



From: Sue Howell
Sent: 29 August 2017 16:37
To: Planning.Responses
Cc: Simon Davis
Subject: RE: Planning Consultation on: Y/44/17/OUT

Comment from Greenspace

Developments 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". The superseded Fields in Trust guidelines (FIT) 'Beyond the Six Acre Standard' recommends that 3.2 hectares of open space are provided for every 1,000 people ie 32 square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, as a minimum proportionate to the proposed dwellings. Submitted plans indicate that 4000m² is being proposed for this development which would appear suggest is under provision for a development of 70no dwellings requiring 5376m² as a minimum recommendation. Provision of LAP, LEAP and MUGA (Multi-Use Games Area) contribution would be sought on site, with confirmation of play provision being provided to be submitted and approved.

The indicative layout shows a large open space area which creates a usable space and is good to see. Open space in this form will also allow for the establishment of good sized habitat corridor buffers and for the bolstering of existing boundaries.

A clear indication of the proposed future management of the open space must be set out. A clear directive of responsibility should be set out with this statement explaining how the differing typologies will be maintained ie responsibility of any formal/informal public realm areas.

Open space must be designed to include dog bins, litter bins, fencing and be gated and to prevent vehicular access except for maintenance. There must be no small unusable pockets of open space. Provision for interpretation ecological and historical features and management must be included.

Landscape – Existing 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 properties could provide potential valuable screening and should be protected and retained. Thought and reference to the formation of dense hedgerow belt to the western edge and incorporation of mixed native species hedgerows to northern and eastern boundaries bolstering existing with the protection of existing trees to the southern boundary will be beneficial to any agreed development. Any considered tree works within the site should be agreed with Arun District Councils Tree Officer. Root protection Areas (RPA) from the tree cover to the periphery and any within the site should extend into the development site. Before construction, a tree protection scheme must be in place for these adjacent trees whose root protection areas fall within the construction zone from neighbouring land. This would be required

for both construction and heavy vehicle movements for deliveries. This should be in accordance with BS 5837:2012 'Trees in relation to construction'

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.

Whilst indicative information contained within the Landscape Strategy and Outline Plant Specification has been provided this will need to be provided in plan form 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 so that a clear picture of the proposals can be seen. These details are required to ensure that appropriate screening is provided, maintaining and uncompromising the setting and ensuring that the proposals fit within the area of neighbouring properties, providing screening as required, whilst benefiting the potential of the proposed developments usage.

The use of any part of the POS for SUDS across the development needs to be integrated and detail provided regarding the future management and maintenance of these areas. The recommendation that these are subject to RoSPA or similar organisation inspection should be noted. Indication must be provided as to whether these are likely to be wet or dry areas; this has implications where situated near to residents and play areas. Where they are to remain wet for long periods their safety must be assessed where these are in close proximity to large residential areas. Any such SUDS features including swales, wet balancing ponds, reed beds and wetland areas should be designed as beneficial wildlife, amenity and landscape features as incorporated as part of an open space or landscaping scheme for the development.

Summary

- Confirmation of POS and play offer to be provided
- A quality design process needs to be employed which allows for the incorporation and protection of existing features
- Buffer areas and wildlife habitat zones along with SUDS provision to be effectively assessed and incorporated
- Indication of future management proposals to be provided

It would be recommend that all of the above points are addressed and information at least conditioned as part of any decision.

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From:

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

Sent: 10 July 2017 10:48

To: Parks

Subject: Planning Consultation on: Y/44/17/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/44/17/OUT

NO:

Registered: 26th June
2017

Site Address: Land at Stakers Farm North End Road Yapton

Grid Reference: 497637 103649

Description of Works: Outline Planning Application for 70No. residential dwellings including 30% affordable, public open space & associated landscaping. All matters to be reserved apart from Access (access to be achieved via permitted road (reference Y/93/14/OUT). 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 10-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
