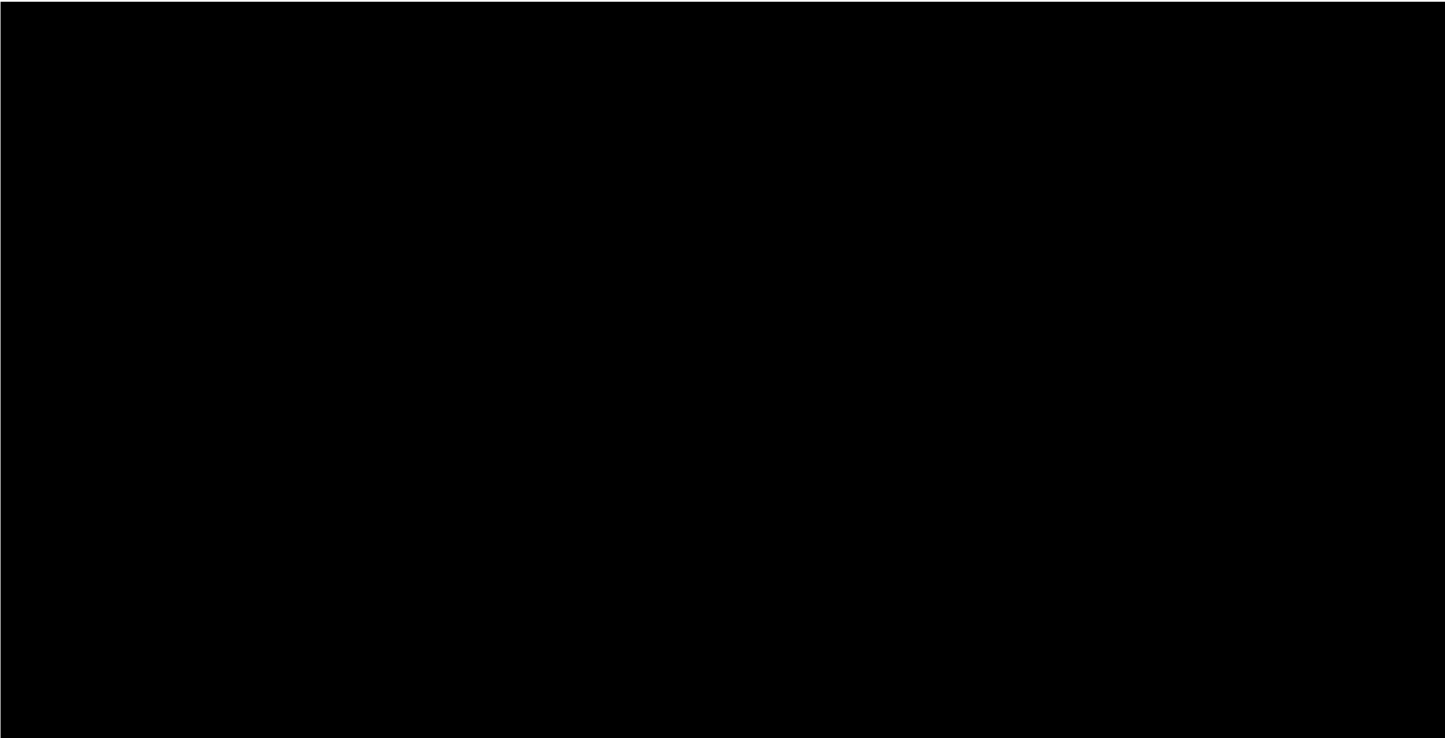




From: Sue Howell
Sent: 07 September 2017 16:22
To: Simon Davis
Subject: RE: Planning Consultation on: Y/40/17/OUT

Hi Simon

Further to reconsideration of these proposals I would want to reiterate my comments of 09/08/2017 and to confirm my objection on Landscape and amenity grounds to the proposals put forward in application Y/40/17/OUT. Whilst there are recommended calculations for offsite play provision which can be calculated at approx. £1560.00/dwelling (SPG October 2000 index linked) there is no satisfactory substitution for lack of Public Open Space.

Whilst detailed layout is not required at this stage, consideration must be given to the capacity of this site and the existing features which it presently offers, which appear to have been totally disregarded with this application. The several significant trees would be severely impacted by the proposals and the POS areas inadequate.

I would not recommend that 106 monies be used as a substitute for the above and reiterate our policy in that:

Landscaping

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.

Should this be approved then confirmation of maintenance responsibilities going forward would then provide the information for maintenance contribution calculations to be formulated. As a guide for POS areas between 0.1 – 1.0Ha a rate of £13.51 would be sought as a lump sum for maintenance in addition to £750/per annum for 16 years for onsite play.

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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Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Sue Howell
Sent: 09 August 2017 16:12
To: Planning.Responses
Cc: Simon Davis
Subject: RE: Planning Consultation on: Y/40/17/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 the revised 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. The new FIT standards would therefore recommend a requirement of .26Ha to be provided on site for the 34no dwellings. We would require confirmation of the areas of public open space being proposed with this development. With the number of residential dwellings on this proposal being up to 34no this would trigger the need for onsite play provision and Muga contribution in addition to the landscaped open space areas.

The proposed indicative layout shows two small areas of open space which would appear to be pretty unusable with no connectivity to the wider surrounds and no play consideration indicated. There does not appear to have been any consideration of the existing significant trees and to the incorporation of these into any open space areas. The existing trees have been indicated as proposed to be within the garden confines of several of the proposed houses which would have the potential to be problematic and not offer long-term protection going forward. The whole nature of this proposed site would be dramatically changed with a layout that appears to be hugely over developed.

The 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 conditioned with any permission. Some indicative landscaping particularly trees detailed have been illustrated with the masterplan. Forming part of any decision consideration or as a minimum reserved matters 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 neighbouring properties. The landscape scheme should maximise the biodiversity of the site with the inclusion of native species and the retention of a variety of habitats. The long term management of the developing landscape would need to be considered.

Arboriculture

A tree survey relating to existing trees would need to be undertaken. Tree protection fencing requirements identified and tree protection plans submitted which would need to be conditioned with any permission.

Any significant existing trees clearly those evident within the centre of the development proposal, must be protected during the works and given the space to be allowed to mature fully. 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 BS 5837 (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.

Biodiversity / Ecology

A habitat survey report must be included with recommendations covered by conditions of any planning approval.

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

Vegetation where detailed for retention to boundaries to be retained – this is noted as recommended under tree protection.

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

I would recommend that the Public Open Spaces and their connection with the proposed development are reconsidered and that all of the above points are agreed or conditioned with any decision.



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

Sent: 29 June 2017 17:03

To: Parks

Subject: Planning Consultation on: Y/40/17/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 Y/40/17/OUT

NO:

Registered: 29th June
2017

Site Address: Bonhams Hoe Lane Flansham Bognor Regis
PO22 8NP

Grid Reference: 496149 101172

Description of Works: Outline application with some matters reserved
(access only) - erection of 34No. dwellings with
access from Hoe Lane, Flansham. This
application affects the setting of a Listed Building.
This application 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 03-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 Mr S Davis who can be contacted on telephone number 01903 737874.

Regards
Planning Officer

consultee_email
