

From: Sue Howell
Sent: 21 September 2017 14:52
To: Planning.Responses
Cc: Michael Eastham; Simon Davis
Subject: RE: Planning Consultation on: BN/28/17/RES

Comments from Greenspace

On review of the landscape layout now indicated under application BN/28/17/RES following consent given under application BN/32/15/OUT we would have to recommend an objection to this revised layout on landscape grounds.

The revised drawings MAT21212 11A sheets 1 & 2 differ greatly from those submitted and approved within the outline stage. The outline plans indicated that the Public Open Space to be centrally positioned with connection to the west of the site; drawings stating 'Pedestrian footpath & Open Space connecting with neighbouring land. The layout now submitted has the area of open space now in the south west corner of the site behind the flats 19-24 which is tucked away does not benefit the wider development and with no shown connection to the wider surround. This in addition now precludes the formation of the green corridor previously proposed.

The revised drawings show an overall reduction in the open space being provided within this development which again differs from the outline application. The area of greening along Yapton Road is also now shown as reduced in area and now forming hardstanding and turning area.

The Landscape proposals plans detailing plant mix and size again shown a significant reduction to the intended tree planting proposed in comparison with the offer detailed in the outline application.

There is no mention of play provision with the site, which a development of this site would trigger the need for. Play provision needs to be detailed and agreed, S106 monies would be sought for offsite play if provision is not included within the site.

Maintenance of the open space areas post construction would need to be detailed along with guidelines of who will take ownership of these and how the open space areas will be maintained. The timescale for how this will be achieved will also need to be agreed.

My conclusion is that I would recommend objection to this reserved matters application BN/28/17/RES in that the open space provision is not adequate on layout and type and that the new layout now compromises open space, play and good design. These issues should be addressed before this reserved matters application is determined.

Sue Howell | Leisure and Landscape Officer, Greenspace, Engineering and Emergency Planning, Arun District Council | Location: Bognor
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From:

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

Sent: 02 August 2017 14:35

To: Parks

Subject: Planning Consultation on: BN/28/17/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 BN/28/17/RES

NO:

Registered: 1st August
2017

Site Address: Land R/O Lillies Yapton Road Barnham PO22
0AY

Grid Reference: 496423 104079

Description of Works: Approval of reserved matters following outline consent BN/32/15/OUT relating to appearance, landscaping, layout & scale for erection of 38 No. dwellings including open space, landscaping & new access

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 31-AUG-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 Mr S Davis who can be
contacted on telephone number 01903 737874.

Regards
Planning Officer

consultee_email
