

[REDACTED]

[REDACTED]

From: Sue Howell
Sent: 31 October 2017 14:54
To: Michael Eastham
Subject: FW: Amended site layout - the Lillies Caravan park site, Yapton Road, Barnham

Michael

In addition, I meant to ask where is the play provision identified within the proposals, for this site?

Regards

sue

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

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From: Sue Howell
Sent: 31 October 2017 14:52
To: Michael Eastham
Subject: RE: Amended site layout - the Lillies Caravan park site, Yapton Road, Barnham

Hi Michael

I stand by my comments and recommendations already submitted regarding the layout and suitability of the POS as now submitted and the suitability of this in relation to the outline application. The outline clearly showed an open space with perimeter , but also opening out onto an area of open space (albeit within a neighbouring development) of similar magnitude. The layout now being sought does not now accommodate either.

For clarity a cross section through this area particularly from the corner of the flats 19-24 would show this in context. Also further detail of the SuDS depression regarding flow and water holding capacity could be passed back to the drainage engineers for further comment as to whether they would have any concern if proposed as primary POS for this development?

I trust that this is of use.

Regards

sue

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From: Michael Eastham
Sent: 30 October 2017 11:35
To: Sue Howell
Subject: FW: Amended site layout - the Lillies Caravan park site, Yapton Road, Barnham

Hi Sue,

Looking at the Outline Approved Layout for the housing development on the former Lillies Caravan Park site , is the Reserved Matters Layout fundamentally flawed in terms of the provision of public open space?

I look forward to receiving your response.

Thanks,

Michael

From: Matthew Driver [REDACTED]
Sent: 30 October 2017 11:04
To: Michael Eastham
Cc: Simon Davis; [REDACTED] Sue Howell
Subject: RE: Amended site layout - the Lillies Caravan park site, Yapton Road, Barnham

Hi Michael

The outline consent approved plans and documentation on drainage where a SUD's depression (not permanently wet and merely there to provide for the 1 in 100 year storm event) was provided within the

central area of POS, also the quantum of open space was established by the outline plan which we are more than in accordance with.

On the whole we have adhered to the all the principles set by the outline consent.

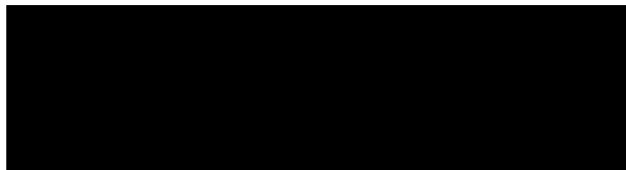
We need ADC to acknowledge this fact and thus what we are proposing is acceptable development.

Kind regards
Matthew



Formerly Telford King Ltd.

Matthew Driver
Associate Director



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From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]
Sent: 30 October 2017 09:56
To: Matthew Driver
Cc: Simon Davis; [REDACTED] Sue Howell
Subject: FW: Amended site layout - the Lillies Caravan park site, Yapton Road, Barnham

Hi Matthew,

In response to your comment that: "With respect we have provided more than adequate open space provision on the site and have explained our reasons for this fully" I must refer you again to the consultation response from ADC Greenspace which is set out below for ease of reference below.

I have highlighted the relevant text.

Basically, there is insufficient useable public open space provided on the site as identified on the submitted layout plan.

The proposal to remove the terraced units from the development was a pragmatic attempt to enable sufficient useable public open space to be provided on the site

Kind regards,

Michael

From: Sue Howell

Sent: 25 October 2017 15:04

To: Michael Eastham

Subject: RE: Amended site layout - the Lillies Caravan park site, Yapton Road, Barnham

Hi Michael

I have looked at the response below and re looked at the plans and have to still recommend an objection to the proposals.

The POS area now confirmed in m2 falls significantly short of our SPG for open space requirement. This is even before what is proposed is considered as useable or un-useable which now as it is shown as the majority forming an attenuation basin, would not be classified as usable. The prospect of heavy rain being the determining factor to usability this would give no certainty as to availability year round. If this is the primary Open Space within this proposal for children to play, would it be deemed acceptable to be proposing that they play in a potential waterbody?

The outline plans showed tree planting to this open space area, again trees would not thrive if this area were to hold water.

I therefore conclude that I would still uphold my objection to the plans relating to good design, regarding Open Space and landscape provision as proposed.

Regards

Sue

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From: Michael Eastham

Sent: 19 October 2017 15:57

To: Sue Howell

Subject: FW: Amended site layout - the Lillies Caravan park site, Yapton Road, Barnham

Hi Sue,

Are you satisfied with the following explanation regarding the POS and the attenuation pond?

Thanks,

Michael

From: Matthew Driver [REDACTED]

Sent: 19 October 2017 15:37

To: Michael Eastham [REDACTED]

Subject: RE: Amended site layout - the Lillies Caravan park site, Yapton Road, Barnham

Hi Michael

In relation to the comments;

The basin is not permanently wet and would only have water in if there was a very heavy rainfall thus this area would then be feasible use as POS.

To clarify POS areas the outline allowed for 1344m² approx (scaled from outline drawing) whilst the RMA allows for 1504m² – this is an increase of 160m², another benefit of our scheme over the disjointed outline application.

The flat block is deemed ok location wise to the basin, no issues from the ADC Drainage consultant.

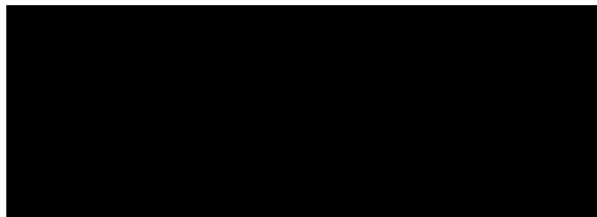
I trust that this now satisfies the comments.

Kind regards
Matthew



Formerly Tallow King Ltd.

Matthew Driver
Associate Director



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From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]
Sent: 17 October 2017 07:22
To: Matthew Driver
Subject: FW: Amended site layout - the Lillies Caravan park site, Yapton Road, Barnham

Hi Matthew,

I have received the following comments from Sue Howell in ADC Greenspace.

Please could you respond to Sue's comments and send your reply directly to me.

Kind regards,

Michael

From: Sue Howell
Sent: 16 October 2017 10:48
To: Michael Eastham
Subject: RE: Amended site layout - the Lillies Caravan park site, Yapton Road, Barnham

Michael

Please could you ask that the developer confirms the total of Open Space (in m2) being provided on this development, as the revised layout does not appear to off any particular gain.

The now indicated attenuation basin to the centre of the POS is also of concern and would require clarification of whether this will be a standing water body? And what element of the year this will be the case? This area only depletes the POS as it would then not be classed as usable POS? and my concern also is regarding proximity of this in relation to Flat Block A 19-24 which should be raised and addressed.

Regards

Sue

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



From:
Micha

el Eastham

Sent: 13 October 2017 20:41

To: Sue Howell

Subject: Amended site layout - the Lillies Caravan park site, Yapton Road, Barnham

Sue,

Please find attached an amended site layout plan.

I would appreciate your response.

Regards,

Michael

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