

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 18 May 2017 08:39
To: Planning Scanning
Subject: FW: Planning Consultation on: P/140/16/OUT

From: Sue Howell
Sent: 17 May 2017 15:34
To: Planning.Responses
Cc: David Innes
Subject: FW: Planning Consultation on: P/140/16/OUT

Comment from Greenspace

Public Open Space

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. Under superseded Fields in Trust guidelines (FIT) this requires that 3.2 hectares of open space are provided for every 1,000 people ie 32 square metres of open space per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. We would require confirmation of the areas of public open space being proposed with this development. The minimum open space area requirement for a site of this size would be 3.07 Ha. The open space indicated would appear to be largely in periphery locations which would allow for the protection of existing significant trees, particularly those situated to the east of the development, however areas of centrally situated open space would be a welcome additions to the scheme. With the number of dwellings on this proposal being up to 400no this would trigger the need for onsite LEAP and LAP along with Multi Use Games area (MUGA) and NEAP contributions in addition to landscaped open space areas. Confirmation of what is to be proposed for play provision to be provided which we would request confirmation of S106 monies would be sought if provision for play is not met on site at a rate of £1000.00/dwelling to be allocated to local offsite play enhancement.

The detailing of this to be approved by the LPA. Detail of maintenance provision to be provided and commuted sum payments required towards the maintenance of open spaces where these are provided on site and if taken on by the LA. Section 106 monies in addition for infrastructure to be concluded. A management plan would be sought for the forward maintenance of the public open space, detailing regime and responsibility.

Landscape/Tree protection

Forming part of the application and not less than a reserved matter would be the requirement of the submission of a full landscape scheme which 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 in the locale, and to the proximity to Pagham Harbour SSSI 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 setting. Indicative buffer zone and hedge enhancements are shown however these also need to be included in plan form detailing the extent of what the enhancements are. Any SUDs areas, would need to be considered in the landscape context if they are included within POS areas as these have the potential to be unusable areas if in time drainage requirements increase, which would limit the available POS space. The landscape

proposals will need to make provision for new planting that will subsequently reinforce screening of the site, improve biodiversity and enhance the landscape character of the site and its surroundings and that are subsequently considered to fully comply with Saved Policies GEN27 and GEN 28 and emerging Arun Local Plan Policies.

We note 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

Arboriculture

A tree survey relating to existing trees would need to be undertaken. Tree protection fencing requirements to be identified and the tree protection plan to be conditioned with any permission. The significant existing trees along the eastern boundary edge must be protected during the works as identified to provide good visual amenity in addition to their biodiversity importance. These trees have the potential for a long life expectancy, with potential to become a prominent feature within the landscape and are worthy of protection, with adequate fencing according to the BS5837 (2012) Provision for fencing according to each of the trees' correct and calculated root protection area must be erected prior to the commencement of any development activities.

I would recommend that all of the above points are addressed and the above detail is submitted for approval to be considered as part of a comprehensive and valid application.

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

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: 06 January 2017 09:04

To: Parks

Subject: Planning Consultation on: P/140/16/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 NO: P/140/16/OUT

Registered: 21st December
2016

Site Address: Land South of Summer Lane & West of Pagham
Road Pagham

Grid Reference: 488799 98046

Description of Works: Outline application for access only - mixed use development comprising of up to 400 dwellings, a care home with up to 70 beds, a Local Centre comprising up to 2000sqm of A1/A2/A3/D1/sui generis floorspace, provision of land for a 1FE primary school (with sufficient space to ensure that it is expandable to 2FE), provision of land for a scout hut, safeguarding of land to help link the site to the Pagham Harbour Cycle Route & other community uses including public open space & allotments with some matters reserved. 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 09-FEB-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 Claire Potts who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email
