

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 01 June 2018 09:10
To: Planning Scanning
Subject: FW: Planning Consultation on: A/38/18/RES

From: Sue Howell
Sent: 31 May 2018 15:20
To: Planning.Responses
Cc: Michael Eastham
Subject: RE: Planning Consultation on: A/38/18/RES

Comment from Greenspace

Having viewed this application and the submitted landscape detail I would comment that the details submitted under A/38/18/RES differs somewhat from those under the outline consent A/51/14/OUT.

The illustrative site layout 13114/P101 indicated larger areas of POS within the development and also a larger band to the west of the site which appears to have been depleted within this application. Confirmation of the quantity of POS being provided within this application should be confirmed so that it can be assessed to that which was approved. The two areas of POS now shown as informal POS 91m2 and POS 307m2 are in my opinion not particularly usable open space areas and have no connectivity with the site or each other, it would be better to see these as one or two larger areas as the illustrative showed them to be.

I note from the Section 106 agreement from the outline consent that there was a requirement for .20ha of POS to be provided, this layout would appear to be providing only .12ha which is insufficient for the number of dwellings. The 106 agreement also made reference to a requirement for fitness trail equipment to be provided to the value of £16,242.00, please can confirmation be provided as to whether this is for onsite or offsite provision? If on-site where this is to be located within the proposals?

I would recommend an objection on landscape grounds to the detail provided under A/38/18/RES following outline consent A/51/14/OUT and recommend confirmation and approval of the items 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
Internal: 37943 | External: +44 (0) 1903 737943 | E-mail: sue.howell@arun.gov.uk

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: 06 April 2018 13:50
To: Parks
Subject: Planning Consultation on: A/38/18/RES

To: Parks and Landscapes

NOTIFICATION FROM ARUN DISTRICT COUNCIL

The Town & Country Planning Act 1990 (as amended)

**Town & country Planning (Development Management Procedure)
(England) Order 2015 - Article 6**

Approval of Reserved Matters Following Outline Approval

APPLICATION A/38/18/RES

NO:

Registered: 20th March
2018

Site Address: Manor Nursery High Street Angmering BN16
4AW

Grid Reference: 507625 104250

Description of Works: Approval of reserved matters following outline consent A/51/14/OUT relating to appearance, landscaping, layout & scale for demolition of the existing Manor Nursery Garden Centre & hard standing & redevelopment for 32No. dwellings with associated access, public open space & landscaping.

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 10-MAY-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 01903 737772.

Regards
Planning Officer

consultee_email
