

**From:** Amanda Scholes on behalf of Planning.Responses  
**Sent:** 20 December 2018 08:46  
**To:** Planning Scanning  
**Subject:** FW: Planning Consultation on WA/99/18/DOC

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**From:** Sue Howell  
**Sent:** 19 December 2018 16:37  
**To:** Planning.Responses  
**Cc:** Michael Eastham  
**Subject:** RE: Planning Consultation on WA/99/18/DOC

Comment from Greenspace

Our comments raised under application WA/95/18/RES remain relevant to this application (see below\*\*) WA/99/18/DOC particularly where they relate to the POS detail and offer proposed.

Under this WA/99/18/DOC application I can confirm that the landscape detail proposed in Dwgs Soft Landscape Proposals CSA/3823/102 1-3 of 3 and soft landscape proposals CSA/3823/101 does provide a well thought through and suitable for location scheme with a good mix of trees and shrubs both ornamental and native. These are detailed to include species choice, planting density and size at time of planting. The areas shown give a good green buffer, not so good provision wise to the centre of the development. An observation I flag is where the plans indicate 'existing scrub understory to be removed with larger specimens left in place' and 'thicket mix 2 introduced, this would need to be managed with caution as this is a boundary treatment and could offer valuable screening between the development and the existing properties to the south and east whilst also holding valuable habitat benefit. The clearance of this must not be to just blanket remove to eradicate.

As noted in comments below Paly area 1 detail has a footpath pathway which runs through the play area which would mean that all footfall would be through this area. This would not be desirable as it would mean that all pedestrians and potentially dog walkers would have to traverse through the play area to continue using this pathway. A pathway to the periphery in addition to internal paly area pathways would be required. Play area 2 is shown next to indicated Tennis Courts – this provision needs to be concluded as to whether tennis or MUGA is appropriate for this development.

The LAP provision still need to be detailed in location and formation.

**I conclude that I have no objection to the landscape planting detail submitted, but as information still remains outstanding or concluding which does effect the POS areas then I would NOT be able to recommend the discharge of Condition 9 imposed under WA/44/17/OUT on this application WA/99/18/DOC until these are agreed.**

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**\*\*Application WA/95/18/RES** - 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 open space areas indicated on the layout plan would appear to be in excess of the minimum required which is good to see, although mostly shown 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 provision which is indicated with the open space provision plan and again shown within the landscape masterplan drawing CSA/3823/111 October 2018. The detail differs within these two plans re quantity and location of the LAPS shown. Whilst LAPS are intended to be largely unequipped areas they are still required to provide function and some purpose in the form of natural paly (i.e.logs/mounds/wooden feature) and seating, but focussing on quality rather than quantity, we would therefore require confirmation of the intended locations for approval.

The LEAP as shown in Landscape Masterplan CSA/3823/111 October 2018 does appear to be tucked in the far corner of the site and is now shown to have a pathway running through the centre which whilst connectivity to pathways for accessibility is required, a main pathway route through a play area would not be supported. Locating the play area more centrally within the development should also be considered.

Recommendation for the provision Multi-Use Games Area (MUGA) was made at PAA stage and again at approved outline stage, where the preference and support documentation was made for MUGA rather than tennis court provision. MUGA are fast drying all year round play surfaces with a low maintenance cost which appeal to a wide demographic due to the range of activities they facilitate and accessibility they offer. Representation was made by Walberton Parish Council who also supported MUGA provision for this development.

The central open space I feel could be improved upon as this is a substantial development where the incorporation of a good quality central green could benefit the whole development. Open space recreation facilities (sports pitch contribution) would need to be concluded and confirmed.

The open spaces must be designed to include dog bins, litter bins, fencing and to prevent vehicular access except for maintenance. There must be no small unusable pockets of open space. SuDS areas whilst potentially integral to the site must not form part of the usable Public Open Space calculations. 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.

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.

A full landscape scheme should be submitted for approval, some indicative planting has been illustrated, 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

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

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

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 [REDACTED]  
**Sent:** 15 November 2018 16:04  
**To:** parks  
**Subject:** Planning Consultation on WA/99/18/DOC

**To: Parks and Landscapes**

## NOTIFICATION FROM ARUN DISTRICT COUNCIL

### TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION** WA/99/18/DOC  
**NO:**

**Registered:** 12-NOV-18

**Site Address:** Land East of Tye Lane Walberton Arun

**Description of Works:** Application for approval of details reserved by conditions imposed on planning reference WA/44/17/OUT relating to conditions 5, 9, 10, 11, 12 13, 16, 17, 24, 25, 27, 28, 30, 32, 33, 36,

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application](#)

[Click here to view conditions on original application - click on decision tab](#)

**Should you have any comments to make, these should be sent by replying to this email by 29th November 2018.**

[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 officer dealing with this application is Michael Eastham who can be contacted on telephone number [REDACTED]

Thanking you in anticipation

Planning Case Officer  
Arun District Council

post\_cor\_email

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