



From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 22 July 2021 15:57
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: Planning Consultation on: A/110/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 22 July 2021

Application ref: A/110/21/PL

Description: Erection of retirement apartment with 20 No. 1 Bed flats & 13 No.2 Bed flats with communal facilities & car parking, erection of a retail store with car parking & associated highway works. This application affect the character & appearance of the Angmering Conservation area, affects the setting of listed buildings and is in CIL Zone 2 (Zero Rated) as other development.

Location: BMW House Chandlers Garage Ltd Water Lane Angmering BN16 4EH

Determining Authority: Arun DC

Summary recommendation: Recommend **no landscape objection** to the proposals.

Comments

Relevant landscape designations:

The site is presently the setting of hardstanding and a now disused garage and forecourt and sits in a prominent location in the heart of Angmering village.

There are no physical, visual, historical or cultural links, protected landscapes, scheduled ancient monuments, or Historic Parks or Gardens associated with this site. However this application may affect the character & appearance of the Angmering Conservation area, affects the setting of listed buildings.

Response

The proposed site at present contains extensive hard surfacing with limited existing vegetation which is located mostly to the periphery of the site.

Some tree and vegetation removal may be required for the proposals with boundary greening particularly to the rear of the proposals indicated to be retained within the proposals and plans submitted.

The landscape scheme will need to be detailed, be appropriate for setting, provide mitigation where appropriate, provide screening to the new building, but will also provide a scheme which will enhance and provide a garden setting for the use of the proposed residents and their visitors. Any scheme must take into consideration the needs of the development along with the wider viewpoints. The drawings indicate some landscape consideration, this would need to be detailed with consideration for creating outdoor open space for the users as well as the location of these proposals to form a communal garden setting. The need for the establishment of quality, safe and stimulating outdoor space to be provided should be key to the design and executed to a high standard.

As this proposal is for an apartment development for the elderly they wouldn't be expected to provide POS or play within the proposals, the ADC adopted Design Guide does ask for private space and residential communal shared space. I see that the development has proposed the retention of existing vegetation, the formation of a pergola feature along with seating and a BBQ area as a focal point to the garden adjacent to the residents' lounge. Raised planters on compacted gravel are also proposed to the back of the site providing activities for residents and a grass games area adjacent to the communal terrace. Open space dwelling, recreation and garden areas as well as private balcony areas appear to have been considered and included within the proposals.

The only conflict I see could be the potential root protection zones to the construction area, but this is shown and appears to be generally ok.

Impact

The potential impact of the proposals would be prominent on the street scene, where a high quality build with good green infrastructure will be required, for this to blend into this central village location.

Mitigation/requirements

A full landscape scheme will need to be submitted for approval, or conditioned as part of any 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 so that a clear picture of the proposals can be seen. These details are required to ensure that appropriate mitigation is provided, maintaining and uncompromising the setting and ensuring that the proposals fit within the area of neighbouring properties. These will need to incorporate screening as required, adding to and enhancing the setting, benefiting the potential of the proposed developments usage.

Proposed planting would need to be sufficient in height with a mix of both tree and shrub species. Any screening proposed will need to provide a good mix of ornamental and native species which when planted should establish quickly to form a balanced and appropriate planting scheme, which is sympathetic to and doesn't compromise the location. This would be realised as it matures and the effects on the landscape of the development will diminish over time. The proposals could provide the opportunity to enhance existing planting and to secure on-going management of all structural vegetation within and to the periphery of the site.

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 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 this setting.

Biodiversity net gain needs to be achieved post construction.

The proposed planting is recommended to be in place prior to occupation of the buildings in order that the outside space is available and the setting for the development established.

Recommendation/Conclusion

I would recommend **no landscape objection** to the proposals, subject to the submission for approval of a detailed landscape scheme as above.

Sue Howell
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Greenspace + Emergency Planning

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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 13 June 2021 11:49

To: Tree Landscape <Tree.Landscape@arun.gov.uk>

Subject: Planning Consultation on: A/110/21/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 No: A/110/21/PL

Registered: 3rd June 2021

Site Address: BMW House Chandlers Garage Ltd Water Lane Angmering BN16 4EH

Grid Reference: 506925 104447

Description of Works: Erection of retirement apartment with 20 No. 1 Bed flats & 13 No.2 Bed flats with communal facilities & car parking, erection of a retail store with car parking & associated highway works. This application affect the character & appearance of the Angmering Conservation area, affects the setting of listed buildings and is in CIL Zone 2 (Zero Rated) as other development.

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 15th July 2021 .
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

Mrs A Gardner

Planning Officer- Arun District Council

Telephone: 01903 737529

Email: Anita.Gardner@arun.gov.uk

PLCONSULT (ODS) 2020