ARUN
DISTRICT COUNCIL

MEMO

19 February 2009

FROM:

TO:
Eve Hearsey
Planning Services

---

11 DWELLINGS - STATION ROAD, ANGMERING – A/158/08

In accordance with the current SPG on open space and recreation standards a development of this size must provide public open space as part of the development. In the case of 11 houses an area of 633 m^2 would need to be provided.

The same standard requires a contribution of £1,000 per household for off site play provision for a development of less than 15 units. A contribution of £11,000 is therefore required from this development were permission to be granted. This sum will need to be provided to a nearby play area by way of a Section 106 agreement.

It is noted that several trees border the development and appear to be outside the red edge of the application site. However these trees likely to be the responsibility of West Sussex County Council may be affected by the development due to their proximity; their root system and therefore health may be affected. The application must provide information on how the development will allow for the satisfactory retention of these trees in accordance with BS 5837 Trees in relation to construction.

There appears to be very little information on proposed landscaping. This is a key site on the entrance to the southern part of Angmering and East Preston adjacent to the A259. The opportunity to provide quality landscaping and screening in appropriate locations must not be missed and left to a condition with any planning permission.

On the basis of the above comments I do not recommend this application for approval.

Joe Russell-Wells