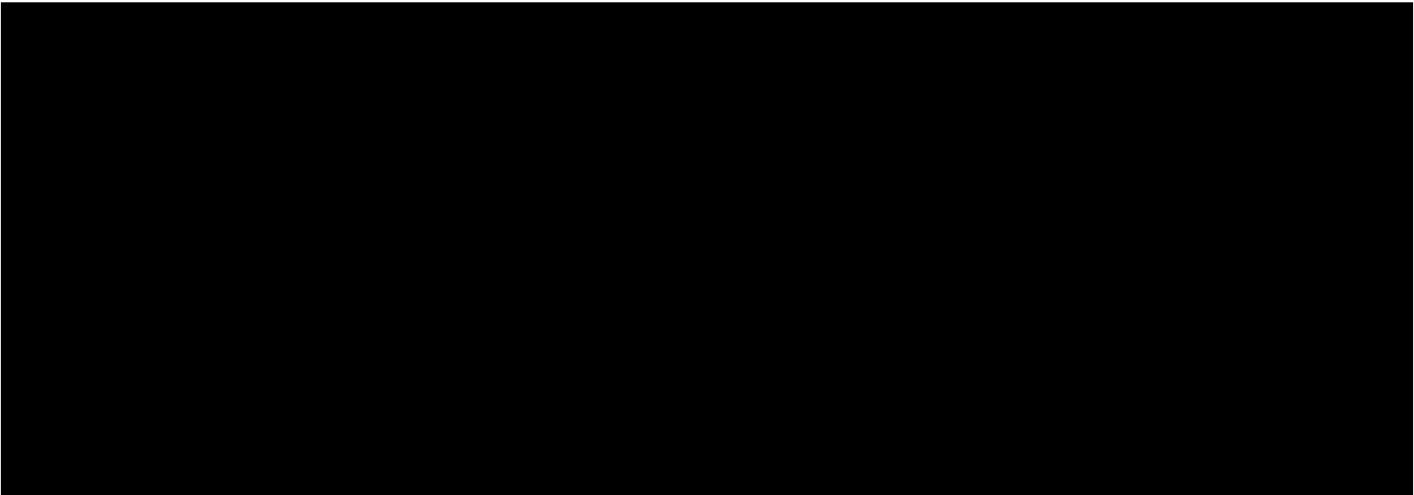


From: Rachel Alderson <Rachel.Alderson@arun.gov.uk>
Sent: 28 September 2020 14:35
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>; Sue Howell <Sue.Howell@arun.gov.uk>
Subject: RE: Planning Consultation on: BR/190/20/OUT

Hi Simon

Further to the response below please see the following site allocations for open space, play and playing pitches:

Regulation 122 tests

The development is zero rated for CIL because it is a flatted development within Zone 4. There is insufficient space within the development to provide on-site provision for open space and play facilities, therefore off-site S106 contributions are sought to mitigate for the additional demand created. Playing pitch contributions are also sought to enhance local facilities for the increase in population.

Contributions are necessary in planning terms due to the additional demand generated by the population increase. Residents of the development are likely to use local public open space and its facilities and participate in a range of sports which cannot be accommodated within the development. The sites identified for contributions are close to the development site and most likely to experience increased demand. They are therefore directly related to the development. The scale of the development has been taken into account and the type of contributions required through the use of the Council's SPD calculator and Sport England Playing Pitch calculator.

Open space and play provision – S106 contributions

The S106 off-site contributions identified for open space and play area provision should be allocated towards planting refurbishment (£19,712) and play equipment (£17,303) at Hotham Park in Bognor Regis.

Playing pitch provision – S106 contributions

The Sport England Playing Pitch Calculator together with the District Council's Playing Pitch Strategy has identified the following off-site contributions:

£1,084 plus £4,560 (20 years maintenance cost) for improvement to the grass playing surface of the football pitches at Avisford Park Recreation Ground, Bognor Regis and also £2,958 for improvements to ancillary facilities at the same site.

£333 plus £1,420 (20 years maintenance cost) for improvements to the grass playing surface of the rugby pitches at Bognor Regis Rugby Club and also £820 for improvements to ancillary facilities at the same site.

£801 plus £3,240 (20 years maintenance cost) for improvements to the grass playing surface of the cricket pitches at Felpham Recreation Ground, Bognor Regis and also £937 for improvements to ancillary facilities at the same site.

£830 plus £580 (20 years maintenance cost) towards surfacing 3G pitches at the West Bersted strategic development and £288 for ancillary facilities at the same site.

