

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 12 October 2016 08:40
To: Planning Scanning
Subject: FW: Planning Consultation on: BN/43/16/PL

From: Sue Howell
Sent: 11 October 2016 14:25
To: Planning.Responses
Cc: David Innes
Subject: RE: Planning Consultation on: BN/43/16/PL

Comments from Greenspace

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 Under superseded Fields in Trust guidelines (FIT) this requires that 3.2 hectares of open space are provided for every 1,000 people ie 32 square metres of open space per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 illustrative masterplan does set back the dwellings from New Barn Lane and details a central open space area which would create a useable and desirable space. 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 north, south and west of this site and T1 in the North (proposed access road) corner could provide potential valuable screening and should be retained particularly any adjoining/bordering the settlement boundary. 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.

An ecological report detailing biodiversity and habitat, an LVIA and full tree survey should be submitted for approval, along with the proposed landscaping including proposals for the long term maintenance and management.

I would recommend that the above points are addressed and details submitted for approval before any decision 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

Visit Arun's web site at



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From: [REDACTED]
Sent: 25 August 2016 09:04
To: Parks
Subject: Planning Consultation on: BN/43/16/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 **BN/43/16/PL**
NO:

Registered: 24th August
 2016
Site Address: Angels Nursery Yapton Road Barnham PO22
 0AY
Grid Reference: 496239 104131
Description of 95 No. dwellings together with access,
Works: landscaping open space & associated 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 29-SEP-16.

You can also monitor the progress of this application through the Council

web site:

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:

but they will protect personal details.

The officer dealing with this application is David Innes who can be contacted on telephone number

Regards
Planning Officer

consultee_email
