

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 22 May 2018 08:46
To: Planning Scanning
Subject: FW: Reserved Matter application BN/6/18/RES - The Lillies Former Caravan Park, Yapton Road, Barnham

From: Michael Eastham
Sent: 21 May 2018 10:46
To: Planning.Responses
Subject: FW: Reserved Matter application BN/6/18/RES - The Lillies Former Caravan Park, Yapton Road, Barnham

Please upload the email from ADC Greenspace below onto Ocella as it represents a consultation representation to the submitted revised sketch plan for BN/6/18/RES.

Thanks,

Michael

From: Sue Howell
Sent: 17 May 2018 18:14
To: Michael Eastham
Cc: Daniel Vick
Subject: RE: Reserved Matter application BN/6/18/RES - The Lillies Former Caravan Park, Yapton Road, Barnham

Hi Michael

I have studied this application further in great detail and assessed the comments from Mathew Driver below.

Whilst I can concur that there has been a gradual improvement in what has been offered during this process and particular improvements in certain areas more than others. The layout now to move the POS back more centrally within the development being the primary one and also the setting back of the dwellings from the road frontage and greening surround to the apartment block improving aesthetics and privacy for these residents. Conversely the SuDS still proposed within the deficient POS main area has not been addressed and the resulting inadequate provision still remains.

The issue remains that the central and proposed POS being provided when viewed in conjunction with the SuDS scheme and what would then be usable and well-designed POS area is still deficient.

The figures for comparison with the Outline total POS and that now contained within the RMA sketch is in principal an improvement in layout, but does not meet the requirement of our SPG or GEN7. I do not agree that the area now included within the figures for the opportunity of an area of POS measuring 275m² alongside the apartment block as being usable by anyone would in practice be used as such and would not be a positive addition in terms of accessible, usable and well-designed POS, being in reality and extended grass verge area not an area for play or recreation. Yes a positive addition in greening and for the privacy of the residents of the apartment block but not considered sufficient in size to provide meaningful well designed usable open space for calculation purposes.

In view of the above I would still have to recommend my objection to the RMA sketch plans relating to good design and lack of Open Space provision with this proposal.

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