



From: Sue Howell
Sent: 23 July 2018 16:13
To: Planning.Responses
Cc: Michael Eastham
Subject: RE: Planning Consultation on: AL/20/18/OUT

Comments from Greenspace

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 Under superseded Fields in Trust guidelines (FIT) this recommends that 3.2 hectares of open space are provided for every 1,000 people ie 32 square metres of open space per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 .21Ha to be provided on site for the 27 dwellings proposed. The proposals detailed in Illustrative Site Plan Dwg 1749-02B show the POS as deficient for this number of dwellings and that which is proposed forming several smaller un-usable spaces. With the number of residential dwellings on this proposal being 27no this would trigger the need for onsite play provision LEAP and offsite Muga contribution in addition to the landscaped open space areas. The proposals detail at present a LAP which is generally unequipped and for a younger age range. Due to the location of this proposed development access to good quality POS and paly would be essential as the location would make it unsuitable for children to be venturing beyond the development for play because of the adjacent roadway.

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 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. Some indicative landscaping particularly trees detailed have been illustrated with the masterplan. Forming part of any decision consideration or as a minimum reserved matters 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. Landscaping would be required as a buffer because of the sites location adjacent to a busy roadway. The existing hedgerows on the site would need to be retained and enhanced and any gaps filled using native hedge species. The landscape scheme should maximise the biodiversity of the site with the inclusion of native species and the retention of a variety of habitats.

Arboriculture

The present site has extensive tree cover which would need particular attention. 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.

Tree protection fencing requirements identified and tree protection plans submitted would need to be conditioned with any permission.

Biodiversity / Ecology

A habitat survey report must be included with recommendations covered by conditions of any planning approval.

Clearing of any vegetation must not be carried out during the bird nesting season.

Vegetation where detailed for retention to boundaries to be retained – this is noted as recommended under tree protection.

Bat and bird boxes would be recommended to be provided to enhance the ecological potential of the site and mitigate for any loss of vegetation.

Conclusion

I would recommend an objection at present due to inadequate POS and play provision proposals on the site. In addition I would recommend that outstanding Landscaping detail information is required for submission and 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

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

Sent: 30 May 2018 08:20

To: parks

Subject: Planning Consultation on: AL/20/18/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 NO: **AL/20/18/OUT**

Registered: 27th February
2018

Site Address: Land at Bridge Cottage & The Old Cottage Lidsey Road Lidsey
PO22 9PH

Grid Reference: 493890 103174

Description of Works: Outline application with all matters reserved for the demolition of 2 No. dwellings & associated outbuildings & the erection of up to 27 No. dwellings, of which 30% will be affordable, with associated open space & access. 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 29-MAR-18.

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 [REDACTED]

Regards
Planning Officer

consultee_email
