

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 09 April 2018 08:48
To: Planning Scanning
Subject: FW: Planning Consultation on: BN/6/18/RES

From: Sue Howell
Sent: 05 April 2018 17:32
To: Planning.Responses
Cc: Michael Eastham
Subject: RE: Planning Consultation on: BN/6/18/RES

Comment from Greenspace

Further to submission of Dwgs MAT 21212 11 G Rev H sheets 1 & 2, we have viewed the information submitted and the layout changes proposed. Whilst it is good to see that further consideration to the provision for open space within this development has been made and it is good to see that open space frontage and grass verges within the development have been improved, the total quantity of POS proposed still appears to fall considerably short of what should be being provided for this development.

The Council's SPG guidelines apply to developments of houses and are based broadly upon the National Playing Fields Association's (NPFA) "Six Acre Standard". This requires that 2.4 hectares of open space (or six acres) are provided for every 1,000 people ie 24 square metres of open space per person. With the number of dwellings on this proposal being 38 this would require onsite landscaped open space. Under superseded Fields in Trust guidelines (FIT) this requires that 3.2 hectares of open space are provided for every 1,000 people ie 32 square metres of open space per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, where 2,918m² would be recommended as a minimum for this development. The POS total areas should be confirmed in quantity detailing what is being provided.

Section 106 monies I believe have already been sought and would still be required to improve the link to the adjacent POS areas which will be beneficial in providing an overall nicer place to live.

The proposed SuDS provision still takes up a large proportion of the POS area being provided, so in conclusion the under provision in quantity and quality of POS on this development in relation to units being proposed would lead me to have to recommend an objection to the reserved matters application BN/6/18/RES on Landscape grounds as presently submitted.

[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
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Save the environment - think before you print.

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 09 March 2018 11:49
To: Parks
Subject: Planning Consultation on: BN/6/18/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/6/18/RES

NO:

Registered: 27th February
2018
Site Address: Lillies Yapton Road PO22 0AY
Grid Reference: 496338 104104

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 (resubmission following BN/28/17/RES).

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 12-APR-18.

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 01903 737772.

Regards
Planning Officer

consultee_email
