

From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 16 January 2020 14:45
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Consultation on: BE/109/19/OUT

Comment from Greenspace

Developments of 15 dwellings or more are expected to provide open space on site this is based on the Council's OS SPD January 2020 guidelines which apply to developments of houses and are based broadly upon the National Playing Fields Association's (NPFA) "Six Acre Standard". This requires that 3.2 hectares of open space plus .55 Ha play space are provided for every 1,000 people ie 37.5 square metres of open space per person. We would require confirmation of the areas of public open space being proposed with this development.

It is indicated that there is to be a LEAP provided on-site therefore no offsite financial contribution for this would be required. Further detail of this will need to be submitted for approval, along with detail of maintenance proposals and responsibility. Commuted sums for maintenance would be required, should the open space/paly areas to come over to the LPA.

It has been highlighted that existing trees particularly to the site boundary are to be retained. 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' Any considered tree works should be in consultation with Arun District Councils Tree Officer.

This development will require the inclusion of landscaping to soften and screen the development and allow it to fit within the environment. The landscaping should be such that it encourages biodiversity enhancement and encourages habitat formation with a mix of native and ornamental species, evergreen and deciduous to allow all year round interest. A full landscape scheme should therefore be submitted for approval, detailing species choice, position, actual quantities, 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 illustrative masterplan DLA.1948.I.07.PO4 only shows indicative proposals at this stage.

I would recommend no landscape objection to the proposals subject to the confirmation and submission for approval of the details above.

Sue Howell | Leisure and Landscape Officer, Greenspace, Engineering and Emergency Planning, Arun District Council | Location:
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Save the environment - think before you print.

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

Sent: 31 October 2019 09:34

To: Tree Landscape <Tree.Landscape@arun.gov.uk>

Subject: Planning Consultation on: BE/109/19/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: BE/109/19/OUT

Registered: 31st October
2019

Site Address: Land east of Shripney Road & south of Haddan House Shripney
Road Bersted PO22 9NW

Grid Reference: 493847 102031

Description of Works: Outline application with some matters reserved for up to 46 No dwellings together with 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 05-DEC-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 Mr S Davis who can be contacted on telephone number 01903 737874.

Regards
Planning Officer

consultee_email
