m² green space + 200m² hardstand green space
390	200m² green space + 200m² hardstand green space
400	200m² green space + 200m² hardstand green space
410	200m² green space + 200m² hardstand green space
420	200m² green space + 200m² hardstand green space
430	200m² green space + 200m² hardstand green space
440	200m² green space + 200m² hardstand green space
450	200m² green space + 200m² hardstand green space
460	200m² green space + 200m² hardstand green space
470	200m² green space + 200m² hardstand green space
480	200m² green space + 200m² hardstand green space
490	200m² green space + 200m² hardstand green space
500	200m² green space + 200m² hardstand green space
510	200m² green space + 200m² hardstand green space
520	200m² green space + 200m² hardstand green space
530	200m² green space + 200m² hardstand green space
540	200m² green space + 200m² hardstand green space
550	200m² green space + 200m² hardstand green space
560	200m² green space + 200m² hardstand green space
570	200m² green space + 200m² hardstand green space
580	200m² green space + 200m² hardstand green space
590	200m² green space + 200m² hardstand green space
600	200m² green space + 200m² hardstand green space
610	200m² green space + 200m² hardstand green space
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670	200m² green space + 200m² hardstand green space
680	200m² green space + 200m² hardstand green space
690	200m² green space + 200m² hardstand green space
700	200m² green space + 200m² hardstand green space
710	200m² green space + 200m² hardstand green space
720	200m² green space + 200m² hardstand green space
730	200m² green space + 200m² hardstand green space
740	200m² green space + 200m² hardstand green space
750	200m² green space + 200m² hardstand green space
760	200m² green space + 200m² hardstand green space
770	200m² green space + 200m² hardstand green space
780	200m² green space + 200m² hardstand green space
790	200m² green space + 200m² hardstand green space
800	200m² green space + 200m² hardstand green space
810	200m² green space + 200m² hardstand green space
820	200m² green space + 200m² hardstand green space
830	200m² green space + 200m² hardstand green space
840	200m² green space + 200m² hardstand green space
850	200m² green space + 200m² hardstand green space
860	200m² green space + 200m² hardstand green space
870	200m² green space + 200m² hardstand green space
880	200m² green space + 200m² hardstand green space
890	200m² green space + 200m² hardstand green space
900	200m² green space + 200m² hardstand green space
910	200m² green space + 200m² hardstand green space
920	200m² green space + 200m² hardstand green space
930	200m² green space + 200m² hardstand green space
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960	200m² green space + 200m² hardstand green space
970	200m² green space + 200m² hardstand green space
980	200m² green space + 200m² hardstand green space
990	200m² green space + 200m² hardstand green space
1000	200m² green space + 200m² hardstand green space

- 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

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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]
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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]