



From: Sue Howell
Sent: 25 June 2015 16:14
To: Planning.Responses
Cc: Simon Davis
Subject: RE: Planning Consultation on: F/7/15/OUT

Comments from Greenspace

Public Open Space

A well designed scheme is required to incorporate well thought out areas of open space, existing landscape features such as mature trees and hedgerows, appropriate new planting, provision of children's play areas and car parking, and a mechanism for long-term management of the developing landscape. It is vital that the landscape scheme maximises the biodiversity of the site by the inclusion of native species and retention of a variety of habitats. These are indicated on Dwg BRO 19804 09 A landscape Strategy Plan, however these are indicative only and would require further detail.

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. In this development this would equate to 2592m² which guidelines suggest would require on-site public open space, this we would be requesting as relief development on this site. With the number of houses on this proposal exceeding 15 this would also trigger the need for onsite LAP and landscaped open space. Falling just short of requirement for LEAP and multiple LAPs on site whilst considering the proximity to existing offsite play provision we would be seeking a contribution to improvements to this already existing offsite provision at a rate of £1,000 per property. The areas of onsite open space are primarily to the periphery of the site with a smaller central area, whilst this is beneficial to the tree development in these areas an increased central open space area would be considered as more desirable.

Landscape

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. 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'

Forming part of the application and prior to any consent being given a full landscape 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 so that a clear picture of the proposals can be seen. These details are required to assure the adjacent properties privacy is maintained, the setting is uncompromised and the street scene is appropriate for its setting.

Maintenance of the open space areas post construction needs to be detailed along with guidelines of who will take ownership of these and how the open space areas will be maintained. The timescale for how this

will be achieved will also need to be agreed. The area indicated as 'pond' on the proposed layout would need to be subject to a ROSPA inspection due to the proximity to public open space and pathway areas.

I would recommend that all of the above points are addressed as part of a considered and valid application and agreed before any decision can be considered.

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Save the environment - think before you print.

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

Sent: 15 June 2015 09:18

To: Parks

Subject: Planning Consultation on: F/7/15/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 F/7/15/OUT
NO:

Registered: 30th April
2015

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

Grid Reference: 498552 102892

Description of Works: Outline application for residential development comprising 45 dwellings. Formation of access onto Burndell Road (Resubmission following F/9/14/PL) - This application also lies within the parish of Yapton. 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 25-JUN-15.

You can also monitor the progress of this application through the Council web site:

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 Dan McEwan who can be contacted on telephone number 01903 737776.

Regards
Planning Officer

consultee_email
