



From: Sue Howell
Sent: 09 December 2014 15:44
To: Planning.Responses
Cc: Simon Davis
Subject: RE: Planning Consultation on: Y/93/14/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. With the number of houses on this proposal exceeding 15 this would require as a minimum 2304m² which is allowed for and would also trigger the need for onsite local area play (LAP) A management plan would be sought for the forward maintenance of the public open space, detailing regime and responsibility.

Landscape/Tree protection

Forming part of the application and prior to any consent being given 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. Buffer zone and hedge enhancements are mentioned however these also need to be included in plan form detailing the extent of what the enhancements are. The indicative layout would appear to limit the available space for buffer zone and increased infill to hedgerow to the remaining boundaries, required to minimise the impact of the development on users of adjacent sites and routes.

Any 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 land could provide potential valuable screening and should be retained particularly those adjoining the settlement boundary. Any considered tree removal from this site should be agreed with Arun District Councils Tree Officer. Root protection Areas (RPA) should extend into the development site and to those in neighbouring land. Before construction, a tree protection scheme must be in place for any (If any) retained trees including trees whose root protection areas fall within the construction zone from neighbouring land. This should be in accordance with BS 5837:2012 'Trees in relation to construction' Any removed trees should be mitigated for allowing for inclusion of native species for biodiversity purposes and fitting to the semi-rural setting.

I would recommend that all of the above points are addressed as part of a complete and valid application and agreed before any decision can be considered.

Sue Howell | Leisure and Landscape Officer, Greenspace, Engineering and Emergency Planning, Arun District Council | Location: Bognor
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Save the environment - think before you print.

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

Sent: 26 November 2014 10:33

To: Parks

Subject: Planning Consultation on: Y/93/14/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 2010 (as amended) - Article 4

Outline Consent

APPLICATION Y/93/14/OUT

NO:

Registered: 18th November
2014

Site Address: Land North of Yapton C of E Primary School
North End Road Yapton BN18 0DU

Grid Reference: 497790 103598

Description of Works: Outline Application with some matters reserved
for the erection of 40No. dwellings each with a
garage(s) and/or parking space(s), together with
the means of access off North End Road.

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 25-DEC-14.**

You can also monitor the progress of this application through the Council web site:

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
