



HNW ARCHITECTS

Land North of Toddington Lane, Sites A & B, North Littlehampton

Open Space Provision Calculations

For Planning

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Checked by	KM
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Reference	LLD2373-LAN-REP-002
Revision	01

- 1.1 This document has been prepared to inform the Open Space provision for Sites A and B (to be known as the Site) of the proposed development, Land North of Toddington Lane, within the wider North Littlehampton Development. Due to the limited extent of Sites A and B, the required Open Space would need be provided off site, within the wider development. The following calculations demonstrates that this is viable.

"In 2011, ADC received and approved an outline application (LU/47/11) for up to 1,260 residential dwellings, up to 13,000sqm of employment floor space (including 3,000 sqm Enterprise Centre) up to 3,500 sqm of local facilities, a 100 bed hotel, 60 bed care home, a new 2fe primary school, community centre, youth & leisure facilities, a combined heat and power plant, extension to existing household recycling centre, landscaping replacement and additional allotments, multi-functional green infrastructure including sports pitches & associated changing facilities, informal open space, children's, play areas and a new vehicular access from A259 bridging over the railway line, with additional access from Mill Lane & Toddington Lane."
(<https://www.arun.gov.uk/north-littlehampton-masterplan>)

- 1.2 The current residential development proposed by HNW would provide 71 dwellings and would be replacing a previous area designation of a commercial / non-residential area. This, therefore, has the potential to impact on the total outline application for 1260 dwellings by adding 71 dwellings to the total. For this reason, the calculations are based upon $1260 + 71 = 1331$ total dwellings:

1.3 Using Arun District Council's Open Space and Play Calculator:

North Littlehampton Development Open Space Provisions					
Number of Dwellings	1,331				
Population	2,928				
	Requirements		Proposed		Over Provision
Onsite contribution (SqM)	<i>Public Open Space</i>	<i>Play Space</i>	<i>Public Open Space</i>	<i>Play Space</i>	<i>Public Open Space</i>
	93,702	16,105	*206,000	Not yet finalised	112,298

*Through reference to 2016 parameter plans:

Open Space calculated as:

- Black Ditch – 20.6ha

Sites A and B Residential Development Open Space Provisions				
Number of Dwellings	71			
Population	156			
	Requirements		Proposed	
Onsite contribution (SqM)	<i>Public Open Space</i>	<i>Play Space</i>	<i>Public Open Space</i>	<i>Play Space</i>
	4,998	859	3490	1006

1.4 The current over-provision across the wider development area would be able to accommodate the required deficit of Open Space above that provided the proposed site (1508m² of Open Space would need to be provided within the wider site).

