



From: Sue Howell
Sent: 16 January 2019 16:17
To: Planning.Responses
Cc: Simon Davis
Subject: RE: Planning Consultation on: Y/88/18/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 2675m² to be provided on site for the 38no dwellings. **The large area of POS shown centrally within the site along with the indicated landscape buffer to the western boundary would meet these requirements.** With the number of residential dwellings on this proposal being up to 38no this would trigger the need for onsite LAP provision with the incorporation of natural elements ie mounds and boulders along with seating and bins in addition to the landscaped open space areas.

The proposed layout shows a central area of POS which is good to see and a 5m landscape buffer area to the western boundary. A re-routed public footpath no 326 has been shown within the development which fails to incorporate the POS instead favouring a cul-de-sac and roadway which may not be considered ideal. The buffer zone on the western edge has the potential to be a valuable and useable asset to the development and could be increasingly so if it were made accessible with the potential pathway connectivity between the adjoining developments Stakers Farm and Bonhams. This 5m buffer whilst affording wildlife corridor and biodiversity habitat presently also creates a potentially inaccessible corridor beyond the rear fences of gardens – further landscape detail should be submitted to show what is proposed for this area and how it would benefit the development.

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 has illustrated. 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 **no landscape objection to this proposed application**, subject to confirmation and consideration of points detailed above.

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: 20 November 2018 13:05

To: parks

Subject: Planning Consultation on: Y/88/18/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/88/18/OUT

NO:

Registered: 20th November
2018

Site Address: Land North of Yapton C of E Primary School
North End Road Yapton

Grid Reference: 497790 103598

Description of Works: Outline application with some matters reserved
for the erection of 38 No. dwellings. This
application affects a Public Right of Way.

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 20-DEC-18.**

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

consultee_email
