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Save the environment - think before you print.

From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 27 August 2020 18:24
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: RE: Planning Consultation on: A/109/20/RES

Response to Planning Application

From: Arun District Council Greenspace

Date: 27/08/2020

Application ref: A/109/20/RES

Description: Approval of reserved matters following outline consent A/99/17/OUT for 175 No dwellings & associated infrastructure. This application may affect the setting of a listed building, may affect the character & appearance of the Angmering Conservation Area & falls within Strategic Site SD9, CIL Zone 1 (Zero Rated).

Location: Land South of Water Lane Angmering

Determining Authority: Arun DC

Summary recommendation: Recommend **not to approve the landscape detail** as submitted in application A/109/20/RES following outline approval A/99/17/OUT until the further detail below has been amended and submitted for approval.

Comments

Response

Following submission of Landscape proposals detailed: Soft Landscape proposals for plots and hard and soft landscape proposals for POS JBA 19/283- 01-Rev C, 02-Rev C, 03-Rev C, 04-Rev c, 04-RevC, 06 Rev D, 07-RevD, 08-RevD I would comment as follows.

- In general the detailed planting Plans (above) I can confirm have provided a well thought out scheme which is fitting for location providing a good mix of native and ornamental trees and shrubs with suitable planting densities and size at time of planting. This information has been submitted in plan form in sufficient detail. I would however note the following:
 - The illustrative masterplan previously approved Dwg 1911/P 03 Rev L detailed a far greater amount of tree planting particularly to the sites main spine road. Many trees were shown forming an avenue along this roadway on both sides of the road. This feature would appear to have been lost with the detailed plans which now show predominantly trees to the west of this roadway and in much fewer quantity. Whilst trees need space to establish and thrive and not just be crammed into planting pockets, **I would like to see this tree lined feature reinstated into the detailed plans as shown and agreed at outline stage.**
 - Trees have been included along the boundary and within the back gardens of plots 6-16 these are not likely to reach their potential and possibly come under pressure to prune from the households where located. These will need a maintenance detail and requirement to be retained if they are to form the screening as proposed.
 - The POS area abutting the Spotted Cow corner and along this boundary is potentially sensitive and little has been shown here for screening. **Further native screening should be allowed in this area both as a buffer and for screening properties.** The area shown here for bulb planting will add little landscape enhancement and more structured planting required.
 - LAP play areas – DWG Q6612 details the proposals for the two LAP areas. Whilst the offer being provided here is adequate as these contain some landform, play and seating area, they have been reduced in number from originally 8no to 6no (outline Masterplan) to now just 2no. Whilst we agree that quality is better than pure quantity we would want to see these areas well implemented forming usable LAP areas.
 - LEAP – This site warrants a substantial, challenging and quality LEAP play area. This is re-enforced by our SPD guidelines in relation to the quantity of dwellings within this development and also in light of the reduction of LAPs being proposed. The LEAP detail as shown at present in Dwg **Q6612 LEAP Proposal, I recommend is inadequate in play experience offer, age range target, variety of play, and quality of product proposed.** This play area being central to the site is well located and provides the space to allow a far better play offer than is presently being shown. We would want to see quality, robust timber rather than mixed with metal based play equipment, providing a more robust challenging environment than that shown at present.
 - The area adjacent to the LEAP is shown as **'Informal kickabout area' this will require further detail** to be submitted to confirm what is proposed for this area. It will need to detail if fencing/goals are proposed? And the relationship with the play equipment as presently

shown it has the potential to be hazardous to the play area users. This area would not be considered as a kickabout area if just as shown is an open odd shaped area of rough grass.

- Confirmation of POS areas to be confirmed in line with our SPD Jan 2020 as SuDS appear to now form a large part of these areas and should not be included within the POS calculations.
- SuDS area proposals where shown need to be RoSPA (or similar) inspected because of their proximity to dwellings and play.

Maintenance responsibility should be confirmed in conjunction with the maintenance specification detail.

Recommendation/Conclusion

Recommend not to approve the landscape detail as submitted in this application A/109/20/RES following outline approval A/99/17/OUT until the further detail above has been amended and submitted for approval.

Sue Howell
Leisure and Landscape Officer,
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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 04 August 2020 14:19
To: Tree Landscape <Tree.Landscape@arun.gov.uk>
Subject: Planning Consultation on: A/109/20/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 No: A/109/20/RES
Registered: 30th July 2020
Site Address: Land South of Water Lane Angmering
Grid Reference: 507406 104672

Description of Works: Approval of reserved matters following outline consent A/99/17/OUT for 175 No dwellings & associated infrastructure. This application may affect the setting of a listed building, may affect the character & appearance of the Angmering Conservation Area & falls within Strategic Site SD9, CIL Zone 1 (Zero Rated).

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 4th September 2020 . You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning.

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 <https://www.arun.gov.uk/development-plan> as can the the leaflet how to respond to planning applications <https://www.arun.gov.uk/planning-application-comments> which deals with material planning considerations.

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.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://www.planningportal.co.uk/info/200207/appeals> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Michael Eastham

Planning Officer- Arun District Council

Telephone: 01903 737772

Email: michael.eastham@arun.gov.uk

PLCONSULT (ODS) 2020