





From: Sue Howell <Sue.Howell@arun.gov.uk>

Sent: 17 October 2019 16:01

To: Michael Eastham <Michael.Eastham@arun.gov.uk>; Joe Russell-Wells <Joe.Russell-Wells@arun.gov.uk>

Subject: FW: Planning Consultation on: A/122/19/OUT

Comment from Greenspace

Developments are expected to provide open space on site. The Council's SPG guidelines which apply to developments of houses and are based broadly upon the National Playing Fields Association's (NPFA) "Six Acre Standard". The superseded Fields in Trust guidelines (FIT) 'Beyond the Six Acre Standard' recommends that 3.2 hectares of open space are provided for every 1,000 people ie 32 square metres of open space per person. We would require confirmation of the areas of public open space being proposed with this development, as a minimum proportionate to the proposed dwellings. Provision of LAP, LEAP, NEAP/MUGA (Multi-Use Games Area) would be sought on site, with confirmation of play provision being provided to be submitted and approved. There is indication in the layout provided which shows where LEAP is to be incorporated within this development, however additional provision of or improvement of LEAP facility plus the requirement for NEAP/MUGA contribution is also triggered from this development and the potential to be located into the existing adjacent Palmer Road location should also be explored. Unequipped LAP provision has not been shown, but would be required within the POS areas and should include for natural play with the inclusion of mound formation, logs, boulders seats and bins.

The proposals would appear to be significantly weighted on the allowance of formal pitch provision space which should not be confused with the overarching POS requirements of this development. The inclusion of POS within the development as a whole should not be overlooked. POS forms a valuable addition to development not only for the separation of dwellings, but aesthetically, visually, to allow space for greening and mitigation planting and for wildlife habitat and biodiversity value. There is no indication of where POS will be located within the areas shown for plots and there will be a requirement for this and not just to the indicated roadway avenues as shown. Due to the proposed removal of trees along the southern boundary of the red edge plan, then a robust mitigation planting scheme of native species planting will be required to compensate for the existing vegetation to be removed and to allow for the formation of a good green corridor link.

It is unclear from the Development Framework Plan dwg CSA/3467/137 what the spacing and layout of the dwellings within these proposals will be? The connectivity to network paths for walking and cycling and for access within the proposed development and to the community beyond should not be overlooked.

The requirement for POS on a development of 160no units would be to provide 1.12Ha of useable and accessible POS. The primary SuDS feature is shown to the north/west corner of the site, the area that this covers should not be included within the POS calculations as this is not deemed to be usable POS and further detail of this would need to be confirmed. Any SuDS across the development, would need consideration as to the full implication regarding suitability within these open areas and implications regarding the future management and maintenance. The recommendation that these are subject to RoSPA or similar organisation approval should be noted. Indication must be provided as to whether these are likely to be wet or dry areas; this has implications where situated near to residents and play areas. Where they are to remain wet for long periods their safety must be assessed regarding the close proximity to residential areas. Any such SUDS features including swales, wet balancing ponds, reed beds and wetland areas should be designed as beneficial wildlife, amenity and landscape features and incorporated into the open space or landscaping scheme for the development.

Open space must be designed to include dog bins, litter bins, seats and be designed to prevent vehicular access except for maintenance. Pathways for pedestrians and wheeled users should be provided for accessibility within the development and connecting to the network beyond.

It is vital that the landscape scheme maximises the biodiversity of the site by the inclusion of native species and the retention of a variety of habitats. The proximity of the proposed development to the sensitive edge of Steyne Wood and also to the South Downs National Park both to the north and the treatment of these boundaries will require careful detail. The proposed development site is not located within a designated Conservation Area.

'The NPPF states that good design should contribute positively to making places better for people and indicates that creating places, streets and spaces which meet the needs of people, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity and maintain and improve local character. Arun District Councils Local Plan further indicates that development will be permitted provided that amongst other considerations the proposal creates attractive places and spaces with the needs of people in mind'.

The Playing Pitch Strategy identifies the future need for pitch provision for the projected population increase within the District. The provision of land within this proposal to accommodate this identified need also directly related to the development population increase will assist in the identified pitch provision and improvements.

A clear indication of the proposed future management of the open space must be set out. A clear directive of responsibility would be required with this statement explaining how it will be maintained ie responsibility and regime of any public realm areas. This is particularly important where a range of typologies of open space are proposed. Long term management of the developing landscape would need to be considered. The landscape scheme should maximise the biodiversity of the site with the inclusion of native species and the retention of a variety of habitats. Once responsibility were established maintenance contributions through 106 monies may be sought if provision were to be through the Local Authority District provider.

Landscape – Existing 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 are noted as significant to much of the boundary and which adjoin neighbouring properties will provide potential valuable screening and should be protected and retained. Any considered tree works within the site should be agreed with Arun District Councils Tree Officer. A tree survey of the application site will need to be provided. Root protection Areas (RPA) from the tree cover clearly seen to the periphery and in several locations of the site should extend into the development site. Before construction, a tree protection scheme must be in place for these adjacent trees whose root protection areas fall within the construction zone from neighbouring land. This would be required for both construction and heavy vehicle movements for deliveries. This should be in accordance with BS 5837:2012 'Trees in relation to construction'

There is a requirement for any scheme, in accordance with policy to be of High Quality Design, the nature and usage of this development should not compromise this requirement. The emerging landscape design aims should be:

- To design and implement a scheme that reflects and incorporates elements of its surroundings and enhances the atmosphere of local distinctiveness.
- To create a visually pleasing and interesting landscape for owners, employees and visitors to the development.
- To enhance the landscape quality of the site when viewed from the surrounding area.
- To provide a planting scheme that includes native species to blend with the surrounding location, enhance biodiversity and create enhanced wildlife corridor opportunity.
- To provide a sense of flow and cohesion between the different elements of the landscape, buildings, open areas and surrounding environment.

Forming part of the application, 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 so that a clear picture of the proposals can be seen. These details are required to ensure that appropriate screening is provided, maintaining and uncompromising the setting and ensuring that the proposals fit within the area of neighbouring properties, providing screening as required, whilst benefiting and enhancing the proposed developments.

Biodiversity and Ecology

A habitat survey would need to be commissioned and any recommendations of the report included within the conditions of any planning approval.

Clearing of any vegetation must not be carried out during the bird nesting season.

A reptile survey would need to be carried out prior to works commencing on site.

Vegetation to the boundaries to be retained

Bat and bird boxes to be provided to enhance the ecological potential of the site and mitigate for the loss of any mature vegetation.

I would recommend, **no landscape objection to the proposals** contained in application A/122/19/OUT but that further detail and clarification of the above points would be required to be addressed or conditioned within any decision.

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

From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>

Sent: 12 September 2019 11:10

Subject: Planning Consultation on: A/122/19/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 2015 - Article 5

Outline Consent

APPLICATION NO: **A/122/19/OUT**

Registered: 4th September
2019
Site Address: Land off Arundel Road Angmering BN16 4ET
Grid Reference: 506639 105348

Description of Works: Outline application with some matters reserved for the erection of up to 160 dwellings with public open space, landscaping and sustainable drainage systems (SuDs), vehicular access point from Arundel Road together with up to 557 square metres of B1/B2 units with associated parking provision & vehicular access point from Arundel Road & land made available for expansion of current sports pitch provision to form a sports-hub (following the demolition of existing commercial units and one bungalow) (resubmission following A/36/18//OUT). This application is a Departure from the Development Plan.

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 17-OCT-19.

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 Mrs A Gardner who can be contacted on telephone number 01903 737529.

Regards
Planning Officer

consultee_email