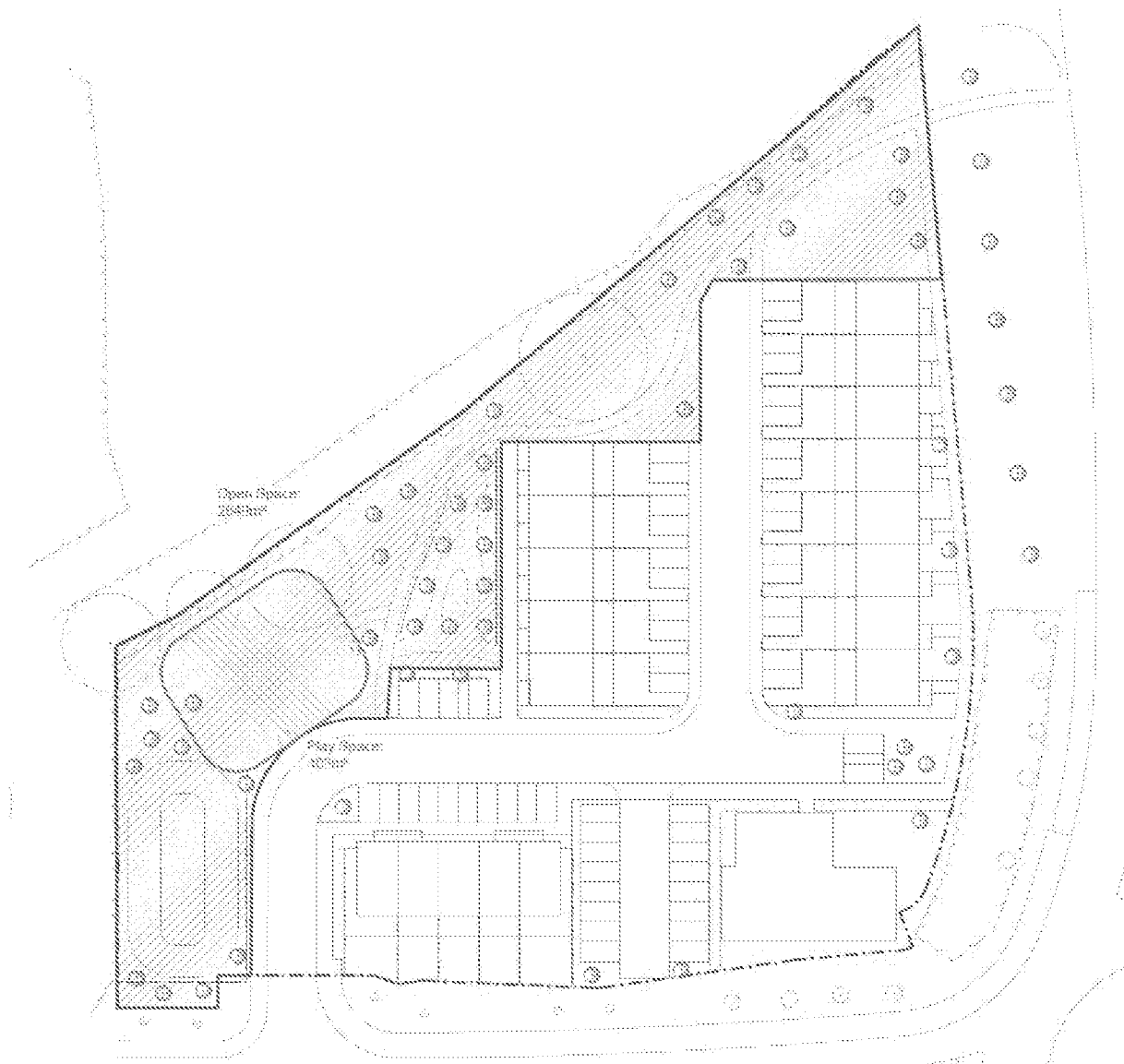


Figure 1: Site B Open Space Provision

Site Area: 7820 m²

Proposed Open Space = 2649 m²

Proposed Play Area = 403 m²

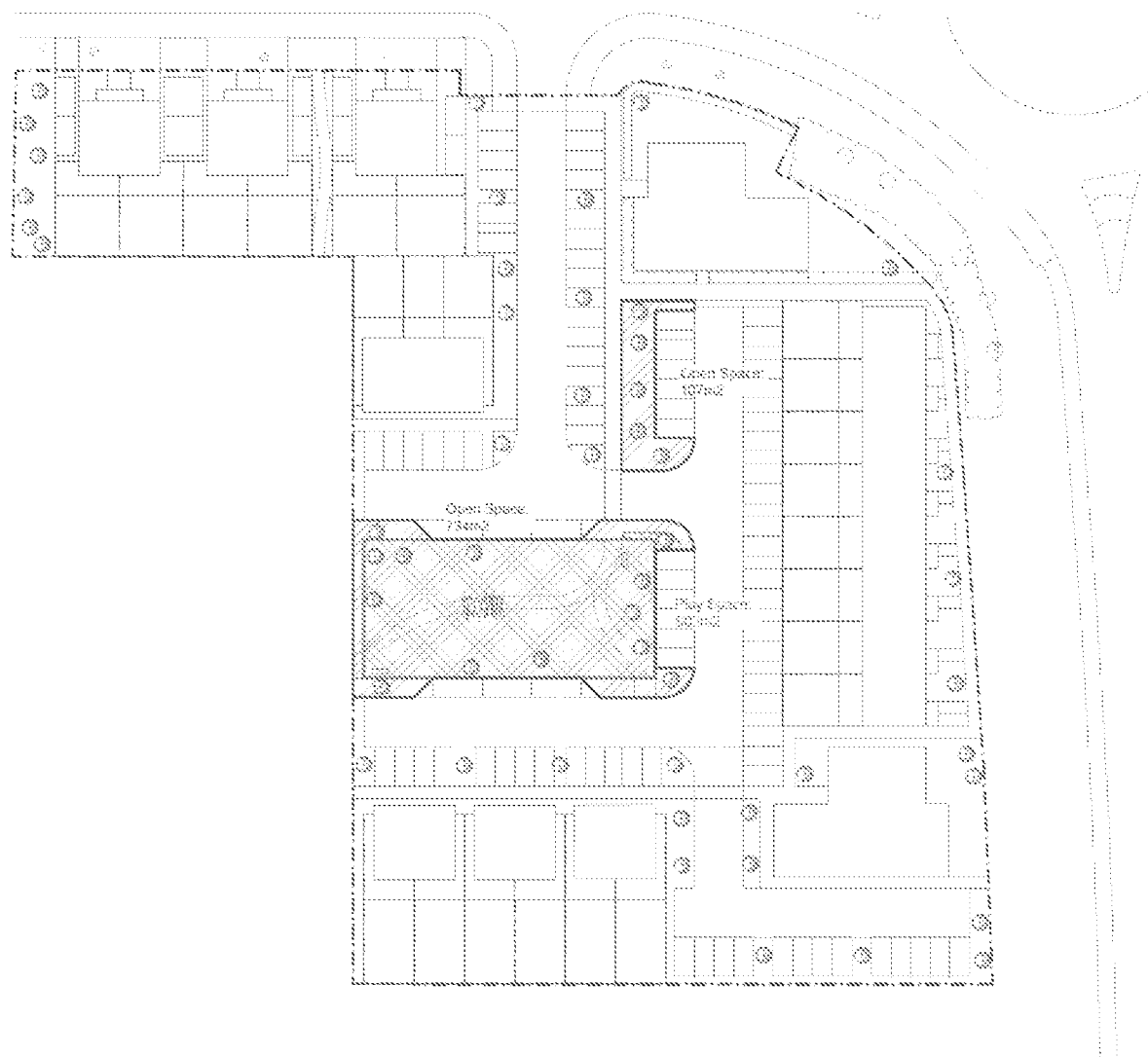


Figure 2: Site A Open Space Provision

Site Area: 8815 m²

Proposed Open Space = 841 m²

Proposed Play Area: 603 m²

Play space ⁴	LAP	1-8 dwellings	15 dwellings or greater	
		No contribution	On-site provision of land	
	LEAP	1-8 dwellings	9-33 dwellings	34 dwellings or greater
		No contribution	Off-site financial contribution (S106 or from CIL receipts (once adopted)) for development of 33 dwellings	On-site provision of land and equipment in developments of 34 or more
	NEAP ⁵	1-8 dwellings	9-82 dwellings	83 dwellings or greater
		No contribution	Off-site financial contribution (S106 or from CIL receipts (once adopted)) for development of 82 dwellings	On-site provision of land and equipment in developments of 83 or more

Figure 3: Type of contribution based on scale of development

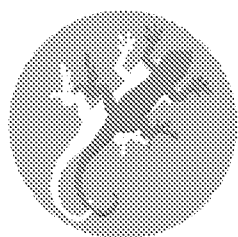
(Reference: 'Supplementary Planning Document
Open Space, Playing Pitches, Indoor and Built Sports Facilities
Arun District Council, January 2020' Table 4.1.2 P14/15)

1.5 Site A: proposed dwellings: 43 No.

On-site provision for LEAP has been accommodated within Site A proposal.

1.6 Site B: proposed dwellings: 28 No.

On-site provision for LAP has been accommodated within the Site B proposal.



LIZARD

Landscape Design and Ecology

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