

[REDACTED]

From: Nicola Moore on behalf of Planning.Responses
Sent: 13 November 2019 09:46
To: Planning Scanning
Subject: FW: Planning Consultation on: BN/65/19/OUT

[REDACTED]

Nicky Moore | Technical Support Assistant, Planning Department, [Arun District Council](#) | Location: First floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

[REDACTED]

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From: Sue Howell [REDACTED]
Sent: 12 November 2019 16:39
To: Planning.Responses [REDACTED]
Cc: Michael Eastham [REDACTED]
Subject: RE: Planning Consultation on: BN/65/19/OUT

Comment from Greenspace

Developments of 7 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". The Fields in Trust guidelines (FIT) 'Beyond the Six Acre Standard' recommends that 3.2 hectares of open space are provided for every 1,000 people ie 32 square metres of open space per person. On a development of 10no units this should be 702m². We would be looking for any POS to be meaningful, to allow for space for trees, to allow for wildlife habitat and connectivity to other green spaces.

10no dwellings would not trigger any formal play, however onsite LAP unequipped, natural play with seat, bin, landform should be considered. Open space should work with the design principles of the site, should incorporate natural existing features, for sense of place and be a valuable addition to the development. These should be viewed in conjunction with pathways/cycleways both within the site and to connection beyond.

There has only been an indicative layout submitted and we would need to see detailed planting plans submitted or conditioned with any decision. It would appear from the layout that significant tree removal would be required to facilitate this development as proposed. Trees to be retained where shown to be in the gardens of private dwellings have the potential to be put under pressure to be pruned or removed, so layouts should consider any existing or to be retained features before mapping the sites layout.

Existing trees or vegetation that fall within the proposed or periphery of the development, may provide significant aesthetic impact to the location. Trees in particular along the boundaries, which adjoin neighbouring properties could provide potential valuable screening and should be protected and retained. Any considered tree works within the site should be agreed with Arun District Councils Tree Officer. Any adjacent trees associated with this location and offsite that may have roots within the development area should be subject to tree protection measures.

Landscape details should be provided forming a scheme that will maximise the biodiversity of the site with the inclusion of mixed ornamental and native species for the creation of a variety of habitats. The landscape proposals will need to be shown in plan form detailing species choice, quantities, planting densities and size at time of planting.

I conclude some landscape concern re the potential to protect and retain the existing trees and also that the open space is limited in which to allow sufficiently for a robust planting scheme to be implemented. The retention of the open space to the entrance of the site setting back the development from the B2233

Barnham road is I conclude good, however a well thought through scheme will need to be proposed to get the most benefit from this. An early implementation of any new planted areas would need to be undertaken within the first season post completion.

Sue Howell | Leisure and Landscape Officer, Greenspace, Engineering and Emergency Planning, Arun District Council | Location:
Boonor Regis Town Hall, Clarence Road, Boonor Regis, West Sussex, PO21 1LD

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From: planning response

Sent: 23 August 2019 09:51

To: park

Subject: Planning Consultation on: BN/65/19/OUT

To: Parks and Landscapes

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline Consent

APPLICATION NO: BN/65/19/OUT

Registered: 22nd August
2019

Site Address: Bexstone House Barnham Road Eastergate PO20 3RT

Grid Reference: 495020 105176

Description of Works: Outline application with some matters reserved for the demolition of existing dwelling & erection of 10 No. new dwellings, widening & reprofiling of site access, provision of a right turn lane with improved visibility splays, retention of significant landscaped highway buffer, parking for 30 No. cars including garages & visitor parking & potential future highway access to adjacent housing land (resubmission following EG/49/18/OUT).

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 26-SEP-19.

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 [REDACTED]

Regards
Planning Officer

consultee_email
