



From: Sue Howell
Sent: 10 July 2018 14:00
To: Planning.Responses
Cc: Michael Eastham
Subject: RE: Planning Consultation on: CM/13/18/OUT

Comments from Greenspace

Necessary to make the proposed development in planning terms meet CIL regulations (National Policy CIL regulation compliance) Arun's Emerging Local Plan (2011-2031) has increasing annual growth assumptions for housing development. Strategic sites are potentially going to deliver in excess of 1,000 homes per year coupled with non-strategic housing developments such as this. The volume of the proposed housing and occupancy has an impact on its surrounds and the aesthetics of the neighbourhood. This not only effects creating desirable places to live, the incorporation of drainage provision but also the wellbeing effect of providing and retaining good quality, usable Open Space within the locale and providing associated play and recreation facilities within these sites. Our SDP regarding Green infrastructure, Open Space and Recreation Standards are necessary to be adhered to and contributions sought, for both onsite provision and for situations where provision is not to be provided directly on site; in order to achieve this. There is no dedicated Government funding to cover new housing developments, unless contributions from developers are secured and developer co-operation achieved these sites would not meet the above standard in creating long term desirable, integrated developments.

Directly related to this development we can identify and justify a direct link between the development and the contributions requested as without the development taking place and the subsequent population this would bring there would be no requirement for additional infrastructure. The proposed developer contribution is to help achieve a proportionate enhancement in green infrastructure, to allow for the retention of existing and to provide for the resulting needs that this development will bring. The contribution sought is specifically related to the scale of the development proposed and has used dwelling x occupation calculations to provide the figures. When used in conjunction with our KKP* 2016 evidence based study work, provision requirement for both on and off-site requirements is then further directly related and justified.

*KKP (Knight, Kavanagh & Page Ltd, Open Space Study and Assessment report, Playing Pitch & Outdoor Sports Strategy and Action Plan)

Fair and reasonably related to the proposed development, the developer contribution is to help achieve a visual enhancement to the proposals, enabling the aims of our Open Space SPD to be achieved, maintaining the landscape value of the development and surrounds and assisting in its improvement. The fairness of the method of calculation is that it is directly proportioned to the scale of the development being proposed in fairness of all new developments including both those strategic and non-strategic in nature.

Public Open Space

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. 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, **the proposed indicative layout indicates open areas and landscaped areas being proposed which would suggest provision beyond the minimum required which is good to see.** With the number of dwellings on this proposal being up to 300no this would trigger the need for onsite LEAP, LAP, MUGA - Multi Use Games area and NEAP contribution as well as landscaped open space areas. **Whilst this is an indicative masterplan at this stage connectivity between the proposed open space areas and the dwelling layout could appear to be improved, with the integration of greenspaces within the dwelling areas creating green corridors and providing a green link throughout the site.**

The detailing of this to be approved by the LPA. Detail of maintenance provision to be provided and commuted sum payments required towards the maintenance of open spaces where these are provided on site and if taken on by the LA. Section 106 monies in addition for infrastructure to be concluded. **Additional consultation has been provided by Greenspace in relation to playing pitch provision and the developer contribution sums required in relation to these.**

Landscaping

We note there is a requirement for any scheme, in accordance with policy to be of High Quality Design, the nature and usage of this development should not compromise this requirement. The emerging landscape design aims should be

- To design and implement a scheme that reflects and incorporates elements of its surroundings and enhances the atmosphere of local distinctiveness.
- To create a visually pleasing and interesting landscape for owners, employees and visitors to the development.
- To enhance the landscape quality of the site when viewed from the surrounding area.
- To provide a planting scheme that includes native species to blend with the surrounding location, enhance biodiversity and create enhanced wildlife corridor opportunity.
- To provide a sense of flow and cohesion between the different elements of the landscape, buildings, open areas and surrounding environment

The provision of landscaping for the development must be conditioned with any permission. Some indicative landscape areas have been illustrated with the feasibility illustrative masterplan dwg no p14 4899 01 Rev F. This drawing indicates locations of LAP/LEAP and also where the Open space is proposed. Consideration must be also given to areas of POS where they are also indicated for joint SuDS provision, to ensure that the use of these areas as usable POS is not compromised. Forming part of any application and prior to any consent or condition of any consent, should be the submission for approval of a full landscape scheme, detailing 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 adjacent land setting is maintained, the setting is uncompromised and the proposals are appropriate to its setting also its proximity in relation to the neighbouring South Downs National Park to the North. The long term management of the developing landscape would need to be considered. The landscape scheme should maximise the biodiversity of the site with the inclusion of native species and the retention of a variety of habitats.

Arboriculture

A tree survey relating to existing trees would need to be undertaken. Tree protection fencing requirements to be identified and the tree protection plan to be conditioned with any permission. Any significant existing trees along the boundary edge should be identified for retention and must be protected during the works if they are identified to provide good visual amenity in addition to their biodiversity importance. Any trees that have the potential for a long life expectancy, with potential to become a prominent feature within the landscape and are worthy of protection, with adequate fencing according to the BS5837 (2012) Provision for fencing according to each of the trees' correct and calculated root protection area must be erected prior to the commencement of any development activities.

Any trees or vegetation that fall within the proposed or periphery of the development, may provide significant aesthetic impact to the location. Any trees in particular along the boundaries, which adjoin neighbouring land could provide potential valuable screening and should be retained particularly those adjoining the settlement boundary. Any considered tree removal from this site should be agreed with Arun District Councils Tree Officer. 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 retained trees including 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' Any agreed removed trees should be mitigated for allowing for inclusion of native species for biodiversity purposes and fitting to the semi-rural setting.

Biodiversity / Ecology

A habitat survey report must be included with recommendations covered by conditions of any planning approval.

Clearing of any vegetation must not be carried out during the bird nesting season.

Vegetation where detailed for retention to boundaries to be retained – this is noted as recommended under tree protection.

Bat and bird boxes would be recommended to be provided to enhance the ecological potential of the site and mitigate for any loss of vegetation.

I would recommend that all of the above points are addressed and agreed as part of any decision.

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From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]

Sent: 28 June 2018 18:20

To: parks

Subject: Planning Consultation on: CM/13/18/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 CM/13/18/OUT

NO:

Registered: 2nd May
2018

Site Address: Land to West of Church Lane South of Horsemere Green Lane
Clymping

Grid Reference: 500026 101999

Description of Works: Outline application with some matters reserved for the erection of up to 300 dwellings and ancillary development comprising open space, a building within use class D1 of up to 875 square metres net, a building for A1 use having a floor area of up to 530 sq. metres net, together with open space and ancillary works, including access points, car parking and drainage arrangements, with appearance, landscaping, layout; and scale wholly reserved for subsequent approval. The access detail, showing the points of access to the development, and indicated on Bellamy Roberts drawings numbered 4724/013 and 4724/005 Rev A are access proposals to be determined at this stage of the application. For the avoidance of doubt all other access detail within the site is to be determined as a reserved matter at a later stage. Resubmission following CM/1/17/OUT. Departure from the Development Plan.

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 06-JUL-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
