



From: Sue Howell
Sent: 19 September 2017 17:10
To: Planning.Responses
Cc: Richard Temple
Subject: RE: Planning Consultation on: EG/46/17/OUT

Comment from Greenspace

The outline application layout shows no element of public open space within its proposals.

Developments are expected to provide open space on site. The Council's SPG guidelines which apply to developments of houses and are based broadly upon the National Playing Fields Association's (NPFA) "Six Acre Standard". The superseded Fields in Trust guidelines (FIT) 'Beyond the Six Acre Standard' recommends that 3.2 hectares of open space are provided for every 1,000 people ie 32 square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, as a minimum proportionate to the proposed dwellings. Provision of children's play would be sought on site along with contribution towards muga provision. There is presently no indication of provision for this with the layout plans submitted.

Landscape – whilst there would not appear to be an significant trees within the proposed development site, there are existing trees and vegetation particularly to the boundary to the south/east adjoining Greenings which could be potentially impacted by these proposals. These existing trees and vegetation that fall within the periphery of the development, may provide significant aesthetic impact to the location. Any trees in particular along the boundaries, which adjoin neighbouring properties could provide potential valuable screening and should be protected and retained. Any considered tree works within the site should be agreed with Arun District Councils Tree Officer. Root protection Areas (RPA) from the tree cover clearly seen to the periphery of the site should extend into the development site. Before construction, a tree protection scheme must be in place for these adjacent trees whose root protection areas fall within the construction zone from neighbouring land. This would be required for both construction and heavy vehicle movements for deliveries. This should be in accordance with BS 5837:2012 'Trees in relation to construction'

The location of the proposed dwellings particularly plots 15-20 and 21-30 to the boundary would be considered as undesirable as over time the screening that falls adjacent to the proposals would be put under pressure to be removed due to the impact on sunlight that this dense shade over the rear gardens would create. There are trees in the highways verge off Fontwell Avenue which could also be put under pressure if their root protection areas are not respected and access carefully positioned.

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.

We would therefore conclude that we would object to the plans as proposed due to the above open space provision, play and tree constraint reasons.

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
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Save the environment - think before you print.

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

Sent: 14 July 2017 10:48

To: Parks

Subject: Planning Consultation on: EG/46/17/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 EG/46/17/OUT

NO:

Registered: 14th July
2017

Site Address: Land north of Spode Cottage & West of
Greenings & South of Fontwell Cottages
Eastergate Lane Fontwell PO203AA

Grid Reference: 494798 106225

Description of Works: Outline application with some matters reserved for up to 30 No.dwellings & two vehicular access points. This application is a 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 17-AUG-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 Richard Temple who can be contacted on telephone number 01903 737591.

Regards
Planning Officer

consultee_email
