

From: Sue Howell
Sent: 31 July 2019 15:55
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Please find attached amendment on planning application Ref: Y/4/19/RES

Comment from Greenspace

Further to submission of Substitute Site Layout Dwg 19.14.P101-W July 2018 and Landscape Proposals Dwg 1973-tf-00-00-dr-l-1001 REV P09 I would comment as follows

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". Fields in Trust guidelines (FIT) requires 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 suggest a requirement of 3590m² of POS to be provided on site. It is unclear from the drawing the amount of POS coming forward with this development, confirmation of the areas of public open space being proposed with this development should be provided.

The number of dwellings on this proposal being 51 no triggers the need for onsite LAP and LEAP, it is good to see that allowance has been made for this provision, however further detail will need to be provided re the equipment proposed for these and how this sits within the landscaped open space areas. LAP we would require to be generally unequipped with natural features such as mounds/boulders seat and bin. The LEAP would need to be equipped containing at least six play experiences, suitable surfacing and connecting pathways to ensure inclusive access.

There is no indication of any SuDS features within the POS, where there was previous mention within the Design and Access statement of 'attenuation basin' This would lead me to assume that drainage within the site has been concluded by other means? SuDS or attenuation basins would not be considered as being available as useable 'Public Open Space'.

The Landscape Proposals Dwg 1973-tf-00-00-dr-l-1001 REV P09 shows proposed tree planting, but only gives the other planting ie Mixed native Hedge, Mixed Native Shrub and Ornamental Planting to Private Gardens and Amenity Spaces as indicative. This information would need to be detailed in plan form detailing species choice, actual numbers proposed, planting densities and size at time of planting.

This layout now represents an improvement to that shown in the outline approved Y/5/17/OUT particularly with the inclusion of the POS area now in a more central location. I would have to raise my concern re the proposed 'Bridal/Pathway' which bisects the site and the usability of this. There would not appear be any connectivity of this Bridal/Pathway, in fact it is shown terminating at the gateways to two private dwellings in the most northern section, which whilst looks aesthetically

pleasing on plan would not in practice contribute to the development as a whole and therefore should be reconsidered. The surfacing of this is also shown as gravel footpath, which in practice may not be suitable for use and may cause ongoing maintenance issues.

I would conclude that this layout does represent an improvement to that submitted previously, but that **I would not recommend approval of landscape** detail under this application Y/4/19/RES as further consideration is required to the bridle/pathway and that further information is required for submission for approval re play provision, open space quantity and planting detail.

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: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 04 June 2019 12:23
To: parks
Subject: Please find attached amendment on planning application Ref: Y/4/19/RES

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION Y/4/19/RES
NO:

Registered: 31-JAN-19
Site Address: Cinders Lane Nursery & works to R/O Cinders Lane Yapton
BN18 0JJ

Grid Reference:

Category: Plan Applicat'n

Description of Works: Approval of reserved matters following outline consent
Y/5/17/OUT for 51 No. dwellings. This application affects a
Public Right of Way.

I am able to inform you that I have received an amendment to the above application dated 22nd May 2019 relating to:- Amended plans and elevations

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'comment on this application'. Please make any further comment by 25th June 2019.

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.

[Click here to make further comments](#)

The officer dealing with this application is Mr S Davis who can be contacted on telephone number 01903 737874.

Thanking you in anticipation

Planning Case Officer

pmac21_email
