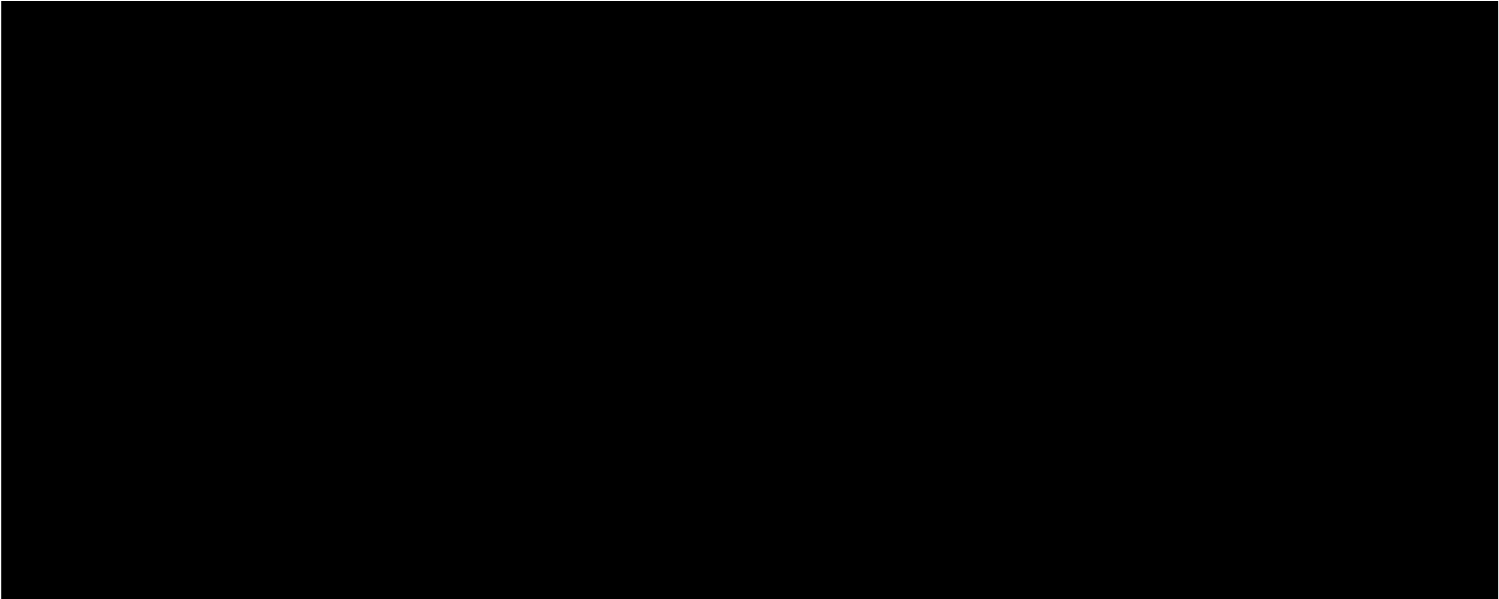




From: Sue Howell
Sent: 26 April 2017 15:25
To: Planning.Responses
Cc: David Innes
Subject: RE: Planning Consultation on: BN/51/16/RES

Comment from Greenspace

We re-iterate our comments given under BN/52/16/RES

The landscape scheme proposed under this reserved matters application contained in planting plan drawings P1 of 3 2600-00-09 Rev P2, P2 of 3 2600-PP-11 Rev P2, P3 of 3 2600-PP-11 Rev P2, detailed planting plans 2600-PP-07 & 08 in general provides a good species selection of mixed native evergreen and deciduous trees, herbaceous, shrubs and hedging plants which if given the correct protection and aftercare would create a suitable scheme. The details show trees and shrubs detailed at an appropriate size which will give instant impact, screening and softening to the development. The planting detail is shown in plan form detailing species mix, planting density and size at time of planting.

The inclusion of SUDS within the POS whilst providing some biodiversity benefit may limit the useable POS area in general. Information on the cross sections of the ponds to identify the water level and space around the ponds to be ascertained also to identify any potential impact on adjacent trees. The trees particularly to the western boundary of the site are particularly significant and in order to preserve these as a permanent feature it is welcomed to see these within the POS areas rather than private gardens. Protection of these during any construction works within the site must be adhered to in line with the submitted and approved tree protection plans.

Protection measures along with a comprehensive maintenance regime would need to be in place to ensure that the planting does establish, thrive and develop to the scheme proposed. This would be particularly relevant to the trees being proposed which would form an important statement within these proposals. The future long term maintenance should also be considered post establishment and details confirmed regarding maintenance responsibilities. The future management of the existing boundary features are an important consideration to ensure that these are effective and retained in

the long term. It is understood that the future management responsibilities for areas of open space is to be via a management company. An indication of the future management responsibility for areas of open space should be provided. A committed sum for future management would be required should it be proposed that it become the responsibility of the local authority to adopt the play and open space areas.

The LEAP area shown differs in the detail provided within the 3D visualisation Play space by Proludic drawing from that indicated in the masterplan drawings as approved. The space detailed appears to have been reduced in size with the equipment packed within a tight fenced play space. The LEAP example drawing provided shows 5 pieces of play equipment within a fenced 400m2 but with comment that 'Enhanced LEAP added extras are indicative only' Clarification should be given as to what is being provided as it would appear that the indicated balancing trail (and surfacing) and bundling are not being provided? Does this differ from the outline approval?

We would not recommend approval of reserved matters under Landscaping following outline consent BN/16/12 & BN/21/14 under this application BN/51/16/RES until the play provision being provided is confirmed and approved and POS maintenance responsibilities within this development have been confirmed.

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

Sent: 07 March 2017 15:03

To: Parks

Subject: Planning Consultation on: BN/51/16/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/51/16/RES

NO:

Registered: 7th October
2016

Site Address: Land at former Pollards Nursery Lake Lane
Barnham

Grid Reference: 100700 104550

Description of Works:

Approval of reserved matters following outline consent BN/16/12 & BN/21/14 for appearance, landscaping & scale for erection of 107 dwellings, car parking including garages, internal access roads, footpaths, parking & circulation areas, hard & soft landscaping, formal & informal play areas & public open spaces, attenuation basins, sewage treatment plant & other associated infrastructure & engineering

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 10-NOV-16.

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 David Innes who can be contacted on telephone number 01903 737776.

Regards
Planning Officer

consultee_email
