

Iris Osbourne

From: Charlotte Burrows on behalf of Planning.Responses
Sent: 26 June 2013 09:31
To: Planning Scanning; Amanda Scholes
Subject: FW: LU/116/13

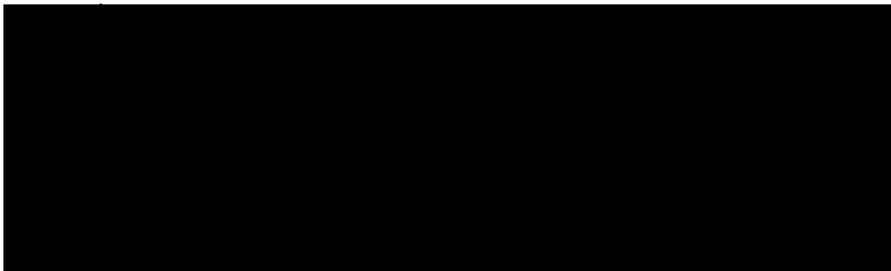
Charlotte Burrows | Technical Support Unit Assistant, Planning and Building Control, Arun District Council | Location: First Floor, Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37459 | External: +44 (0) 1903 737711 | E-mail: Charlotte.Burrows@arun.gov.uk

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



Save the environment - think before you print.

From: Cian Cronin
Sent: 26 June 2013 08:30
To: Planning.Responses
Subject: FW: LU/116/13



Cian Cronin MRTPI | Senior Planner (Strategic Development), Planning, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37776 | External: +44 (0) 1903 737776 | E-mail: cian.cronin@arun.gov.uk

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



Save the environment - think before you print.

From: Joe Russell-Wells
Sent: 25 June 2013 17:06
To: Cian Cronin
Subject: LU/116/13

Cian,

The development proposal must be considered alongside the Council's policy on the provision of open space and play facilities. The policy and supplementary guidance requires 3800 m2 or 0.38 ha of POS for the number of units proposed in this application. The application proposes an area of POS of approximately 10% of this requirement and is therefore insufficient. In addition to open space there is a requirement for new development to provide adequate children's play facilities. For this development proposal these facilities should be the equivalent of a LEAP and would normally be required to be provided on site.

This development proposal is adjacent to the North Littlehampton development proposals which has an extant outline approval for housing and infrastructure which includes open space and play provision. A pragmatic approach to the provision of facilities must take account of the existing approval, in particularly the provision of children's play facilities where it is better to provide more substantial facilities in fewer locations than more sites with less facilities. However each new development must provide for its own facilities.

In this case an appropriate off-site sum would be considered for the provision of children's play facilities to add to the play areas which already form part of the adjacent scheme. An appropriate sum would be £1,000 per household - £66,000

Public open space must, however, be provided on site. There is no substitute to adequate provision of these areas for all to enjoy in proximity of homes, it adds to the form of the development, allow children to have space near to their homes to play and adds to the overall value to the area. Appropriate space must be allowed to mitigate for the loss on trees lost through the development proposals.

The future management of the open space should be indicated at this stage of the application.

The proposals retain the trees on the southern boundary and supplement with further planting. It is noted that the Arboriculture Survey recommends these trees be felled. However the trees are shown as retained on the landscape plan and does not the supplementary planting. The landscape plan – JBA 13/63-01 shows only 4 additional trees specified. More fundamentally the future management / maintenance is not clear – this must be made clear as part of the application – the area could otherwise be left unmanaged leading to future local authority intervention where trees are not managed. The access and layout is therefore not acceptable.

I do not therefore recommend approval.

Regards,

Joe

Joe Russell-Wells | Tree and Landscape Manager and Emergency Planning, Greenspace, Engineering and Emergency Planning, Arun District Council | Location: Bognor Regis Town Hall, Clarence Road, Bognor Regis, PO21 1LD
Internal: 37914 | External: +44 (0) 1903 737914 | E-mail: joe.russell-wells@arun.gov.uk
Visit Arun's web site at www.arun.gov.uk  Save the environment - think before you print.