

From: Joe Russell-Wells
Sent: 13 May 2014 17:19
To: Neil Crowther
Subject: Land south of Littlehampton Academy - LU/51/14

A development of this scale with the provision of 56 houses and 12 flats should be providing for an area of public open space of 0.3 ha in accordance with the Council's SPG. It is unclear as to the area of POS that would be delivered through these development proposals, until the amount of open space clearly identified on a plan is provided, it is guesswork to determine the open space provision, however on the basis of the proposed layout plan the it appears inadequate. The SUDS area adjacent to the new link road would be questionable as open space together with the paved squares. Together they provide a poor layout for the development in terms of open space provision.

There is neighbouring POS to the south of the development site it may therefore be appropriate for an off-site sum to be provided to enhance the existing provision together with good access links from the new development to the open space area. However until the proposed area of POS is clarified no further comment can be made.

In addition to the open space requirement there is the need for on-site provision of play area LEAP. Due to the close proximity of the nearby POS area it may be appropriate to have an off-site sum for improving the existing nearby play facilities – a figure of £68,000 the equivalent of £1,000 per residential unit would be appropriate.

The Biodiversity study is noted –the opportunity of the provision of open space should enhance the biodiversity of the site. No 'broad ecological enhancement scheme to support the outline application' appears to have been forthcoming. This must be provided to support the application.

In summary until the above points are addressed and for the reasons given I do not support the application.

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