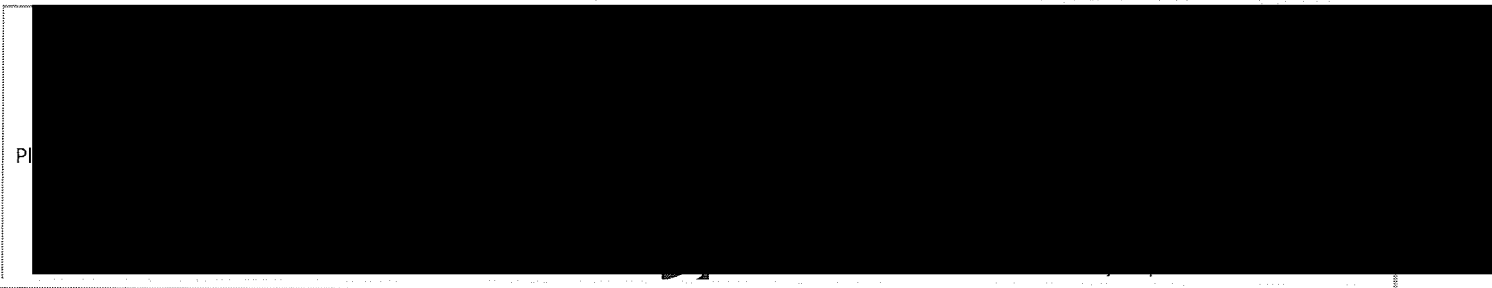


Amber Willard

From: Richard Temple
Sent: 19 January 2018 10:03
To: Amber Willard
Subject: FW: Planning Consultation Greenspace on: WA/73/17/OUT

Categories: Follow up

Sorry, Amber. Please scan this email in addition please.



From: Ben Daines [mailto: [REDACTED]]
Sent: 18 January 2018 17:36
To: Richard Temple
Cc: Huw James; Kean Elliott
Subject: RE: Planning Consultation Greenspace on: WA/73/17/OUT

Dear Richard,

A quick correction to my earlier email – while my client is willing to pay a financial contribution towards the MUGA, we reserve our position regarding the actual amount to be paid until we have received further clarity from the greenspace officer regarding this contribution.

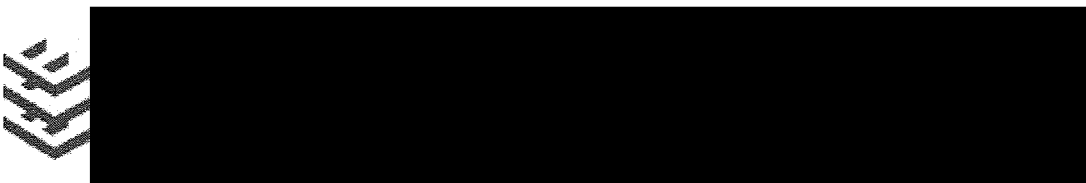
Please let me know if you have any queries.

Kind Regards

Ben Daines MRTPI
Senior Planner

ECE Planning

3 Significant Planning Approvals in the South Downs National Park – click [here](#) to read more



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From: Ben Daines
Sent: 18 January 2018 12:32
To: Richard Temple
Cc: Huw James; Kean Elliott
Subject: RE: Planning Consultation Greenspace on: WA/73/17/OUT

Dear Richard,

I refer to the email you sent Huw James this morning regarding open space.

In relation to the provision of public open space on the site, the proposed development at Wandleys Lane provides a total of 20,360sqm of public open space. Using the FIT standard of 32sqm per person, as recommended by Sue Howell at the pre-application stage, this would generate a requirement for approximately 11,555sqm of open space. As you can see, we are nearly doubling this requirement in terms of on-site provision. If we were to use the NPFA standard of 24sqm as referred to in the Council's Open Space & Recreation Standards SPG, the requirement would be 8,666sqm which we clearly exceed considerably.

Nevertheless, in response to Sue Howell's email, we have broken the open space down into three different elements as shown in the attached plan. These are as follows:

- Open space – 12,990sqm
- SuDS features – 2,550sqm
- Wooded areas – 4,820sqm

As can be seen from the above figures, even if you subtract the SuDS figures and wooded areas, the amount of open space provided is still in excess of the Council's open space requirement of 11,555sqm. However, it should be noted that the SuDS features are actually attenuation basins rather than ponds, and would only be full in times of heavy rainfall and therefore usable as open space for most of the year.

Additionally, discussions I had with the greenspace officer prior to submission of the planning application confirmed that the ancient woodland buffer area would be likely to fall under the definition of amenity greenspace or semi-natural greenspace and would therefore still constitute public open space.

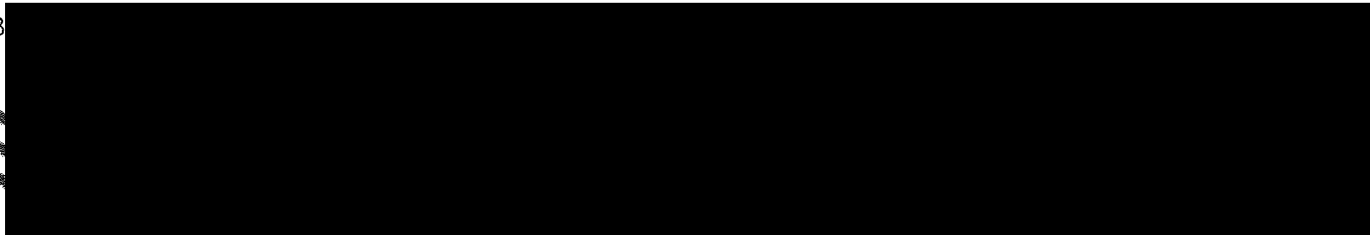
I can confirm that we are happy to accept either of the proposed financial contributions for the MUGA.

Please let me know if you have any queries or require any further information.

Kind Regards

Ben Daines MRTPI
Senior Planner

ECE Planning

3 

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