

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37736 | External: +44 (0) 1903 737500 ext 37736 | E-mail: amanda.scholes@arun.gov.uk



Visit Arun's web site at [Error! Hyperlink reference not valid.](#)



Save the environment - think before you print.

From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 10 March 2020 15:07
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: RE: Planning Consultation on: BN/131/19/PL

Response to Planning Application

From: Arun District Council Greenspace
Date: 10 March 2020

Application ref: BN/131/19/PL

Description: Application for variation of conditions imposed on planning reference BN/43/16/PL relating to Conditions 2 (Approved Plans), 8 (Access/Maintenance of Watercourse or Culvert) and 18 (Access and Associated Off-Site Highway Works).

Location: Land At Angels Nursery Yapton Road Barnham PO22 0AY

Determining Authority: Arun DC

Summary recommendation: Recommendation relating to this application re approved plans under BN/43/16/PL Greenspace would still to uphold a Landscape objection to the quantity of POS being offered, albeit layout positioning not having changed significantly from the original application. The provision of SuDS areas and no clear detail of the nature of these and therefore the potential to further deplete the usable POS within this development would conclude that POS provision within the site does not meet our SPD requirements and therefore would have to be recommended as a Greenspace objection.

Comments

Relevant landscape designations:

There are no physical, visual, historical or cultural links, protected landscapes, scheduled ancient monuments, listed buildings, conservation area or Historic Parks or Gardens with this proposed site. South Downs National Park to the north

Response

The site has previously been determined under application BN/131/19/PL. Greenspace consultation comments were sought at that time and subsequently revised, comments which I reiterate below. In general, the layout was recommended as insufficient in POS (Public Open Space) particularly when the SuDS area was taken into consideration. The revised layout under this application BN/13/19/PL dwg no P19-0723-09 rev A has improved slightly in the overall quantity of POS being offered however the area of what we would deem unusable POS would still appear insufficient for 95 dwellings, with much of the large open area allocated to SuDS feature. Further detail re the nature of the SuDS and whether these are to be water holding bodies or dry features would clarify the offer. The POS has considered the existing trees within the site which is good to see, however the overall POS areas would appear somewhat disjointed with no valuable connectivity between them. There is no clear detail to show the connectivity for pedestrian and cycle routes within and beyond the site and how these also connect the POS areas. The conclusion of the layout shown would have to be a recommendation that the POS areas within the site are lacking, do not meet our SPD requirements and therefore would have to be recommended as an objection.

Revised Comments from BN/43/16/PL 20/10/2016

Public Open Space

Developments of 10-200 dwellings or more are expected to provide open space on site. The Council's SPG guidelines which apply to developments of houses and are based broadly upon the National Playing Fields Association's (NPFA) "Six Acre Standard". Under superseded Fields in Trust guidelines (FIT) 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. We would require confirmation of the areas of public open space being proposed with this development. As there are 95 dwellings proposed for this site, then provision of LAP and LEAP would be sought on site with the addition of Multi-Use Games Area (MUGA) contribution being sought. The present details indicate an on-site open space provision of 4652m², however 2289m² of this is indicated as retention basin and would not be suitable as open space. The open space indicated at present does not meet the minimum requirements.

Landscape/Tree protection

Forming part of the application and prior to any consent being given 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 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 retained vegetative areas to the periphery of the site would create wildlife corridors and for the retention of valuable established vegetation.

Any trees or vegetation that fall within the proposed or periphery of the development, may provide significant aesthetic impact to the location. Any trees in particular along the boundaries, which adjoin neighbouring land, in particular is the vegetation cover to be seen to all boundaries particularly to the east, south and west of this site. The trees that adjoin the caravan park potentially provide valuable screening and should be retained. Trees are present within the site and to an area on the northern entrance area and some consideration has been given to these in relation to the areas of proposed open space within the proposals. Any considered tree removal from this site should be agreed with Arun District Councils Tree Officer. Root protection Areas (RPA) should extend into the development site and to those in neighbouring land. Before construction, a 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. This should be in accordance with BS 5837:2012 'Trees in relation to construction' Any removed trees should be mitigated for allowing for inclusion of native species for biodiversity purposes and fitting to the semi-rural setting.

Further detail beyond layout would need to be submitted for approval re onsite SuDS features, detailed landscape proposals and onsite play provision.

Impact

The potential impact of the proposals could be blended into the surrounding environment with further thought given to the landscape offer and greening to counteract this.

Mitigation/requirements

Detailed landscape provision would need to be submitted for approval to include green boundary treatment, plot and POS provision. All areas should be considered and their connection for biodiversity and habitat explored. Trees specified should be at a size which allows instant impact, but which will establish and mature as the site develops.

Recommendation/Conclusion

My recommendation relating to this application re approved plans under BN/43/16/PL would still to uphold a Landscape objection to the quantity of POS being offered, albeit layout positioning not having changed significantly from the original application. The provision of SuDS areas and no clear detail of the nature of these and therefore the potential to further deplete the usable POS within this development would conclude that POS provision within the site does not meet our SPD requirements and therefore would have to be recommended as a Greenspace objection.

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
Internal: 37943 | External: +44 (0) 1903 737943 | E-mail: sue.howell@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 07 January 2020 09:19

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

Subject: Planning Consultation on: BN/131/19/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 2015

Planning Permission

APPLICATION NO: BN/131/19/PL

Registered: 13th December
2019

Site Address: Land At Angels Nursery Yapton Road Barnham PO22 0AY

Grid Reference: 496255 104047

Description of Works: Application for variation of conditions imposed on planning reference BN/43/16/PL relating to Conditions 2 (Approved Plans), 8 (Access/Maintenance of Watercourse or Culvert) and 18 (Access and Associated Off-Site Highway Works).

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 06-FEB-20.

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 Michael Eastham who can be contacted on telephone number 01903 737772.

Regards
Planning Officer

consultee_email
