

[REDACTED]

From: Simon Davis
Sent: 26 September 2018 12:25
To: Planning Scanning
Subject: FW: Planning Consultation on: AL/57/18/OUT

From: Alex Bateman [REDACTED]
Sent: 26 September 2018 11:21
To: Simon Davis
Cc: Rachel Aherne
Subject: RE: Planning Consultation on: AL/57/18/OUT

Simon,

Wooded perimeter to whole site – 4484.8m² of which 262m² is a wooded trail with some natural play equipment near site entrance

Central public spaces – total area 3260m² split into:

Large multi-use games space and open play area – 537.7m²
Children's play area with equipment – 101.3m²
Attenuation pond and ecology park – 222.7m²
Communal BBQ – 82.8m²
Communal work hub – 88.5m²
Allotment – 273.7m²
Orchard area – 64.9m²
Raingardens – 444.2m²

ADVANCED WARNING: Please note that I may disappear at VERY SHORT notice for two weeks paternity leave. In my absence, please contact Rachel Aherne (01273 876262 / raherne@shw.co.uk) whom will redirect your enquiry.



Alex Bateman BA (Hons) MSc MRTPI
Director of Planning

for and on behalf of Stiles Harold Williams Partnership LLP
[REDACTED]

From: Simon Davis [REDACTED]
Sent: 26 September 2018 10:22
To: Alex Bateman [REDACTED]
Cc: Rachel Aherne [REDACTED]
Subject: RE: Planning Consultation on: AL/57/18/OUT

Alex,

Can you confirm as per the response, the areas of public open space being proposed with this development. It may be in the documentation but to save me looking.

The Greenspace Officer also advises that there is a need for on-site local area play, Local equipped area play and a Multi-use Games Area. Can you confirm that these can be provided on site.

Kind Regards



From: Alex Bateman [REDACTED]
Sent: 26 September 2018 10:08
To: Simon Davis
Cc: Rachel Aherne
Subject: RE: Planning Consultation on: AL/57/18/OUT

Thanks Simon,

This suggests to me conditions and not a requirement for further information ahead of a decision.

How are you getting on with your design colleague?

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 Alex Bateman BA (Hons) MSc MRTPI
Director of Planning
for and on behalf of Stiles Harold Williams Partnership LLP
[REDACTED]



Brighton Office
One Jubilee Street, Brighton, East Sussex BN1 1GE
[REDACTED]

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From: Simon Davis [REDACTED]
Sent: 25 September 2018 17:05
To: Alex Bateman [REDACTED]
Cc: Rachel Aherne [REDACTED]
Subject: FW: Planning Consultation on: AL/57/18/OUT

Dear Alex,

Please see below, comments from our Greenspace Officer.

Kind Regards

**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

