

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 03 February 2022 14:03
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: David Easton <David.Easton@arun.gov.uk>
Subject: Planning Consultation on: A/256/21/RES

From: Arun District Council Greenspace

Date: 03/02/2022

Application ref: A/256/21/RES

Description: Approval of reserved matters following outline consent A/40/18/OUT for the erection of 525 No residential dwellings with associated parking, landscape, play areas & public open space.

Location: Land North of Water Lane Angmering

Determining Authority: Arun DC

Summary recommendation: Recommend general landscape support of the detail proposed, **however further specific detail needs to be submitted** as above before approval of the reserved matters landscape detail
under this application A256/21/RES could be recommended.

Comments

Response

This application seeks approval of reserved matters following outline consent A/40/18/OUT for the erection of 525 No residential dwellings with associated parking, landscape, play areas & public open space

Comprehensive details have been submitted within this application and have followed a program of consultation and various design iterations where the development proposals have evolved to those presented within this application.

The landscape proposals and green infrastructure both existing and proposed within this application have clearly taken on board existing topography, setting, location and change of use considerations. Greenspace have reviewed the detail and welcome the positive design progression amends following consultation and now contained within the Design Code Masterplan and DAS documents, specifically the Illustrative Masterplan P25, the pedestrian and cyclist connectivity P33, and sections 4.0 Nature and Green Infrastructure including Play provision, Section 5 Built form including gateways and character areas and Section 7.0 Public Space including landscape strategy, management and maintenance.

The broad detail of the Design Code Masterplan and the landscape scheme presented I would suggest is suitable for location and would offer in general terms a well thought out scheme with much consideration to the flow and look of the development having been considered.

Key green spaces have been designed within the site including central green hub, existing green infrastructure features, children's play and green corridors, throughout the development.

The detail provided as noted below whilst appears suitable, will require further detailed submission to confirm the proposals.

- Illustrative landscape Plan HBA-875-001-Rev F – is illustrative only and provides no detail or planting schedules.
- Soft Landscape Plan HBA-875-200-Rev B, whilst contains the Eco detail re Proposed woodland edge and landscape/ecological buffers: Eco 1 - Northern boundary buffer, Eco 2 - Western central link, Eco 3 - Eastern central link, Eco 4 - Buffer to Grooms Copse the Eco detail is again indicative and further detail will be required to be submitted for approval. Inc species, quantities and size at time of planting.
- Tree Location Plan HBA-875-201-Rev D contains detail of the tree proposals which include a good mix of both species and size with 40-45cm girth semi mature trees for instant impact and EHS (extra heavy standard) 18-20 cm girth giving good stature , however these need further detail as above re specific species and actual quantities, in location.
- Hard surfacing pathways need to be shown with surfacing specification to ensure DDA compliance and all weather access for pedestrian and wheeled users.
- The indicated Play including LAPs, LEAP, Sports and Fitness trail need further detail to be submitted re specification and equipment choice and accessibility of these. These need to demonstrate inclusive play, be challenging and material choice fitting for the location. Detail re general site furniture ie seating, litter bins, cycle stands etc to be submitted and approved.

Recommendation/Conclusion

Recommend general landscape support of the detail proposed, **however further specific detail needs to be submitted** as above before approval of the reserved matters landscape detail under this application A/256/21/RES could be recommended.

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning

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

Sent: 23 December 2021 14:19

To: Tree Landscape [REDACTED]

Subject: Planning Consultation on: A/256/21/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/256/21/RES

Registered: 23rd December 2021

Site Address: Land North of Water Lane Angmering

Grid Reference: 507574 105146

Description of Works: Approval of reserved matters following outline consent A/40/18/OUT for the erection of 525 No residential dwellings with associated parking, landscape, play areas & public open space.

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 3rd February 2022 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

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 information on what comments we can consider

<https://www.arun.gov.uk/planning-application-comments>

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://app.planninginspectorate.gov.uk/> 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

Mr D Easton

Planning Officer- Arun District Council

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Email: david.easton@arun.gov.uk

PLCONSULT (ODS) 2020