Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 21 February 2017 08:43
To: Planning Scanning
Subject: FW: Planning Consultation on: CM/1/17/OUT

From: Sue Howell
Sent: 20 February 2017 16:31
To: Planning.Responses
Cc: Claire Potts
Subject: RE: Planning Consultation on: CM/1/17/OUT

Comments from Greenspace

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 Under superseded Fields in Trust guidelines (FIT) this requires that 3.2 hectares of open space are provided for every 1,000 people ie 32 square metres of open space per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 pond 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.

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.

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 masterplan dwg no p14 4899 01 Rev D. Forming part of any application and prior to any consent being given a full landscape

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scheme should be submitted for approval, 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 as part of a comprehensive and valid application and agreed before any decision can be considered.

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
[redacted]
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From: [redacted]
Sent: 16 January 2017 10:19
To: Parks
Subject: Planning Consultation on: CM/1/17/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:	**CM/1/17/OUT**
Registered:	16th January 2017
Site Address:	Land West of Church Lane & South of Horsemere Green Lane Climping
Grid Reference:	500026 101999
Description of Works:	Outline application with all matters reserved for the erection of up to 300 dwellings & ancillary development comprising open space, a building within use class D1 of up to 875 sqm net, a building for A1 use having a floor area of up to 530 sqm , together with open space & ancillary works, including car parking & drainage arrangements. This application is a Departure from the Development Plan & affects the setting of Listed Buildings.

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 16-FEB-17.

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 Claire Potts who can be contacted on telephone numbe[redacted]

Regards
Planning Officer

consultee_email