

Sandra Edwards

From: Charlotte Burrows on behalf of Planning.Responses
Sent: 27 October 2017 10:23
To: Planning Scanning
Subject: FW: BONHAMS, HOE LANE, FLANSHAM, BOGNOR REGIS - OUTLINE PLANNING APPLICATION REF. Y/40/17/OUT

Please upload as consultation response
Thanks

From: Simon Davis
Sent: 26 October 2017 11:27
To: Planning.Responses
Subject: FW: BONHAMS, HOE LANE, FLANSHAM, BOGNOR REGIS - OUTLINE PLANNING APPLICATION REF. Y/40/17/OUT

Additional Landscape Comments

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

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



Save the environment - think before you print.

From: Sue Howell
Sent: 25 October 2017 14:43
To: Simon Davis
Subject: RE: BONHAMS, HOE LANE, FLANSHAM, BOGNOR REGIS - OUTLINE PLANNING APPLICATION REF. Y/40/17/OUT

Hi Simon

Having looked at the re submitted plans, I would comment as follows;

The open space areas appear to be fragmented creating unusable pockets of land which would be little more than a maintenance liability. Arun District Councils Open Space and Recreation Standards SPG 1.7 states 'Where Open Space is to be provided on site, it is to be large useable blocks. A quantity of small spaces scattered throughout the development will not normally be acceptable' the location and detailing of Open Space into areas ie POS G , POS C, Part POS A, Part POS F, Part POS D is just a number accumulating exercise in regards to accounting for this as POS. Usable and desirable POS areas these are not.

I reiterate my comments also that the several significant trees on this site, being located within the proposed back gardens would put them under threat to be reduced or removed and therefore would be severely impacted by the proposals.

I would also refer you back to policy that 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 plans indicate a LAP within POS E, location of LEAP to be confirmed.

I conclude that I would still recommend objection to the submitted plans on the grounds that; The several significant trees would be severely impacted by the proposals and that the POS areas as shown are still inadequate.

Regards

Sue

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: Simon Davis

Sent: 23 October 2017 10:42

To: Sue Howell

Subject: FW: BONHAMS, HOE LANE, FLANSHAM, BOGNOR REGIS - OUTLINE PLANNING APPLICATION REF. Y/40/17/OUT

Hi Sue,

Please see below and attached. They are proposing to revise the layout to accommodate the extra space required by the new FIT standards. Could you comment. Thanks

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: 1st Floor, Arun Civic Centre, Maltrovers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

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



Save the environment - think before you print.

From: Robin Reay [REDACTED]

Sent: 20 October 2017 16:35

To: Simon Davis

Subject: RE: BONHAMS, HOE LANE, FLANSHAM, BOGNOR REGIS - OUTLINE PLANNING APPLICATION REF. Y/40/17/OUT

Dear Simon,

Thanks for the e-mail.

Notwithstanding the guidance in the Council's adopted Open Space and Recreation Standards SPG, Pallant Homes and their architects MHA have looked at the layout to see if it can accommodate the additional open space required by the updated FIT standards. As shown by the attached site layout the additional open space can be accommodated. All of the separate areas provide useable areas of open space and the central areas – areas E and F on the layout – are certainly large enough to accommodate a LAP. In addition, open space area B now contains several of the higher quality trees to be retained.

I can confirm on behalf of Pallant Homes that they are happy to agree to provide the 2611 square metres of open space on site as required by the updated FIT standards and as set out in your Greenspace Officer's consultation comments. Can you confirm that this is now acceptable please.

Robin.

Robin Reay MRTPI
Luken Beck MDP Ltd,
30 Carlton Crescent,
Southampton SO15 2EW



Development ♦ Management ♦ Planning