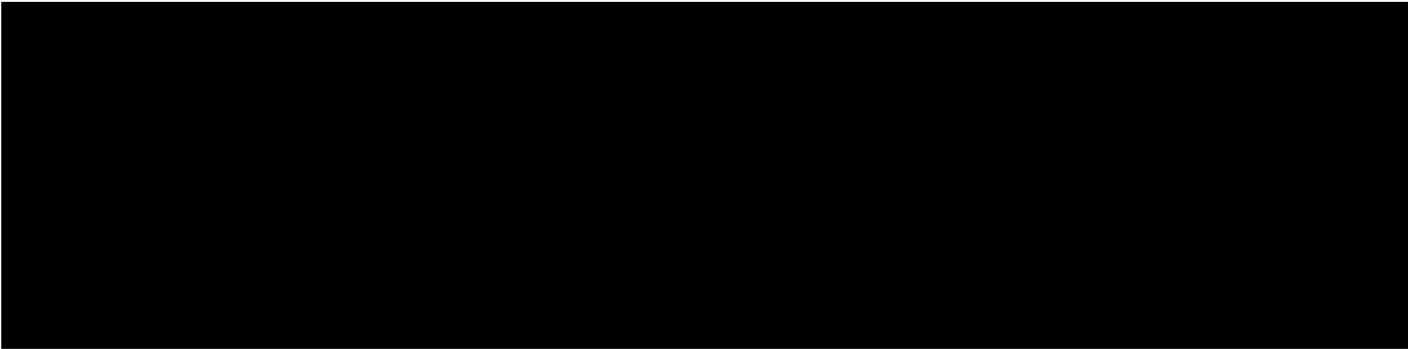




From: Sue Howell
Sent: 13 February 2019 12:38
To: Planning.Responses
Cc: Michael Eastham
Subject: RE: Planning Consultation on: AL/129/18/OUT

Comments from Greenspace

Our consultation comments from application AL/111/16/OUT are still valid and still apply.

Public Open Space

The Council's SPG guidelines apply to developments of houses and are based broadly upon the National Playing Fields Association's (NPFA) "Six Acre Standard". This requires that 2.4 hectares of open space (or six acres) are provided for every 1,000 people ie 24 square metres of open space per person. Under superseded Fields in Trust guidelines (FIT) this requires that 3.2 hectares of open space are provided for every 1,000 people ie 32 square metres of open space per person. We would require confirmation of the areas of public open space being proposed with this development.

The open space indicated is still shown to the East of the development which whilst this would allow for the protection of the existing trees and TPO tree group it would provide a POS area which is hidden away behind rear gardens where a centrally situated open space area would provide an area which would be better located. Consideration should be given to the layout proposed and whether the dwellings could be facing POS rather than as presently planned.

With the number of dwellings on this proposal being up to 55no this would trigger the need for onsite LEAP, LAP Multi Use Games area (MUGA) contribution and landscaped open space areas. There is no indication of where or how this is being provided on site and therefore we would request confirmation of this. S106 monies would be sought if provision for play if this is not met on site at a rate of £1600.00/dwelling (Oct 2000 index linked figure) to be allocated to local offsite play enhancement.

The detailing of this to be approved by the LPA. Detail of maintenance provision to be provided and commuted sum payments required towards the maintenance of open spaces where these are provided on site and if taken on by the LA. Section 106 monies in addition for infrastructure to be concluded.

Landscaping

We note there is a requirement for any scheme, in accordance with policy to be of High Quality Design, the nature and usage of this development should not compromise this requirement. The emerging landscape design aims should be

- To design and implement a scheme that reflects and incorporates elements of its surroundings and enhances the atmosphere of local distinctiveness.

- To create a visually pleasing and interesting landscape for owners, employees and visitors to the development.
- To enhance the landscape quality of the site when viewed from the surrounding area.
- To provide a planting scheme that includes native species to blend with the surrounding location, enhance biodiversity and create enhanced wildlife corridor opportunity.
- To provide a sense of flow and cohesion between the different elements of the landscape, buildings, open areas and surrounding environment

The provision of landscaping for the development must be conditioned with any permission. The inclusion of existing valuable tree cover to be incorporated into the scheme along with screening proposals to the most impacted existing adjoining properties in Woodgate Park and Orchard Gardens. Forming part of any application a full landscape scheme should be submitted for approval, detailing species choice, position, densities and size at time of planting. This should be plotted in plan and list form and in relation to the trees and vegetation to be retained in the locale, so that a clear picture of the proposals can be seen. These details are required to assure the adjacent land setting is maintained, the setting is uncompromised and the proposals are appropriate to its setting also its proximity in relation to adjacent views.

Arboriculture

A tree survey relating to existing trees has been undertaken. Tree protection fencing requirements have been identified including for the TPO Group 1 TPO/AL/2/16 shown. These significant existing trees along the eastern boundary edge identified for retention, must be protected during the works as they have been identified to provide good visual amenity in addition to their biodiversity importance. These trees have the potential for a long life expectancy, with potential to become a prominent feature within the landscape and are worthy of protection, with adequate fencing according to the BS5837 (2012) Provision for fencing according to each of the trees' correct and calculated root protection area must be erected prior to the commencement of any development activities.

I would recommend that all of the above points are addressed and the above detail is submitted for approval or conditioned with any decision.

Sue Howell | Leisure and Landscape Officer, Greenspace, Engineering and Emergency Planning, Arun District Council | Location: Bognor Regis Town Hall, Clarence Road, Bognor Regis, West Sussex, PO21 1LD
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Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 11 December 2018 12:50

To: parks

Subject: Planning Consultation on: AL/129/18/OUT

To: Parks and Landscapes

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure)
(England) Order 2015 - Article 5

Outline Consent

APPLICATION **AL/129/18/OUT**

NO:

Registered: 28th November
2018

Site Address: Land East of Orchard Gardens Woodgate
Chichester

Grid Reference: 493998 104544

Description of Works: Outline application with some matters reserved
for the development of 55 No. units with public
open space & affordable housing (resubmission
following AL/111/16/OUT).

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 13-JAN-19.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website:

www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Michael Eastham who can be contacted on telephone number 01903 737772.

Regards
Planning Officer

consultee_email
