

David Easton

From: Claire Rodway
Sent: 06 September 2010 10:50
To: Planning.Responses
Subject: FW: Planning Consultation. Ref: LU/229/10/

From: Joe Russell-Wells
Sent: 03 September 2010 15:58
To: Claire Rodway
Subject: RE: Planning Consultation. Ref: LU/229/10/

Claire,

Ideally all the open space should be provided on site - i.e. the 0.48 ha calculated - I realise this can be calculated in different ways - they have used the WSCC calculator - I have used the census 2001. In accordance with our SPG I do not consider that part of their allocation of POS as appropriate - the area adjacent to the highway at the southern portion of the site which could be described as highway verge.

The LAP and LEAP proposed for the development is sufficient. The definition of what should be provided is contained within the Fields in Trust publication Planning and Design for Outdoor Sport and Play 2008 ('the new six acre standard'). I can provide a copy photocopy of relevant extracts if necessary.

Neil also mentioned what sums would we be looking for in the way of commuted sums as part of a S106. This will only be relevant if the POS is to be transferred to ADC when a sum would be required (unless a sum is agreed in lieu of POS provided on site; not our preferred option - because this continues the shortfall of POS). At present we do not have a figure to provide for this - normally we will calculate a figure when a scheme is presented to us. I will be discussing this next week with Philippa with the aim of having a flat rate sum in the region of £7-10 m2 for POS maintenance.

Hope this is of some help for your meeting/discussion on Mon.

Regards, Joe

From: Claire Rodway
Sent: 03 September 2010 10:11
To: Joe Russell-Wells
Subject: RE: Planning Consultation. Ref: LU/229/10/

Joe,

I have had a chat with Neil about this one.

Before we go back to the agent can you please clarify a couple of points:-
 What open space would you like to see on site i.e. LEAPS/ LAPS; and
 How well equipped would you like it to be?

Many thanks,
 Claire

From: Joe Russell-Wells
Sent: 02 September 2010 16:16

To: Claire Rodway
Subject: RE: Planning Consultation. Ref: LU/229/10/

Claire,

Please find comments attached.

Regards, Joe

From: Claire Rodway
Sent: 02 September 2010 14:15
To: Joe Russell-Wells
Subject: Planning Consultation. Ref: LU/229/10/

Joe,

Outline application for redevelopment of site: Demolition of 2 bungalows, workshop, glasshouses and incidental development with erection of 91 dwellings with improved means of access onto Worthing Road (including closure of existing 2 accesses) with all other matters reserved.

Windroos Nursery, Worthing Road, Littlehampton. Ref: LU/229/10/

We consulted you on the application detailed above on 30th July 2010 and comments are due by today. Please can you let me know when I can expect to receive your comments by.

I also note that there appears to be one tree centrally located within the site. Please can you let me know whether you have visited the site and whether in your view, this tree should be retained or not as part of this development.

Also - with regard to the LEAPs/ LAPs etc that are proposed - are these big enough and what is the commuted sum that we should be requesting as part of this development, in order for them to be fully equipped?

Also - would you be requesting any other commuted sums as part of this development?

Let me know if you would like to discuss further.

Kind regards,

