



From: Sue Howell
Sent: 15 August 2019 16:41
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: RE: Planning Consultation on: EG/22/19/OUT

Comments from Greenspace

Developments of 10 dwellings or more are expected to adhere to the basic principal that a development should provide for the recreational needs that they generate. All new developments should therefore contribute and provide open space on site this is based on the Council's SPG guidelines. 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. On a development of 28no units there should be .19Ha of POS provided, confirmation of Open Space being within this development should be provided in order to guard against over development of this site. With the number of dwellings proposed as 28no for this site this would trigger the need for onsite Public Open Space, onsite Local area play (LAP) unequipped natural play generally to include natural forms ie mounds, boulders, planting plus seat and bin plus an offsite LEAP contribution. Offsite LEAP contribution and location would need to be concluded for inclusion in 106 sums.

Landscaping

It is encouraging to see that the red line development has been shown in conjunction with the masterplan for the wider area. It is not clear however how the existing trees within the site are to be accommodated and also how the connectivity with the adjacent site will be demonstrated. There would appear to be noted existing tree presence on this site with some detailed for removal in order that the development could proceed. Details of this tree loss would need to be shown along with the mitigation planting to be introduced with the proposals.

We note there is a requirement for any scheme, in accordance with policy to be of High Quality Design, the emerging landscape design aims should be

The provision of landscaping for the development must be conditioned with any permission. A layout which shows where retained trees are located has been illustrated, however a full landscape scheme will be required to be submitted for approval, detailing species choice, position, densities and size at time of planting. Landscaping plans will need to 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. The landscape scheme should maximise the biodiversity of the site with the inclusion of native species and the retention of a variety of habitats. The long term management of the developing landscape would need to be considered.

Arboriculture

A full tree survey relating to existing trees would need to be undertaken. It would appear that several trees are proposed to be removed for these proposals. Tree protection fencing requirements for all trees to be retained would need to be identified and tree protection plans submitted which would need to be conditioned with any permission.

Before construction, the 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. Any agreed removed trees should be mitigated for allowing for inclusion of native species for biodiversity purposes and fitting to this semi-rural setting.

I would advise from a landscape view that there would still be further detail required, from layout to pathway connectivity, to detailed planting and maintenance proposals and if approved would recommend an early implementation of new planting is undertaken.

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
Internal: 37943 | External: +44 (0) 1903 737943 | E-mail: sue.howell@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

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

Sent: 04 April 2019 11:37

To: parks

Subject: Planning Consultation on: EG/22/19/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 **EG/22/19/OUT**

NO:

Registered: 1st April
2019

Site Address: Boweries Barnham Road Eastergate PO20 3RT

Grid Reference: 495055 105138

Description of Works: Outline application with some matters reserved for the erection of 28 No. dwellings, access, landscaping & associated works (resubmission following EG/42/18/OUT).

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 12-MAY-19.**

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
