



From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 13 December 2019 17:15
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Raymond Cole <Raymond.Cole@arun.gov.uk>
Subject: RE: Planning Consultation on: BE/103/19/RES

Comment from Greenspace

I have reviewed the documents submitted under this application BE/103/19/RES in relation to those approved with the outline strategy. The framework plan submitted at that time presented fundamental differences to those now being proposed, primarily Public Open Space to perimeter, indicative and much reduced SuDS, footpath links around the site and pedestrian links to the north of the site. Subsequent layout also included south east access to playing fields.

The proposals now presented concerningly show a much narrower and now no longer continuous POS perimeter belt, much enlarged and elongated areas of SuDS and no direct connection with the ditch crossing to land beyond the site. The loss of this continuous green belt around the site will be detrimental to the linking of the green areas and detrimental to wildlife corridor establishment and potentially decrease biodiversity establishment across the site.

The layout proposes dwellings now very close to the south east corner on the boundary, with no footpath now possible in this area.

Clarification to be provided regarding the quantity of POS excluding any areas of SuDS and unusable pockets of ground, now being proposed and the compliance with our SPG open space standards guidelines? The full implication of the SUDS within the POS needs to be provided including its future management and maintenance. The recommendation that these are subject to RoSPA or similar organisation inspection should be noted. Indication must be provided as to whether these are likely to be wet or dry areas; this has implications where situated near to residents and play areas. Where they are to remain wet for long periods their safety must be assessed regarding the close proximity of these to residential areas. The indicated SuDS, including any potential swales, wet balancing ponds, reed beds and wetland areas should be designed as beneficial wildlife, amenity and landscape features and incorporated as part of the overall open space/landscaping scheme for the development. A larger area of POS to surround this feature would allow it to blend within its surrounds and good design principles should be employed to ensure that this is realised.

The original proposals allowed for the opportunity of area to facilitate a robust and sensitive planting scheme which would allow for the retention and enhancement of existing vegetation and improvement of the open space areas both aesthetically and for biodiversity gain.

The loss of the perimeter belt compromises the cycle and footway potential and the continuous link between Jubilee Playing Fields, Eastern and Winston Crescent, which needs to be provided.

There is a requirement for any scheme, in accordance with policy to be of High Quality Design, 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 proposals within BE/103/19/RES would appear to compromise these aims.

Summary

- Confirmation of POS areas and play offer to be provided
- A quality design process needs to be employed which allows for the incorporation, enhancement and protection of existing features
- Perimeter and buffer areas and wildlife habitat zones along with SUDS provision to be re-addressed in line with the outline framework plan and these principles effectively assessed and incorporated.
- Pathway/cycle route and access provision to be allowed for and incorporated back into the design
- Indication of future management proposals to be provided

I would have to recommend a landscape objection to the proposals submitted under application BE/103/19/RES for the reasons above.

From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>

Sent: 01 October 2019 10:51

To: parks [REDACTED]

Subject: Planning Consultation on: BE/103/19/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 NO: BE/103/19/RES

Registered: 1st October
2019

Site Address: Land west of New Barn Lane Bersted PO21 5DN

Grid Reference: 491665 101068

Description of Works: Approval of reserved matters following the grant of BE/77/16/OUT and BE40/18/PL for 50 No. residential units with associated roads, drainage & other related infrastructure.

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 31-OCT-19.

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 Raymond Cole who can be contacted on telephone number 01903 737598.

Regards
Planning Officer

consultee_email
