

Simon Davis

From: Thomas Roberts <[REDACTED]>
Sent: 07 April 2022 14:52
To: Sue Howell; Simon Davis
Cc: Ian Johnson
Subject: Y/186/21/PL - Bonhams Field, Yapton: Open Space Comments
Attachments: 2076-TF-SK-20220406-01 open space calculations.pdf

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Good Afternoon Sue & Simon,

Further to the comments made in relation to Open Space / Green Space on the Bonham's Field application, we would like to provide the following response.

We have attached the following plan showing that site-wide, we are providing 6,684.32m² of open space (Area 1 – 1,138.74m² & Area 2 – 5,545.58m²). This is above the Council's specified requirement for 72 dwellings, which requires 5,069m² of open space as specified within the Open Space Calculator. Whilst we have not provided play space, you are aware that this is due to an agreement with the Parish & District to provide off-site contributions at their request. This has been agreed and set out within the Section 106. I understand the Council remains supportive of an off-site contribution, given the inclusion of the Community Orchard which will be implemented as part of the Phase 1 scheme.

I also attach the Landscape Officers comments made on the previous application for 75 dwellings (Y/98/20/PL), which confirmed that the quantum of open space for 75 dwellings was in excess of the SPD requirement of 6188m². Therefore, we do not believe that the Council is correct in its stance that we are now underproviding in this application, given we are proposing 72 units site-wide which is less than the previously accepted quantum of dwellings in open space requirement terms. The previous comments were made under the current Open Space SPD requirements so there has been no policy change on this matter, so we are confused on how we are now underproviding despite the reduction in housing numbers. In any case, the area the subject of this planning application should be seen within the wider site context, as the remaining area (Phase 1) should be a material consideration to this planning application and the Phase 2 re-plan simply falls as an amendment to the scheme.

We are still providing well above the required open space provision within the Phase 1 area, when the scheme is viewed as a whole, including the high quality community orchard. In addition, we are also continuing to provide off-site contributions which could be further amended by a Deed of Variation to the original Section 106 agreement. Our clients are committed to providing high quality open spaces at the site, and are aware that this feature is key to the success of the development – particularly given its location close to the historic part of Yapton, and a significant effort has been made to date in the planning of the community orchard.

Please let us know your thoughts on the above, as we are keen to address any issues prior to determination.

Kind Regards
Tom

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