

[REDACTED]

From: Michael Eastham
Sent: 31 July 2018 07:58
To: Planning.Responses
Subject: FW: Planning application ref - AL/20/18/OUT

Please upload ADC Greenspace comments on A/20/18/OUT onto Ocella.

Thanks,

Michael

From: Sue Howell
Sent: 30 July 2018 16:24
To: 'Clare Bartlett'
Cc: Michael Eastham
Subject: RE: Planning application ref - AL/20/18/OUT

Hi Clare

Further to your earlier email, I have responded below in red, which I trust will answer where our calculations come from and also the trigger points for the LEAP and MUGA contribution.

If you require any further please do not hesitate to contact me.

Regards

Sue

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

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: [REDACTED]
Sent: 30 July 2018 10:02
To: Sue Howell
Cc: Michael Eastham
Subject: Planning application ref - AL/20/18/OUT

Dear Sue

I have seen your response to the above planning application and have a few queries regarding the public open space requirements which I would be grateful for your help with.

The current open space provision is worked out on the basis of 24 sqm of open space per person, applying the standard set out in the open space SPG. The average household size has been taken from the census at 2.13 people per household. This would produce a requirement of 1380.24sqm, and 1384sqm is therefore proposed. Could you please let me know how you have worked this out differently? Your comments mention higher FIT guidelines but refers to these as being superseded so I am not clear what standards are being applied or if the difference is due to a different household size being applied. The Councils standards are based broadly upon the National Playing Fields Association (NPFA) "Six Acre Standard" SPG (October 2000) Under the superseded Fields in Trust (FIT) Guidelines 'Guidance for Outdoor Sport and Play, Beyond the Six Acre Standard' October 2015 this recommends 32 sqm of open space per person "Quantity guidelines are provided as minimum guidelines and should not be interpreted as maximum levels of provision" Our population figure is estimated on the basis of 2.4 people per dwelling (The figure derived from the 1991 census within our SPG)

Secondly could you please direct me to which standards you are using which set out the thresholds for LEAPs and MUGAs? The SPG applies a 50 dwelling threshold for LEAPs so this was why one is not shown. Could you also please confirm the size of LEAP you require, and if you would require a LAP in addition. As above we are using the Fields in Trust (FIT) Guidelines 'Guidance for Outdoor Sport and Play, Beyond the Six Acre Standard' October 2015 for our play triggers. These state that between 10-200 dwellings the requirement will be for onsite LAP and LEAP and a contribution towards offsite MUGA provision.

LAP 10m x 10m (minimum activity zone 100sqm), natural play, unequipped
LEAP 20 x 20m (minimum activity zone 400sqm) minimum 6 play experiences

A consideration also of any development must be the location and accessibility of available play to the developments location. The adjacent busy road and lack of footpath would strengthen further the requirement that Play provision is provided on-site.

If you could please let me have your comments I can then discuss making any necessary changes to the layout with the applicant.

Many thanks

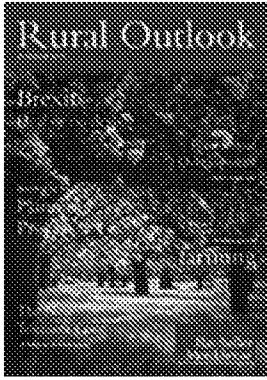
Clare

Clare Bartlett MRTPI PIEMA

Partner



Batcheller Monkhouse | Chartered Surveyors
New Bartram House, 3-5 Swan Court, Station Road, Pulborough, RH20 1RL



[To read a copy of Rural Outlook please use this link](#)

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