

From: Sue Howell
Sent: 28 May 2015 13:58
To: Planning.Responses
Cc: Simon Davis
Subject: RE: Planning Consultation on: BE/60/15/PL

Comments from Greenspace:

Landscape – Any trees or vegetation that fall within the proposed or periphery of the development, may provide significant aesthetic impact and screening to this location. Any trees in particular along the boundaries, and which provide screening of the adjacent properties could provide potential valuable screening and should be protected and retained. Any considered tree works within the site should be agreed with Arun District Councils Tree Officer. Root protection Areas (RPA) from the tree cover to the West / South-West of the site should extend into the development area. Before construction, a tree protection scheme must be in place for these/any retained trees adjacent trees whose root protection areas fall within the construction zone from neighbouring land. This would be required for both construction and heavy vehicle movements for deliveries. This should be in accordance with BS 5837:2012 'Trees in relation to construction'

The Council's SPG guidelines apply to developments of houses and are based broadly upon the National Playing Fields Association's (NPFA) "Six Acre Standard". This requires that 2.4 hectares of open space (or six acres) are provided for every 1,000 people ie 24 square metres of open space per person. In this development no onsite open space provision is required however for this proposal we would be seeking a contribution to nearby offsite play provision whereby we would be seeking a contribution at a rate of £1,000 per property x 8no in the form of a 106 agreement.

A full landscape scheme should be submitted for approval, detailing species choice, position, 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 ensure that appropriate screening is provided, maintaining and uncompromising the setting and ensuring that the proposals fit within the area of neighbouring development and properties.

I would recommend that the above points are submitted for approval or conditioned before any consent is considered.

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
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Save the environment - think before you print.

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 23 April 2015 18:03
To: Parks
Subject: Planning Consultation on: BE/60/15/PL

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure)
(England) Order 2010 (as amended)
Planning Permission
APPLICATION **BE/60/15/PL**
NO:

Registered: 23rd April
 2015
Site Address: 21 Bucksham Avenue Bersted PO21 5DT

Grid Reference: 491893 101274

Description of Demolition of existing dwelling & erection of 8 No.
Works: three bedroom dwellings with new 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 28-MAY-15.

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

consullee_email
