

From: Sue Howell
Sent: 04 October 2017 12:30
To: Planning.Responses
Cc: Simon Davis
Subject: RE: Planning Consultation on: Y/49/17/OUT

Comments from Greenspace

Developments of 7 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". The superseded Fields in Trust guidelines (FIT) 'Beyond the Six Acre Standard' recommends that 3.2 hectares of open space are provided for every 1,000 people ie 32 square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. This would recommend that .34Ha are provided as a minimum within this development. We would require confirmation of the areas of public open space being proposed with this development and how this integrates within the site. With the number of houses on this proposal being up to 45 this would trigger the need for onsite local area play (LAP), LEAP and MUGA contribution and landscaped open space areas. S106 monies would be sought if provision for play is not met on site at a rate of £1600.00/dwelling to be allocated to local offsite play enhancement.

The existing vegetation to the surrounds of the proposals is established, these areas must be protected and retained. A tree retention and protection plan detailing the tree protection measures to be taken would need to be submitted and approved, this relates to the established tree cover to the periphery of the site and north/eastern access point. Before construction, this tree protection scheme must be in place for all retained trees including trees whose root protection areas fall within the construction zone. This should be in accordance with BS 5837:20012 'Trees in relation to construction' Any tree removal must be in consultation with Arun District Councils Tree Officer.

As a condition or reserved matter a detailed landscape scheme will need to be proposed that will maximise the biodiversity of the site in its semi-rural setting with the inclusion of mixed ornamental and native species for the retention of a variety of habitats. The landscape proposals will need to be shown in plan from detailing species choice, planting densities and size at time of planting. This will need to include mitigation planting for removed vegetation and additional planting would be required to provide screening and to soften what is presently a green area. This is particularly required in order to encourage the proposals to fit within the setting.

We conclude that we have no landscape objection to the proposals subject to the submission of details above and would recommend that if approved, an early implementation of any new planted areas are undertaken.

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



From:

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

Sent: 21 July 2017 09:18

To: Parks

Subject: Planning Consultation on: Y/49/17/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/49/17/OUT

NO:

Registered: 21st July
2017

Site Address: Land at Street Buildings North End Road Yapton
BN18 0DT

Grid Reference: 497641 103557

Description of Works: Outline application with some matters reserved for the demolition of all existing structures & redevelopment of the site with up to 45 dwellings (30% affordable (up to 14)) & 0.3 hectares of landscaped open space with vehicular access from Maypole Lane & pedestrian/cycle access only from North End Road. This application is a Departure from the Development Plan & may affect the setting of a listed building.

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 24-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
