

Steven Brown
 To: Peckham, Aimee; Helen Skinner; Sarah Tudor; Steve Ashdown; Hamish Evans; Will Webb; 'Suzy Gandy'
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Hi Aimee
 At the end of my oral evidence on Friday (19 June), the Inspector asked for clarification on the amount of POS to be provided on the Appeal Site; as this was an issue flagged at paragraph 6.23 of Mr Connell's PoE for the R6P (CD1.1).

The Rule 6 Party's Planning Proof of Evidence states as follows:

- Public Open Space & Recreation**
- 6.23 It is stated in the Statement of Case that the proposal will provide 28 hectares of publicly accessible open space. This is also stated in the ES summary. However, later in the document, the ES states that the figure is 17.59ha¹⁰. The discrepancy between the numbers appears to be the 10.54ha of natural and semi-natural green space that is accessible, but not stated as public.
 - 6.24 Notwithstanding this uncertainty, the ES states that the minimum targets are exceeded for Artificial turf pitches, equipped play areas, parks and gardens, teenage areas and tennis courts. The minimum targets are not met for allotments, Bowling Greens and Grass Pitches. There are no relevant targets for amenity green space, Natural and semi green space.
 - 6.25 The proposals include formal sports provision. This includes hockey pitches and tennis/netball courts. Whilst the school pitches are included in the assessment, it is stated that these will be subject to a Community Use Agreement ensuring wider use. **Taken together I attribute moderate weight to the open space and recreation aspects of the scheme.**

Chapter 6 of the ES (CD1.34) states as follows:

6.7.51 In total, the Proposed Development is expected to deliver 17.59 ha of publicly accessible open space at the Site, which includes allotments, artificial turf pitches, equipped play areas, amenity green space, parks and gardens, teenage areas, and tennis courts. On top of this, it will also provide 10.54 ha of natural and semi-natural green space, bringing total accessible open space provision to 28.13 ha. Finally, there



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will also be a total of 0.81 ha of publicly accessible cycle trails and footpaths provided on the Parkland Reserve Site, bringing the overall total provision across the two sites to 28.94 ha.

6.7.52 As illustrated in Table 6.22, the Local Area has quantity targets for specific types of open space. Table 6.22 outlines the provision of open space at the Proposed Development against these requirement targets. The Proposed Development meets all targets to fully support its new residential population and their requirements for different types of open space apart from allotments and bowling greens. In particular, the provision of parks and gardens is over three times the suggested requirement.

Table 6.22 - Provision of Open Space at the Proposed Development

	Recommended provision per person (m ²)	Minimum requirement based on 3,668 residents (ha)	Provision at the Proposed Development (ha)	Target met?
Allotments	1.75	0.64	0.59	No
Artificial turf pitches	0.5	0.18	1.28	Yes
Bowling greens	0.17	0.06	0	No
Grass pitches	12.25	4.49	1.8	No
Amenity green space	N/A	N/A	10.24	N/A
Equipped play areas	0.65	0.24	0.3	Yes
Parks and gardens	2.0	0.74	2.62	Yes
Teenage areas	0.3	0.11	0.3	Yes
Tennis courts	0.44	0.16	0.46	Yes
Natural and semi-natural green space	N/A	N/A	10.54	N/A
Cycling trails in Parkland Reserve	N/A	N/A	0.49	N/A
Footpaths in Parkland Reserve	N/A	N/A	0.32	N/A

I have checked with the Scheme Masterplanners and Ecologists. Both have confirmed that there is nothing in the application material (DAS or ECIA prescribing a restriction on access to any green spaces other than ancient woodlands and the watercourses. Accordingly, the 10.54ha of natural and semi-natural green can be publicly accessible.

I hope that assists.

Best wishes
 Steven Brown BSc Hons DipTP MRTPI
 Managing Director



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