Regards,

Rachel Alderson
Principal Landscape and Project Officer
Greenspace & Emergency Planning

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From: Sue Howell <Sue.Howell@arun.gov.uk>

Sent: 24 September 2020 16:51

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Cc: Simon Davis <Simon.Davis@arun.gov.uk>; Rachel Alderson <Rachel.Alderson@arun.gov.uk>

Subject: RE: Planning Consultation on: BR/190/20/OUT

Response to Planning Application

From: Arun District Council Greenspace

Date: 24 September 2020

Application ref: BR/190/20/OUT

Description: Outline application with all matters reserved for 10 No. new dwellings consisting of 1 No. 1 bed property, 8 No. 2 bed properties & 1 No. 4 bed property with associated services, landscaping, car parking & amenity (resubmission following BR/49/19/OUT).

Location: 26 Burnham Avenue Bognor Regis PO21 2JU

Determining Authority: Arun DC

Summary recommendation: Advise that the proposals would result in significant impact on the existing street scene, so landscape mitigation would be required. Subject to approval of these details, I would recommend **no landscape objection** to the proposals.

Comments

Relevant landscape designations:

The site is presently the setting of an existing premise, the proposal is to demolish the existing and extend the footprint within the plot.

There are no physical, visual, historical or cultural links, protected landscapes, scheduled ancient monuments, conservation area or Historic Parks or Gardens associated with this site. The site is located within a presently existing residential area. The existing dwelling appears fitting to location and blends within the neighbourhood.

Response

The proposed site is an existing dwelling located in an established residential area. There is established green infrastructure within the footprint of the development proposal. This site was subject to a previously withdrawn application BR/49/19/OUT and the landscape consultation comments made under that application remain valid.

There would be considerable effect on the street scene with these proposals. The proposals indicate that some removal of greening to the frontage would be required for the development. The proposals show the retention of established trees within the rear of the property, these would require protection during construction if they are to remain undamaged. Any tree removals would need to be in consultation with Arun District Councils Tree Officer.

The existing trees in particular along the boundaries and to the north/east of the proposals provide potential valuable screening and could be compromised by these proposals. 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 adjacent 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'

There would appear to have been consideration within this application for communal amenity outdoor space which is good to see. There would be requirement for the submission of a landscape scheme which should be submitted for approval, detailing plant 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 proposals are appropriate to its setting and to ensure that appropriate screening is provided, maintaining and uncompromising the setting and ensuring that the proposals fit within the area of neighbouring and adjacent properties.

If this is a Non CIL liable development then the following would apply:

No requirement or trigger for the provision of Public Open Space or Play on site with this development, however Arun District Councils Design Guide would suggest that flatted developments still have access to outdoor space provision. Section 106 monies should be sought for recreation and leisure facilities as detailed in our SPD Open Space, Playing Pitches, Indoor and Built Facilities January 2020

This 10no unit flat development should generate $10 \times £1971.20 = £19,712.00$ for offsite POS as a 106 contribution (location to be advised)

This 10 flat development should generate $10 \times £1730.30 = £17,303.00$ for offsite Play as a 106 contribution (location to be advised)

Impact

The potential impact of the proposals would need to blend into the surrounding environment therefore there would be the need for onsite green infrastructure and mitigation soft landscaping.

Mitigation/requirements

Further onsite landscape mitigation, offsite 106 contributions for recreation and leisure facilities.

Recommendation/Conclusion

Advise that the proposals would result in significant impact on the existing street scene, so landscape mitigation would be required. Subject to approval of these details, I would recommend **no landscape objection** to the proposals.

Sue Howell

Leisure and Landscape Officer,
Greenspace + Emergency Planning

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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 03 September 2020 10:04

To: Tree Landscape [REDACTED]

Subject: Planning Consultation on: BR/190/20/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: BR/190/20/OUT

Registered: 2nd September 2020

Site Address: 26 Burnham Avenue Bognor Regis PO21 2JU
Grid Reference: 493076 99429
Description of Works: Outline application with all matters reserved for 10 No. new dwellings consisting of 1 No. 1 bed property, 8 No. 2 bed properties & 1 No. 4 bed property with associated services, landscaping, car parking & amenity (resubmission following BR/49/19/OUT).

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 8th October 2020 . You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning.

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

<https://www.arun.gov.uk/development-plan> as can the the leaflet how to respond to planning applications

<https://www.arun.gov.uk/planning-application-comments> which deals with material planning considerations.

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.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://www.planningportal.co.uk/info/200207/appeals> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONSULT (ODS) 2020