

From: Sue Howell
Sent: 23 July 2015 15:19
To: Planning.Responses
Cc: Simon Davis
Subject: RE: Planning Consultation on: P/58/15/OUT

Comment from Greenspace

Further to the submission of Outline application P/58/15/OUT we comment as follows

Public Open Space

The Council's existing 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. With the number of houses on this proposal indicating 90no this would require as a minimum 5184m² which the proposals show in excess. The areas indicated for the majority of the POS are somewhat disjointed with a large area indicated for an area across a roadway from the development and not in proximity to the dwellings, however this does tie in with the community building and associated greenspace here. The proposals would also trigger the need for onsite local equipped area for play (LEAP) and local area for play (LAPs) to be include within the site. Offsite provision for play can also be viewed as beneficial where if not provided on site then we would seek offsite contribution of £1000/dwelling for the provision of this. There is an existing LEAP close by, which is the responsibility of The Parish Council where such contribution could be viewed as suitable. A management plan would be sought for the forward maintenance of the public open space, detailing regime and responsibility. This would also require agreements on commuted sums should it become the responsibility of the Local Authority.

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, 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 its setting. Indicative buffer zone and hedge enhancements are mentioned however these also need to be included in plan form detailing the extent of what the enhancements are. The indicative layout presently includes several SUDs area, these would need to be considered in the landscape context as they are included within POS areas but 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 GI SP1, LAN DM1 and ENV DM4.

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 particularly those adjoining the settlement boundary. Particular trees of note are to the sites eastern boundary where there are several trees protected under preservation order TPO/P/1/15 and TPO/P/2/15 these trees need to be protected so that the development will not have a detrimental impact on these trees, which will need to continue to benefit the public amenity of the site and surrounds. Any considered tree removal from this site should be agreed with Arun District Councils Tree Officer. 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 (if 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' Any removed trees should be mitigated for allowing for inclusion of native species for biodiversity purposes and fitting to the semi-rural setting.

I would recommend that all of the above points are addressed as part of a complete 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
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Save the environment - think before you print.

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 09 July 2015 16:03
To: Parks
Subject: Planning Consultation on: P/58/15/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 P/58/15/OUT
NO:

Registered: 6th July
2015

Site Address: Land at Summer Lane Pagham PO21 4NG

Grid Reference: 488938 98544

Description of Works: Outline application with some matters reserved for the erection of 90 No. dwellings with associated access & open space. This 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 06-AUG-15.

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 S Davis who can be contacted on telephone number 01903 737874.

Regards
Planning Officer

consultee_email
