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From: Michael Eastham <Michael.Eastham@arun.gov.uk>

Sent: 11 February 2020 15:35

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Cc: Robin Wickham <Robin.Wickham@arun.gov.uk>; Joe Russell-Wells <Joe.Russell-Wells@arun.gov.uk>

Subject: A/122/19/OUT - Land off Arundel Road, Angmering - Sports Pitches

Please upload the email below and the attachments from the applicant onto Ocella for A/122/19/OUT.

Thanks,

Michael

Michael Eastham | Principal Planning Officer, Strategic Development, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37772 | External: +44 (0) 1903 737772 | E-mail: Michael.eastham@arun.gov.uk



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From: Steve Barker [REDACTED]
Sent: 05 February 2020 14:45
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Robin Wickham <Robin.Wickham@arun.gov.uk>; Joe Russell-Wells <Joe.Russell-Wells@arun.gov.uk>; John MacKenzie [REDACTED] Victoria Richardson [REDACTED]
Subject: 2019-004 Angmering, Arundel Road - Sports Pitches

Hi Michael,

As discussed please find attached our note in relation to the land contribution in-lieu of selected off-site financial contributions.

Robin has kindly agreed to continue chasing further information from his contacts at the various leisure operators as a matter of urgency and is hoping to have a response from them shortly.

In terms of progressing the s.106 works, I'll brief our solicitor that the contributions will be shown in the draft s.106 because of time constraints, but that we're still working with you to remove them from the final agreement.

Thanks,
Steve

Steve Barker
Senior Project Manager

 **GLADMAN**

[REDACTED]
www.gladman.co.uk



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A/122/19/OUT - Land off Arundel Road, Angmering

5th February 2020

For the purposes of this exercise the area of site shown for playing fields on the originally submitted Development Framework Plan (CSA/3467/136 Rev. A) has been excluded from this appraisal.

Sue Howell stated in her consultee response on 17th October 2019 that provision of LAP, LEAP and NEAP/MUGA would be sought on site. Sue acknowledged that the scheme proposal includes a LEAP. She mentions NEAP/MUGA contribution being triggered and there is potential for this to be located into the existing adjacent Palmer Road site. Unequipped LAP provision has not been shown but would be required within the POS areas.

Arun District Council requested during a meeting on 22nd October the applicant to consider squaring off the area of land provided as playing pitches within the application proposals, to allow greater flexibility for the sports hub proposal. The applicant explained they would need to reach agreement with the landowner but that if this was in-lieu of off-site contributions then a reasoned case could be made for this. The applicant agreed on 29th November 2019 to the **additional provision of 0.1Ha of land** to allow this squaring off and is shown on the updated Development Framework Plan (CSA/3467/136 Rev. C and subsequent). As there was an over-provision of Green Infrastructure/ Public Open Space in the proposals this additional land was taken from this element of the residential scheme proposals that would ultimately have been sold as part of the residential site with a subsequent planning permission. The overall application site area remains unaltered.

Following a meeting with Arun District Council on 5th December the applicant submitted a revised Development Framework Plan (CSA/3467/136 Rev. D and subsequent) indicating a LEAP and LAP would be provided on site.

Making reference to Arun District Council's Supplementary Planning Document for Open Space, Playing Pitches, Indoor and Built Sports Facilities (January 2020)¹ page 42 makes reference to Fields in Trust guidance which sets out the occupancy rate of 2.2 people per dwelling, in respect of our proposals this would generate up to 352 persons. Page 14 suggests that an area equivalent to 0.3 Hectares per 1000 persons would be required in respect of NEAP/MUGAs and skateboard parks).

Working through this calculation in relation to our proposal:-

352 persons / 1000 x 0.3Ha the requirement for a NEAP/MUGA would be **0.1Ha**

The same document considers land values at page 39 and considers a Residential land value in Arun to be £3,550,000 per Hectare, derived from 'Land value estimates for policy appraisal 2017'². Considering this in light of the additional **0.1Ha** provided as part of the updated scheme proposals as a result of the request from Arun District Council this would give an indicative value for this area of land of **£355,000**.

Arun District Council has identified a total off-site contribution of **£243,759** comprising:-

£85,800 Play Equipment at Palmer Road Recreation Ground

£63,863 Sports Hall/Activity space at Palmer Road Recreation Ground

£68,224 Swimming pools for the District

£19,712 Additional health and sports facilities

£ 6,160 Public Arts

¹ <https://www.arun.gov.uk/supplementary-planning-documents-spds#openspaces>

² <https://www.gov.uk/government/publications/land-value-estimates-for-policy-appraisal-2017>

It is worth noting that the monetary value of the land gifted is not the only consideration in respect of public benefits from our proposals and the gifting of land in lieu of off-site contributions. We should not lose sight of the fact that Arun District Council and Angmering Parish Council has identified the need for an additional 1 – 2 adult football pitches and there has been a desire for many years to make Palmer Road Recreation Ground a sports hub. It is acknowledged by Angmering District Council and Angmering Parish Council that our proposal site is the only location that can facilitate this and the opportunity to secure this land/opportunity for the future use of the community and district should not be missed. It can be seen from the above that there is a direct correlation to be made when considering the gifting of land in lieu of the off-site financial contributions listed above.