



From: Sue Howell
Sent: 22 August 2017 15:27
To: Planning.Responses
Cc: Claire Potts
Subject: RE: Planning Consultation on: WA/44/17/OUT

Comment from Greenspace

Developments of up to 175 dwellings or more are expected to provide open space on site. The Council's SPG guidelines which apply to developments of houses and are based broadly upon the National Playing Fields Association's (NPFA) "Six Acre Standard". Under updated Fields in Trust guidelines (FIT) this recommends 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 strategic open space areas indicated on layout plans would appear to be in excess of the minimum required which is good to see, although mostly to the periphery of the development where some internal green space areas may be beneficial plus giving the opportunity of green links within the development. The proposed number of dwellings proposed for this site, would trigger the requirement of LAP and LEAP, Multi-Use Games Area (MUGA) contribution which are again indicated on the layout plans and appear to be well dispersed throughout the development proposal. The Council's SPG remains relevant as part of the Council's saved policies. In addition the Council has an Open Space and Recreational Study (2009) which would need to be incorporated into any decision. Open space recreation facilities and contribution towards would need to be concluded and confirmed.

The open spaces must be designed to include dog bins, litter bins, fencing and be gated and to prevent vehicular access except for maintenance. There must be no small unusable pockets of open space. The provision for interpretation ecological and historical features and management must be included. Consideration must be made of the Grade II listed building to the north of the proposed development and the buildings of special character and Walberton village conservation area to the south and south east of the proposals.

An indication of the future management responsibility for areas of open space should be provided. A commuted sum for future management / maintenance to be calculated for the local authority if the LA is to adopt the play areas and open spaces.

Landscape/Tree protection

The application site sits within an open rural fringe which has far reaching views. Consideration must be given to the retention of existing vegetation to the periphery and to be mindful of any construction or site trafficking which may affect existing and neighbouring vegetation which would need to be protected in line with BS 5837:12 Any tree works to the site to be in agreement with Arun District Councils Tree Officer. A comprehensive tree survey in accordance with BS5738 would need to be undertaken. Tree protection fencing would need to be identified and a tree protection plan must be conditioned with any permission.

The site is screened to some minor degree to the boundaries with significant and valuable tree cover and areas where screening may be required to the properties which lie to the south and east of this proposal. A substantial planting scheme with a selection of semi mature specimens will be required to provide screening to these neighbours. New planting proposals must also be considered in relation to the wider viewpoints. Consideration should be given to species choice for these locations. New planting proposals would be required to be plotted in plan form showing the location of these with quantities proposed, densities and size at time of planting.

Proposed planting would need to be sufficient in height with a mix of tree and shrub species that are sufficiently fast growing to provide a year round interest. Any screening proposed will need to provide a good mix of native species which when planted should establish quickly to form a balanced and appropriate planting scheme. This will in turn over time create a different habitat with differing biodiversity habitats forming. The proposals could provide the opportunity to enhance existing vegetation and to secure on-going management of any structural vegetation within the proposals.

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. The provision of landscaping for the development must be conditioned with any permission. Some indicative planting has been illustrated with the plan provided, this would need further detailing for approval and 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.

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. 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 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.

Biodiversity and Ecology

A habitat survey would need to be commissioned and any recommendations of the report included within the conditions of any planning approval.

Clearing of any vegetation must not be carried out during the bird nesting season.

A reptile survey would need to be carried out prior to works commencing on site.

Vegetation to the boundaries to be retained

Bat and bird boxes to be provided to enhance the ecological potential of the site and mitigate for the loss of any mature vegetation.

I would recommend that all of the above points would be addressed before and decision is determined.

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



From:

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

Sent: 06 July 2017 12:03

To: Parks

Subject: Planning Consultation on: WA/44/17/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 WA/44/17/OUT

NO:

Registered: 21st June
2017

Site Address: Land East of Tye Lane Walberton

Grid Reference: 497381 106218

Description of Works: Outline application with some matters reserved for up to 175 dwellings, new vehicular access, together with associated car parking, landscaping & community facilities to include allotments, play space & community orchard. This application is a Departure from the Development Plan & may affect the character & appearance of the Walberton Village Conservation Area.

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 10-AUG-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 01903 737698.

Regards

Planning Officer

consultee_email
