

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 03 November 2017 08:30
To: Planning Scanning
Subject: FW: Planning Consultation on: AL/102/17/RES

From: Sue Howell
Sent: 02 November 2017 16:27
To: Planning.Responses
Cc: David Innes
Subject: RE: Planning Consultation on: AL/102/17/RES

Comment from Greenspace

We would reiterate comments made under application AL/61/13 relating to this site and whilst some of these have been superseded now under this reserved matters application, the fundamentals are still valid.

The reserved matters application AL/102/17/RES has provided comprehensive detail regarding Public open space, play provision, general landscaping and landscape buffer areas within the proposed development.

The public open space areas would appear suitable for location in both size and location, with a central open space for the siting of children's play equipment in an open setting, easily accessible and able to be viewed by adjacent properties. The play offer relating to natural and formal play equipment also offers a good and varied mix which will provide a wide range of play experience which is great to see.

The landscaping throughout the development has been detailed in sufficient detail and provides good species diversity, suitable for location. The landscape buffer areas can be divided into clear zones some providing greater value than others. The large open area of buffer to the north of the proposals and abutting the open fields has been well thought through providing open space, native screening, specimen trees to add interest and pathways to make them usable accessible areas. The pathways into this predominantly linear area allow for access in and out at several points making it functional for varying use. The native shelterbelt buffer screen proposed for this boundary appears sufficient in density to form a substantial barrier which over time should deter the opportunity for wandering into the private land to the north. Consideration should be given to the provision of stock fencing as an additional deterrent along this boundary; not taking away the adjacent landowners obligation to also protect his own livestock as he would see fit. The native shelterbelt planting mix I have assessed as suitable for location in species choice, whilst it does contain an element of evergreen it does not contain any Yew (*Taxus baccata*) which would not be suitable for locating in proximity to livestock. **We would require detail of the planting density being proposed for these areas, in plan form showing spacing of the shrubs and tree species.**

The shelterbelts to the boundaries to the East, South and West could be considered as less valuable from an open space point of view, however these will allow habitat formation, will increase the biodiversity of the site and will provide screening along these boundaries. The formation of these in general rather than private ownership should secure their establishment. They will require careful management as they age in order that they don't become impenetrable areas or become problematic regarding shade and light to the adjacent properties. The regime that will be required to manage these areas should not be underestimated and **a comprehensive management plan for these areas should be planned in the form of a detailed management proposal at an early stage.**

I would proposed no objection to the information provided under application AL/102/17/RES but would recommend that further detail is submitted for approval regarding the two points above.



Sent: 18 September 2017 10:33

To: Parks

Subject: Planning Consultation on: AL/102/17/RES

To: Parks and Landscapes

NOTIFICATION FROM ARUN DISTRICT COUNCIL

The Town & Country Planning Act 1990 (as amended)

**Town & country Planning (Development Management Procedure)
(England) Order 2015 - Article 6**

Approval of Reserved Matters Following Outline Approval

APPLICATION AL/102/17/RES

NO:

Registered: 15th September
2017

Site Address: Nyton Nursery Nyton Road Westergate
ALDINGBOURNE PO20 3UQ

Grid Reference: 493948 105704

Description of Works: Application for approval of Reserved Matters for
the demolition of existing glasshouses, bungalow,
stables & outbuildings & residential development
of 268 dwellings incl 30% affordable housing
(incorporating 60 senior living units) with
associated access, public open space &
landscaping

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 19-OCT-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 David Innes who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email
