



From: Sue Howell
Sent: 29 May 2014 17:00
To: Planning.Responses
Cc: Cian Cronin
Subject: RE: Planning Consultation on: F/9/14/PL

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.

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 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'

A Landscape Visual Impact Assessment should be submitted with to ensure consideration has been given to the landscape impact and that any mitigation requirements are reflected in the design of the scheme. This should also include an ecological report detailing biodiversity, habitat and tree survey.

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 sketch 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.

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: 23 April 2014 13:35

To: Parks

Subject: Planning Consultation on: F/9/14/PL

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure)

(England) Order 2010 (as amended)

Planning Permission

APPLICATION F/9/14/PL

NO:

Registered: 10th April
2014

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

Grid Reference: 499671 103399

Description of Works: Application for outline planning permission with some matters reserved for 45 No new dwellings and new access. This application also lies within the parish of Yapton.

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 29-MAY-14.**

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 C Cronin who can be contacted on telephone number 01903 737776.

Regards
Planning Officer

consultee_email
