



From: Sue Howell
Sent: 13 November 2017 15:02
To: Planning.Responses
Cc: David Easton
Subject: RE: Planning Consultation on: A/169/17/OUT

Comments from Greenspace

This application A/169/17/OUT is a resubmission of detail submitted under application A/44/17/OUT. We would reiterate our consultation comments as follows:

Public Open Space

The Council's SPG guidelines apply to developments of houses and are based broadly upon the National Playing Fields Association's (NPFA) "Six Acre Standard". This requires that 2.4 hectares of open space (or six acres) are provided for every 1,000 people ie 24 square metres of open space per person. Under superseded Fields in Trust guidelines (FIT) this recommends that 3.2 hectares of open space are provided for every 1,000 people ie 32 square metres of open space per person. The new FIT standards would therefore suggest a requirement of .69Ha to be provided on site for the 90 residential unit element of this proposal. The care home aspect of this proposal would also require open space more tailored for the usage of that facility. We would require confirmation of the areas of public open space being proposed with this development. The proposed indicative layout indicates that much of the proposed Open Space being to either end of the development which is quite a linear site. With the number of residential dwellings on this proposal being up to 90 this would trigger the need for on-site play provision and Muga contribution in addition to the landscaped open space areas. Careful consideration regarding the siting of play provision would need to be made so as to be appropriately located for the varying needs of this mixed use development and also in respect to location of any on-site SuDS provision.

The detailing of this to be approved by the LPA. Detail of maintenance provision to be provided and commuted sum payments required towards the maintenance of open spaces where these are provided on site and if taken on by the LA. Section 106 monies in addition for infrastructure to be concluded.

Landscaping

We note 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.

The provision of landscaping for the development must be conditioned with any permission. Some indicative landscaping particularly trees detailed have been illustrated with the masterplan. Forming part of any decision consideration or as a minimum reserved matters 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 in the locale, so that a clear picture of the proposals can be seen. These details are required to assure the adjacent land setting is maintained, the setting is uncompromised and the proposals are appropriate to its setting also its proximity in relation to neighbouring properties and South Downs National Park to the North. Landscaping would be required as a buffer and considered acoustic buffer because of the sites location between railway line and roadway. The existing hedgerows on the site would need to be retained and enhanced and any gaps filled using native hedge species the purpose of these to create wildlife corridors across the site The landscape scheme should maximise the biodiversity of the site with the inclusion of native species and the retention of a variety of habitats. The long term management of the developing landscape would need to be considered.

Arboriculture

A tree survey relating to existing trees would need to be undertaken. Tree protection fencing requirements identified and tree protection plans submitted which would need to be conditioned with any permission.

Any significant existing trees clearly those evident particularly along the boundary edge dividing copse and the specimens such as the Walnut and Oak at the eastern end of the central field, must be protected during the works if they are identified to provide good visual amenity in addition to their biodiversity importance. Any trees that have the potential for a long life expectancy, with potential to become a prominent feature within the landscape and are worthy of protection, with adequate fencing according to the BS 5837 (2012) Provision for fencing according to each of the trees' correct and calculated root protection area must be erected prior to the commencement of any development activities.

Any 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 adjoin neighbouring land could provide potential valuable screening and should be retained particularly those adjoining the settlement boundary. 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. Any agreed removed trees should be mitigated for allowing for inclusion of native species for biodiversity purposes and fitting to the semi-rural setting.

Biodiversity / Ecology

A habitat survey report must be included with recommendations covered by conditions of any planning approval.

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

Vegetation where detailed for retention to boundaries to be retained – this is noted as recommended under tree protection.

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

I would recommend that all of the above points are fully detailed as part of any reserved matters application or conditioned with any decision.

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

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 18 September 2017 15:03

To: Parks

Subject: Planning Consultation on: A/169/17/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 **A/169/17/OUT**

NO:

Registered: 31st August
2017

Site Address: Land west of Brook Lane & South of A259
Angmering

Grid Reference: 505052 103544

Description of Works: Outline application with all matters reserved for demolition of existing buildings on site & erection of a mixed use development comprising up to 90 No. residential units, a care home (Use Class C2 & C3) & ancillary facilities including railway crossing, together with associated access, car parking & landscaping (resubmission following A/44/17/OUT). This application is a Departure from the Development Plan & lies within the parishes of Littlehampton & Rustington.

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 Mr D Easton who can be contacted on telephone number 01903 737619.

Regards
Planning Officer

consultee_email
