

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 26 September 2018 08:51
To: Planning Scanning
Subject: FW: Planning Consultation on: AL/57/18/OUT

From: Sue Howell
Sent: 25 September 2018 16:53
To: Planning.Responses
Cc: Simon Davis
Subject: RE: Planning Consultation on: AL/57/18/OUT

Comments from Greenspace

Developments of 10 dwellings or more are expected to provide open space on site. The Council's SPG guidelines which apply to developments of houses and are based broadly upon the National Playing Fields Association's (NPFA) "Six Acre Standard". The superseded Fields in Trust guidelines (FIT) 'Beyond the Six Acre Standard' recommends that 3.2 hectares of open space are provided for every 1,000 people ie 32 square metres of open space per person. This would recommend that 0.23Ha are provided as a minimum within this development. We would require confirmation of the areas of public open space being proposed with this development. With the number of houses on this proposal being 30 this would trigger the need for onsite local area play (LAP), LEAP and MUGA contribution. On site provision would be required due to the location of the site and proximity to existing facility.

Before construction begins, a tree protection scheme should be submitted for approval detailing the protection measures for any retained trees including trees whose root protection areas fall within the construction zone from neighbouring land. This should be in accordance with BS 5837:2012 'Trees in relation to construction' This will be particularly sought for the area of trees and screen hedging detailed to be retained to the perimeter of the site. Any proposed works to trees must be in consultation with Arun District Councils Tree officer.

A development of any size would require the inclusion of landscaping to soften the development and allow it to fit within the environment. As a condition of any consent 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 so that a clear picture of the proposals can be seen. These details are required to assure the adjacent properties privacy is maintained, screening is to be provided where required and the setting is uncompromised. The present submitted layout plans do not show any landscape detail at present.

I would recommend no landscape objection subject to the submission for approval of the detail above.

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



From:

planning.response [REDACTED]

Sent: 16 July 2018 10:04

To: parks

Subject: Planning Consultation on: AL/57/18/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/57/18/OUT

NO:

Registered: 16th July
2018

Site Address: Land East of Lidsey Road Lidsey Road
Woodgate PO20 3SU

Grid Reference: 493888 104004

Description of Works: Outline application with some matters reserved for the erection of 30 No. dwellings consisting of 4 No. 4-bed houses, 10 No. 3-bed houses, 4 No. 3-bed apartments, 8 No. 2-bed apartments & 4 No. 1-bed apartments, communal work hub with associated car parking & landscaping. 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 16-AUG-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 Mr S Davis who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email
