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**From:** Sue Howell  
**Sent:** 11 December 2017 16:27  
**To:** Planning.Responses  
**Cc:** Richard Temple; Michael Eastham  
**Subject:** RE: Planning Consultation on: WA/73/17/OUT

#### Comments 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 Under superseded Fields in Trust guidelines (FIT) this requires that 3.2 hectares of open space are provided for every 1,000 people ie 32 square metres of open space per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 quantity of area of public open space being proposed with this development**, the proposed indicative layout indicates open areas and SuDS areas within these, which may make some of these unsuitable as areas of POS. 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. These areas are also indicated in close proximity to the indicated play, we would require RoSPA to be consulted re suitability of this siting and also further detail re any fencing which may or may not be required.

With the number of dwellings on this proposal being up to 157no this would trigger the need for onsite LEAP, LAP, MUGA – contribution-(This would be towards offsite provision to be advised) as well as landscaped open space areas.

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. Further 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.

##### Landscaping

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

**The provision of landscaping for the development must be subject to further detailing. Some indicative landscape areas have been illustrated within masterplan dwg no 2727-LA-01 however these appear to be sparse within the development with no obvious links to the bands of periphery buffer POS areas. A larger area of central open space would make a nicer setting, with housing fronting this feature. The inner roadways also appear sparse in landscape provision which should be addressed to improve the greening of these areas.**

Forming part of any 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 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 also its proximity in relation to the neighbouring South Downs National Park to the North. The long term management of the developing landscape would need to be considered. The landscape scheme should maximise the biodiversity of the site with the inclusion of native species and the retention of a variety of habitats.

#### Arboriculture

A tree survey has been submitted which takes into account proximity to the semi-ancient natural woodland at Wandleys copse. A buffer zone in the form of POS has been shown to this area where access and footway links will require further detail as the layout is confirmed.

Any significant existing trees along the boundary edge should be identified for retention and must be protected during the works if they are identified to provide good visual amenity in addition to their biodiversity importance. Any trees that 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 as part of a comprehensive and valid application at a further detailed stage and conclude no objection to the proposals as outlined within this application subject to approval of additional information detailed 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  
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**From:**

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

**Sent:** 18 October 2017 13:04

**To:** Parks

**Subject:** Planning Consultation on: WA/73/17/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/73/17/OUT**

**NO:**

**Registered:** 9th October  
2017

**Site Address:** Land East of Wandleys Lane and West of West  
Walberton Lane Fontwell

**Grid Reference:** 495665 106691

**Description of Works:** Outline Planning Application with some matters reserved for up to 157 No. residential dwellings including 30% affordable. This application is a Departure from the Development Plan.

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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 16-NOV-17.**

You can also monitor the progress of this application through the Council web site:

[www.arun.gov.uk/planning](http://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/](http://www.planningportal.gov.uk/planning/appeals/) but they will protect personal details.

The officer dealing with this application is Michael Eastham who can be contacted on telephone number 01903 737772.

Regards  
Planning Officer

consultee\_email

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