







From: Sue Howell
Sent: 12 December 2017 16:45
To: Claire Potts
Subject: FW: Planning Consultation on: BE/113/17/RES

Hi Claire

I have viewed the additional information submitted and comment as follows, which still needs to be read in conjunction with my consultation comments of 08/11/2017:

Soft Landscape Management Plan: Wording within this still needs to be clarified

- 4.0 General Maintenance -- Please confirm the committed involvement of the LPA ie Arun District Council under this clause as ADC are sited in conjunction with Domestic Owners, Linden Homes and their appointed management Company and WSCC?
- Please confirm that the defects period is 5 years administered by Linden Homes and that this will then transfer to the Linden Homes appointed Management Company beyond this period in perpetuity?
- 10.0 Play Area
Please confirm litter collection frequency and litter bin emptying frequency?
Confirm that records will be retained re play area inspections

- No mention has been made to the specific maintenance requirements of the 'Swale' which if not to form a vegetated 'pond' area will require vegetation management to achieve. Please supply specific detail of the regime for this.

I note with concern the plan titled Supplementary 23/11/17 POND section plan dwg. 5529-P11 and the detail contained within this showing a water level of 650mm above base in storm conditions. I recommend that this receives further consultation as to whether it is safe for such an unfenced water body to cover such a large area of POS in such close proximity to formal play areas. I note that this is also referred to as POND where it has been detailed as SWALE which are two very different entities and implies that POND will be water retaining?

I would still recommend a landscape objection to the proposals submitted and request further clarification and consultation as above.

Regards

Sue

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Save the environment - think before you print.

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.

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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: 101574 101050

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
