

From: Sue Howell
Sent: 11 October 2017 16:56
To: Planning.Responses
Cc: David Easton
Subject: RE: Planning Consultation on: AB/77/17/PL

Comment from Greenspace

As this is a proposal for a development of sheltered apartments for the elderly there would be no requirement for play or play area contribution. However greening to soften the development would be required on a development of any kind.

Our SPG states that in the case of developments aimed at non-family dwellings, such as accommodation for the elderly, there will be the requirement for other forms of open space more appropriate to the needs of these or other groups of people. These areas need to be attractive, accessible and appropriately designed.

Whilst there has been a landscape plan produced LANDP001 this appears to cater for blocks of planting rather than allowing for the formation of garden areas which would allow the residents to dwell in such areas. Planting beds and specimen shrubs have been indicated which will give an element of greening, but certainly not great aesthetic benefit to what will be quite a hard scheme. The communal patio off the communal lounge appears particularly hard and for residents who may potentially be confined to these areas, the stimulation of what's outside would appear to be lacking.

It is appreciated that the nature of the site at present, and the lack of greening which it presently offers would lend to a situation where development could prove beneficial. It would however appear functional on completion as presently planned rather than aesthetically enhancing the green landscape offer.

My recommendation would be that the layout of this development is given further thought and improvements made to the landscape setting of this proposal. I would have to recommend an objection to the proposals on landscape grounds as they are presented at present.

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Save the environment - think before you print.

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 08 August 2017 11:49
To: Parks
Subject: Planning Consultation on: AB/77/17/PL

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure)
(England) Order 2015
Planning Permission
APPLICATION AB/77/17/PL
NO:

Registered: 7th August
2017

Site Address: Blastreat Limited and Adjoining Greenhurst
Fitzalan Road Arundel BN18 9JS

Grid Reference: 501938 106902

Description of Works: Demolition of existing dwelling & buildings.
Erection of a block of 45 sheltered apartments for the elderly (comprising 21 x one bedroom apartments and 24 x two bedroom apartments age restricted to 60 years and over); with associated access, electric buggy/cycle store, refuse bin store & 34 parking spaces. This application affects the character & appearance of the Arundel Conservation Area.

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 07-SEP-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 D Easton who can be contacted on telephone number 01903 737619.

Regards
Planning Officer

consultee_email
