



From: Sue Howell
Sent: 08 May 2018 15:11
To: Planning.Responses
Cc: David Easton
Subject: FW: Planning Consultation on: AL/115/17/OUT

Comments from Greenspace

Public Open Space/Green Infrastructure/Play Provision.

Necessary to make the proposed development in planning terms meet CIL regulations (National Policy CIL regulation compliance) Arun's Emerging Local Plan (2011-2031) has increasing annual growth assumptions for housing development. Strategic sites are potentially going to deliver in excess of 1,000 homes per year coupled with non-strategic housing developments such as this. The volume of the proposed housing and occupancy has an impact on its surrounds and the aesthetics of the neighbourhood. This not only effects creating desirable places to live, the incorporation of drainage provision but also the wellbeing effect of providing and retaining good quality, usable Open Space within the locale and providing associated play and recreation facilities within these sites. Our SDP regarding Green infrastructure, Open Space and Recreation Standards are necessary to be adhered to and contributions sought, for both onsite provision and for situations where provision is not to be provided directly on site; in order to achieve this. There is no dedicated Government funding to cover new housing developments, unless contributions from developers are secured and developer co-operation achieved these sites would not meet the above standard in creating long term desirable, integrated developments.

Directly related to this development we can identify and justify a direct link between the development and the contribution requested as without the development taking place and the subsequent population this would bring there would be no requirement for additional infrastructure. The proposed developer contribution is to help achieve a proportionate enhancement in green infrastructure, to allow for the retention of existing and to provide for the resulting needs that this development will bring. The contribution sought is specifically related to the scale of the development proposed and has used dwelling x occupation calculations to provide the figures. When used in conjunction with our KKP* 2016 evidence based study work, provision requirement for both on and off-site requirements is then further directly related and justified.

*KKP (Knight, Kavanagh & Page Ltd, Open Space Study and Assessment report, Playing Pitch & Outdoor Sports Strategy and Action Plan.

Fair and reasonably related to the proposed development, the developer contribution is to help achieve a visual enhancement to the proposals, enabling the aims of our Open Space SPD to be achieved, maintaining the landscape value of the development and surrounds and assisting in its improvement. The fairness of the method of calculation is that it is directly proportioned to the scale of the development being proposed in fairness of all new developments including both those strategic and non-strategic in nature.

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". Superseded Fields in Trust guidelines (FIT) recommends that 3.2 hectares of open space are provided for every 1,000 people ie 32 square metres of open space per person. The new FIT standards would therefore suggest a requirement of .42Ha to be provided on site for the 55no dwellings. We would require confirmation of the areas of public open space being proposed with this development. The proposed indicative layout indicates that a significant portion of the POS is indicated as pond/water body. This water body should not be included within the useable POS area calculations, as these would not being an accessible area for public use. The number of residential dwellings on this proposal being up to 55no would trigger the need for onsite play provision and Muga contribution in addition to the landscaped open space areas. Careful consideration regarding the siting of play provision would need to be made so as to be appropriately located and also because of the indicated position in relation to the shown water body. ROSPA or other such body should be consulted regarding the play offer in this location.

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 or reserved with any permission. Some indicative landscaping particularly trees detailed have been illustrated with the general layout plan. 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. The landscape scheme should maximise the biodiversity of the site with the inclusion of native species and the retention of a variety of habitats. The long term management of the developing landscape would need to be considered.

Arboriculture

A tree survey relating to existing trees would need to be undertaken. Tree protection fencing requirements identified and tree protection plans submitted which would need to be conditioned with any permission.

Any significant existing trees, must be protected during the works if they are identified to provide good visual amenity in addition to their biodiversity importance. Any trees that 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 BS 5837 (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.

Any trees or vegetation that fall within the proposed or periphery of the development, may provide significant aesthetic impact to the location. Any trees in particular along the boundaries, which adjoin neighbouring land could provide potential valuable screening and should be retained particularly those adjoining the settlement boundary. Any considered tree removal from this site should be agreed with Arun District Councils Tree Officer. Root protection Areas (RPA) should extend into the development site and to those in neighbouring land. Before construction, a tree protection scheme must be in place for any retained trees including trees whose root protection areas fall within the construction zone from neighbouring land. Any agreed removed trees should be mitigated for allowing for inclusion of native species for biodiversity purposes and fitting to the semi-rural setting.

I would recommend that all of the above points are agreed 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

[Redacted]

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From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 24 October 2017 13:19
To: Parks
Subject: Planning Consultation on: AL/115/17/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/115/17/OUT

NO:

Registered: 18th October
2017

Site Address: Wings Nursery Lidsey Road Aldingbourne PO20
3SU

Grid Reference: 493756 104078

Description of Works: Outline application with some matters reserved for the erection of 55No. dwellings, sustainable drainage measures, public open space, children's play area, landscaping & all other associated works. This application is a Departure from the Development Plan

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 23-NOV-17.**

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 Claire Potts who can be contacted on telephone number 01903 737698.

Regards
Planning Officer

consultee_email
