



THAKEHAM

Mrs A Gardner
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

26th February 2019

Dear Anita,

Re: Land South of Cornfield Close, Littlehampton (Ref: LU/330/18/PL) – Greenspace response

Following review of the Greenspace response dated 14th February 2019 (appended for ease) we would like to take this opportunity to respond on a number of queries raised. Much of this is detailed within the Planning Statement submitted in support of the planning application, however for ease I have detailed the relevant information within this letter.

Open Space Provision

The response received from Sue Howell, Leisure and Landscape Officer, Greenspace, Engineering and Emergency Planning, refers to the Council's SPG guidelines. However, we would note that the SPG relates to the now superseded Arun Local Plan 2003 which no longer forms part of the development plan for the district. The proposal therefore accords with policies within the recently adopted Arun Local Plan 2011-2031.

Policy OSR DM1 of the Arun Local Plan 2011-2031 sets out the Open space, sport and recreation requirements for new development at paragraph 2. This states that alongside the provision of housing:

'a) Open space provision in accordance with the guidance set out in the Open Space Study. In some parts of the District open space provision of new open space is not deemed necessary but what is needed is to seek contributions for quality improvements and/or new offsite provision in order to address any future demand. For larger scale development, the quantity standards should be used to help determine the requirements for open space provision as part of the development.'

In accordance with Policy OSR DM1, we have looked to the quantity standards set out within the 'Arun District Council' Open Space Study Standards Paper September 2016' to inform our proposals. The site falls within the 'East Arun' area referred to within the document, the document sets out the following provision requirements for development within East Arun:

Typology	Standard per 1,000 population (ha)
Allotment	0.25
Amenity Greenspace	1.04
Natural/semi natural	0.31
Parks	0.31
Provision for Children and young people	0.05

Using the average household occupancy rate of 2.5 persons per dwelling, a scheme of 77 dwellings would result in an occupancy level of 192.5. Using the above standards the following open space requirements is calculated for the proposed development:

Typology	Open Space Requirement (ha)
Allotment	0.05
Amenity Greenspace	0.2
Natural/semi natural	0.06
Parks	0.06
Provision for Children and young people	0.01

Given the scale of the proposed development and the minimal requirement as calculated it is not considered appropriate to make on-site provision for Allotments or Parks. However, in relation to all other aspects, in exceedance of the above requirements, the proposal makes provision for 0.343 ha of public open space comprising landscape areas offering opportunities for recreations and informal children's play.

It is therefore considered that the proposals exceed the requirements of Policy OSR DM1 in terms of on-site open space provision.

Play Provision

As detailed above, the proposals have sought a more naturalistic approach to open space and play with the intention that the large central open space would provide significant opportunity for informal children's play.

It would be preferred to maintain this naturalistic approach, however if the council would prefer a more formal approach to play within the site, a Local Area of Play (LAP) could be accommodated within the central open space. A LAP would be 0.01ha in size, therefore according with the open space requirements as detailed above. If this is the councils' preferred approach we would suggest that this could be conditioned as part of the detailed landscaping condition.

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www.thakeham.com

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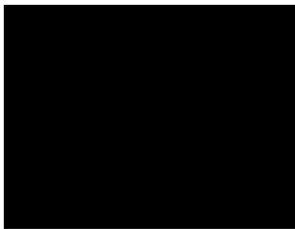
Regarding LEAP provision, we would suggest that an off-site contribution to upgrade local facilities would be the most appropriate approach given the sites close proximity to such facilities locally.

Arboriculture

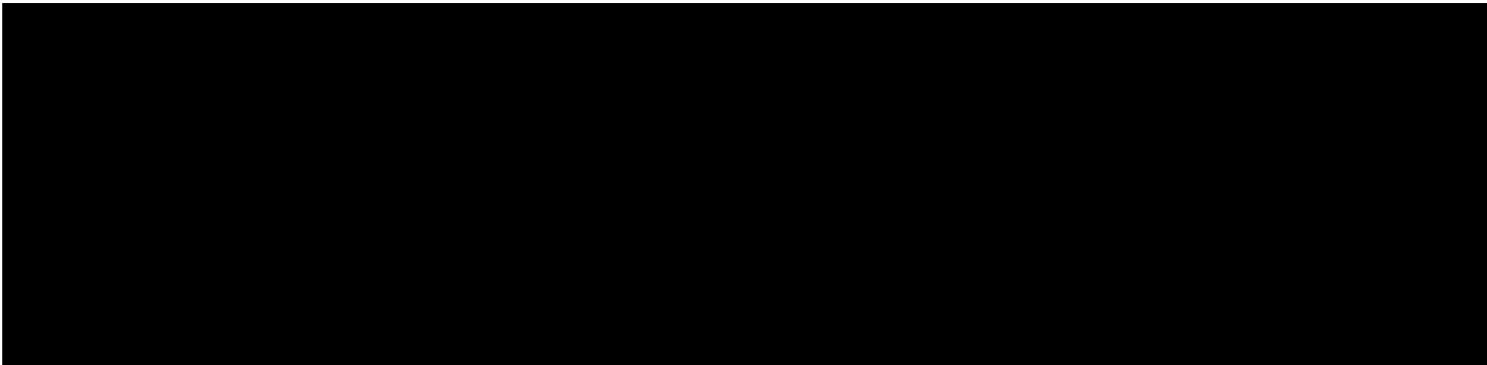
We would refer you to the consultee response from the council's Tree Officer, Mark Warwick, dated 15th February 2019, which recommends approval for the application.

