

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 22 May 2018 08:39
To: Planning Scanning
Subject: FW: Planning Consultation on: F/5/18/RES

From: Sue Howell
Sent: 21 May 2018 16:22
To: Planning.Responses
Cc: David Easton
Subject: RE: Planning Consultation on: F/5/18/RES

Comment from Greenspace

These comments should be read in conjunction with those submitted under F/7/15/OUT and F/23/16/RES.

The landscaping proposal submitted under this application F/5/18/RES appear to have address some of the comments which were made under the above applications. The confirmed areas of POS would appear to be in excess of that required under our SPG and superseded FIT standards which is refreshing to see.

From a good quality design principal perspective it is good to see that the central POS area has been reincorporated back into the scheme which will give a green link through the centre of this development. A green buffer to the surrounds of the site will allow for the retention and protection of existing trees which is good to see and will aid in giving the development an established feel diminishing its impact on its surrounds far quicker than a site devoid of any trees.

The revised site layout now allows for the onsite children's play to be located within the greenspace to the south of the site which was at one time earmarked for 'pond' it is assumed that this area is now not to be a pond and has in fact now been earmarked for POS and play. On this assumption it is perceived that drainage provision within the site has been accommodated in some other form and will not conflict regarding open water body in relation to POS areas.

Detail has been provided within this application for the detailed landscape scheme, which has included detail of species choice, densities, quantities and size at time of planting. The scheme proposed is appropriate for site, suitable for location and therefore would have no objection to that proposed.

1. The play area LEAP is detailed as provided by others, further detail regarding play offer proposed to be confirmed along with detail re fencing and connectivity to pathways to be provided.
2. Detail of management proposals for Open Space areas along with responsibilities for these areas on completion of development would be required to be confirmed.

I confirm that I would **recommend no objection on landscape grounds** to the details contained within this application F/5/18/RES and would request the information detailed in 1. and 2. Above is submitted for confirmation and approval.

[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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From:

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

Sent: 21 March 2018 14:50

To: Parks

Subject: Planning Consultation on: F/5/18/RES

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

The Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure)

(England) Order 2015 - Article 6

Approval of Reserved Matters Following Outline Approval

APPLICATION F/5/18/RES

NO:

Registered: 6th March
2018

Site Address: Land South of Burndell Road Yapton BN18 0HR

Grid Reference: 498508 102818

Description of Works: Approval of reserved matters following outline consent F/7/15/OUT relating to appearance, landscaping, layout & scale for residential development comprising of 45No. dwellings. This application also lies within the parish of Yapton. Resubmission of F/23/16/RES

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 19-APR-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 Mr D Easton who can be
contacted on telephone number 01903 737619.

Regards
Planning Officer

consultee_email
