

From: Julie Grieves on behalf of Planning.Responses
Sent: 25 July 2019 09:48
To: Planning Scanning
Subject: FW: Planning Consultation on: BE/69/19/OUT

Julie Grieves - (Working days Monday 8.30am-2.15pm, Tuesday 8.30am-4.45pm, Thursday & Friday 8.30am-2.15pm)
| Technical Support Unit Assistant, Planning Department, Directorate of Place, [Arun District Council](#) |

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From: Sue Howell
Sent: 24 July 2019 15:42
To: Planning.Responses
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Consultation on: BE/69/19/OUT

Comments from Greenspace

Further to Greenspace consultation on application BE/63/17/OUT and now in consideration of the proposed re-plan with additional (now 31 dwellings) we comment as follows:

Developments of 10 dwellings or more are expected to adhere to the basic principal that a development should provide for the recreational needs that they generate. All new developments should therefore contribute and provide open space on site this is based on the Council's SPG guidelines. This requires that 3.2 hectares of open space are provided for every 1,000 people ie 32 square metres of open space per person. Confirmation of Open Space being provided within this development should be provided in order to guard against over development of this site. With the number of dwellings now proposed as 31 no for this site this would trigger the need for onsite Public Open Space (as detailed above) onsite Local area play (LAP) unequipped natural play generally to include natural forms ie mounds, boulders, planting plus seat and bin plus an offsite LEAP contribution. Offsite LEAP contribution and location was previously agreed at our existing SPG requirement of £1,000.00 per dwelling (index linked October 2000, now approx. £1600 per dwelling) this multiple would now need to be applied to include the increased dwellings ie for the full 31 dwellings.

Landscaping

We note there is a requirement for any scheme, in accordance with policy to be of High Quality Design, the nature and usage of this development should not compromise this requirement. 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, employees 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 provision of landscaping for the development must be conditioned with any permission. A layout which shows where retained trees are located has been illustrated, however a full landscape scheme will be required to be submitted for approval, detailing species choice, position, densities and size at time of planting. Landscaping plans will need to be plotted in plan and list form and in relation to the trees and vegetation to be retained in the locale, so that a clear picture of the proposals can be seen. These details are required to assure the adjacent land setting is maintained, the setting is uncompromised and the proposals are appropriate to its setting. The landscape scheme should maximise the biodiversity of the site with the inclusion of native species and the retention of a variety of habitats. The long term management of the developing landscape would need to be considered.

Arboriculture

A full tree survey relating to existing trees would need to be undertaken. It would appear that several trees are proposed to be removed for these proposals. Tree protection fencing requirements for all trees to be retained would need to be identified and tree protection plans submitted which would need to be conditioned with any permission.

Before construction, the tree protection scheme must be in place for any retained trees including trees whose root protection areas fall within the construction zone from neighbouring land. Any agreed removed trees should be mitigated for allowing for inclusion of native species for biodiversity purposes and fitting to this semi-rural setting.

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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From: [planning.responses@arun.gov.uk](#)
Sent: 06 June 2019 10:21
To: parks
Subject: Planning Consultation on: BE/69/19/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 BE/69/19/OUT
NO:

Registered: 29th May
2019

Site Address: The Cottage Shripney Road Bognor Regis PO22 9PA

Grid Reference: 493805 102331

Description of Outline planning application with all matters reserved except

Works: access for 31 No. houses and flats with car parking, landscaping and associated infrastructure & access off Shripney Road (A29), all following the demolition of the existing dwelling & outbuildings - 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 11-JUL-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 [REDACTED]

Regards
Planning Officer

consultee_email
