Julie Grieves

From: Cian Cronin
Sent: 21 May 2012 07:49
To: Planning.Responses
Subject: FW: Land to North of Yapton Road and East of Garden Crescent, Barnham - B/7/12

From: Joe Russell-Wells
Sent: 18 May 2012 16:07
To: Cian Cronin
Subject: Land to North of Yapton Road and East of Garden Crescent, Barnham - B/7/12

Cian,

There is a requirement for POS and play provision associated with the development. The POS provision is adequate for a development of this scale. I recommend Conditions requiring the following elements to be addressed:

- The mitigation measures identified within the Section 6 & 7 of the Extended Ecology Phase 1 Habitat Survey be conditioned with any permission granted for the development specifically in relation to bats, reptiles, birds and eradicate of Japanese Knotweed.
- Any works to clear or manage vegetation must be undertaken outside of the bird nesting season.
- Detailed landscape plans giving information on the planting across the site and with particular reference to area for POS and screening to the railway line and references to management of vegetation in relation to bats using the site.
- The provision of a Lighting Strategy in relation to bats using the site.
- A construction phase management plan and a management plan for the future management of the POS must form part of a condition of any permission.

The future management responsibility for areas of open space should be provided at this stage. The local authority is able to take on the management and maintenance of open space areas on payment of a commuted sum.

In accordance with the Council's SPG the equivalent of 2 LAPs (local areas for play) should be provided on site. Following the Council's publication of a Play Strategy (2011) the Council has moved towards the provision of 'Key sites' within local areas to which people will travel locally rather than on site provision. Therefore instead of on site provision the Council will seek the cost of 2 LAPs off site to the value of £30,000 - the sum to be used a local key site.

Regards, Joe

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