



From: Sue Howell
Sent: 08 August 2019 17:17
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Raymond Cole <Raymond.Cole@arun.gov.uk>
Subject: RE: Planning Consultation on: WA/48/19/RES

Comment from Greenspace

This is a well advance application with a good level of information provided.

The landscape elements have been shown in detail particularly relating to the existing trees, tree removal and the mitigation trees to be planted into the Public Open Space. These trees appear to have been given much consideration re species and size at time of planting and given they receive a good planting regime and continued maintenance should stand every chance of establishing and contributing to the location.

The majority of the areas of Public Open Space appear to have been decided in consultation with the Parish Council, who have clearly worked to achieve their ambitions for this site. In general Arun DC are supportive of what is shown with a large usable central area of Public Open Space with connecting pathways both across to the road networks beyond, the houses and the play and recreation facilities.

It is good to see the inclusion of allotments and community orchard and with the administration managed by Walberton Parish Council should be a valuable asset to this development. The Paddock area is rather an unusual feature of a modern development and how this is managed by the Parish will be interesting to see. As it falls into a large area of the POS it will be necessary for this to remain accessible as a community usable feature.

The siting of the community building does not have a direct correlation with the POS areas and the allocated parking could prove problematic if large groups of external users choose to use this facility.

The LEAP and MUGA appear to be well equipped and suitable for location and I'm sure will attract good use. It is difficult to see from the scale of the plans if the addition of LAPs have been included into the area of POS within the site. Whilst LAPs are unequipped areas of natural play often only including natural element such as land forms, boulders, large logs, seats and bins they do offer valuable play opportunity throughout developments and should be considered re location when the landscape detail is produced.

We would seek clarification of the following points:

- What are the commuted sums coming forward from this development for the ongoing maintenance for both the areas of Public Open Space and the Play LEAP/MUGA areas. It

would appear from the 106 agreement that the responsibility of these areas are to be transferred to Walberton Parish Council.

- Please confirm who will be responsible for the POS areas beyond, but in the vicinity of the private dwellings; the management regime and also the commuted sums for the maintenance of these?
- Please confirm that the Arun DC Green Infrastructure 'Downs to Coast' strategy has been considered and is being employed throughout the site. This document sets out the green connecting link through this area for cyclist and pedestrians and is an aspiration required through all emerging development and existing landownerships to create this link.
- Further landscape detail will be required for approval for all Greenspace areas including the POS and LAPs and surrounding plot areas detailing species choice, actual quantities, planting densities and size of plants at time of planting.

I conclude that I would recommend no landscape objection to the details submitted under WA/48/19/RES following outline permission WA/22/15/OUT subject to the confirmation and submission of details above.

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: 13 June 2019 10:06

To: parks

Subject: Planning Consultation on: WA/48/19/RES

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

The Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 -

Article 6

Approval of Reserved Matters Following Outline Approval

APPLICATION **WA/48/19/RES**

NO:

Registered: 28th May
2019

Site Address: Land to the East of Fontwell Avenue Fontwell Avenue Fontwell

Grid Reference: 495100 106820

Description of Works: Approval for Reserved Matters following outline permission
WA/22/15/OUT comprising 400 new homes (incl. affordable),
360sqm of retail space (A1 to A3), 152sqm of community

space (D1 to D2 & including retention & refurbishment of 12sqm 'old smithy'), demolition of remaining buildings to Arundel Road along with public open space, LEAP, MUGA, allotments, car & cycle parking, drainage & associated works - This site also lies within the parish of Eastergate

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 18-JUL-19.

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 Raymond Cole who can be contacted on telephone number 01903 737598.

Regards
Planning Officer

consultee_email
