

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 09 November 2017 08:57
To: Planning Scanning
Subject: FW: Planning Consultation on: BE/113/17/RES

From: Sue Howell
Sent: 08 November 2017 15:30
To: Planning.Responses
Cc: David Innes
Subject: RE: Planning Consultation on: BE/113/17/RES

Comment from Greenspace

The information submitted now under this reserved matters application does provide significantly more detail than had been submitted before and also significant change to the proposed layout regarding open space and play provision.

The detail now proposed under application BE/113/17/RES regarding the landscape detail would throw up some areas of concern which we would request further clarification on.

The play areas LEAP and 2 x LAP are now sited very closed to a detailed swale/water body. We would require clarification of the proximity of these to this drainage facility also to the depth of this indicated swale? The previously submitted detail indicated the main basin depth of 500mm, with 1000mm to the basin ditch only. The levels now shown would appear to indicate that this is now proposed to be significantly deeper than this with steeply angled sides? Please confirm the proposed levels of the swale, site sections sheet 2 16-1103-006 shows sections which stop short of this area, section E/E needs to extend through the play area and the proposed swale. Please also confirm the anticipated water holding period for this drainage facility?

The outline application BE/142/15/OUT showed the swale to a much lesser extent, the swale now equating for approximately half of the indicated open space proposed. Please confirm **the quantity of useable** open space now being provided within this development?

The indicated play areas are also dissected now by the swale which is not desirable as these play open space areas would not have easy connectivity. RoSPA should be consulted regarding the suitability of the play spaces in relation to this potential standing water body.

The detail and species choice re landscape proposals included in the application are suitable for purpose in species choice, density and size at time of planting.

To summarise as follows

- Open space area proposed now significantly reduced by potential standing water body resulting in inadequate quantity of useable Public Open Space, confirmation of areas required.
- Cross sections required to detail the proposed depth of swale and proximity to play areas.

I would recommend an objection to the detail as submitted under application BE/113/17/RES and request that the above information and detail is submitted for clarification/amendment and approval.



From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 13 September 2017 11:03

To: Parks

Subject: Planning Consultation on: BE/113/17/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 BE/113/17/RES

NO:

Registered: 11th September
2017

Site Address: Land West of New Barn Lane Bersted

Grid Reference: 491571 101058

Description of Works: Approval of r
BE/113/17/RES
reserved matters following outline consent
BE/18/17/PL for appearance, landscaping, layout
& scale for a mix of up to 90No. residential units,
associated open space, landscaping, access &
car parking

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 12-OCT-17.**

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 David Innes who can be contacted on telephone number 01903 737776.

Regards
Planning Officer

consultee_email