I hope the above provides further clarity.

Yours Sincerely,



Sarah Sutcliffe
Senior planner



From: Sue Howell
Sent: 14 February 2019 15:56
To: Planning.Responses
Cc: Anita Gardner
Subject: RE: Planning Consultation on: LU/330/18/PL

Comment from Greenspace

Public Open Space

The Council's SPG guidelines apply to developments of houses and are based broadly upon the National Playing Fields Association's (NPFA) "Six Acre Standard". Under the superseded Fields in Trust guidelines (FIT) this requires that 3.2 hectares of open space are provided for every 1,000 people ie 32 square metres of open space per person. We would require that the quantity of POS is confirmed as meeting this standard..

It is good to see that consideration has been given to the POS with a good open central village green area with front facing properties. I would raise some concern however that there doesn't appear to be any buffer zone to the periphery of the site which falls adjacent significant off site trees and onsite retained trees within individual property back gardens, which may be the cause of conflict over time as these trees further mature and compete for light and space.

In addition to the provision of good quality landscaped POS area and with these proposals indicating 77no dwellings the provision of onsite LAP (non-equipped) and LEAP would be sought along with an offsite MUGA financial contribution.

Landscaping

We note there is a requirement for any scheme, in accordance with policy to be of High Quality Design, this development should not compromise this requirement. The emerging landscape design aims should be:

- To design and implement a scheme that reflects and incorporates elements of its surroundings and enhances the atmosphere of local distinctiveness.
- To create a visually pleasing and interesting landscape for owners, employees and visitors to the development.
- To enhance the landscape quality of the site when viewed from the surrounding area.
- To provide a planting scheme that includes native species to blend with the surrounding location, enhance biodiversity and create enhanced wildlife corridor opportunity.
- To provide a sense of flow and cohesion between the different elements of the landscape, buildings, open areas and surrounding environment.

The provision of landscaping for the development must be conditioned with any permission. Some indicative landscaping detailed in landscape Masterplan DWG THA21635 10 has been illustrated. A full landscape scheme would need to be submitted for approval, detailing species choice, position, densities and size at time of planting. This should be plotted in plan and list form and in relation to the trees and vegetation to be retained in the locale, so that a clear picture of the

proposals can be seen. These details are required to assure the adjacent land setting is maintained, the setting is uncompromised and the proposals are appropriate to its setting also its proximity in relation to neighbouring properties.

Arboriculture

A tree survey relating to existing trees should be undertaken. Tree protection fencing requirements identified and tree protection plans submitted which would need to be conditioned with any permission.

Any significant existing trees clearly those evident along the boundary and the dividing copse, must be protected during the works if they are identified to provide good visual amenity in addition to their biodiversity importance. Any trees that have the potential for a long life expectancy, with potential to become a prominent feature within the landscape and are worthy of protection, with adequate fencing according to the BS 5837 (2012) Provision for fencing according to each of the trees' correct and calculated root protection area must be erected prior to the commencement of any development activities.

Any trees or vegetation that fall within the proposed or periphery of the development, may provide significant aesthetic impact to the location. Any trees in particular along the boundaries, which adjoin neighbouring land could provide potential valuable screening and should be retained particularly those adjoining the settlement boundary. Any considered tree removal from this site should be agreed with Arun District Councils Tree Officer. Root protection Areas (RPA) should extend into the development site and to those in neighbouring land. Before construction, a tree protection scheme must be in place for any retained trees including trees whose root protection areas fall within the construction zone from neighbouring land. Any agreed removed trees should be mitigated for allowing for inclusion of native species for biodiversity purposes and fitting to the semi-rural setting.

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



Save the environment - think before you print.

From: [REDACTED]

Sent: 27 November 2018 12:34

To: parks

Subject: Planning Consultation on: LU/330/18/PL

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure)

(England) Order 2015

Planning Permission

APPLICATION LU/330/18/PL

NO:

Registered: 10th November

2018
Site Address: Land South Of Cornfield Close Littlehampton
BN17 6LD
Grid Reference: 503375 103204
Description of Works: Demolition of existing buildings & the erection of 77 residential homes with associated access, car parking, cycle parking, refuse/recycling storage, landscaping, earthworks & infrastructure

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 06-JAN-19.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website:

www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Mrs A Gardner who can be contacted on telephone number 01903 737529.

Regards
Planning Officer

consultee_email
