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[REDACTED]

From: Nat Belderson [REDACTED]

Sent: 26 May 2022 10:48

To: David Easton <David.Easton@arun.gov.uk>; Sue Howell <Sue.Howell@arun.gov.uk>

[REDACTED]

Subject: Land North of Water Lane, Angmering: Reserved Matters Application for 525 Residential Dwellings with Associated Parking, Landscaping, Play Areas

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Dear David,

The SDNPA have been provided with copies of the additional soft landscaping details submitted to you last week with regard to the above scheme. We have some comments on the additional landscaping, but would first like to emphasise some overarching principles which help integrate new schemes into existing landscapes:

- Use soft landscaping in the same patterns that characterise the wider landscapes – eg linear copses, corner clumps of trees
- Consider how soft landscaping relates to other elements of the landscape – eg routes (are roads tightly bound by hedges or do they have verges?). Try to replicate these characteristics

- Manage features similarly – eg boundary features might characteristically be thick shaws or managed hedgerows – try to retain a similar approach to management and ensure this is captured in a LEMP (Landscape and Ecological Management Plan) or similar
- Use species which are characteristic of the local landscape (and soils). Make reference to Sussex flora to ensure that the pattern of species are being respected. Please see attached images as examples – the Wayfaring Tree being closely associated to the chalk Downs, and Guelder Rose more associated with the clay Weald. Retaining these characteristic patterns of species is part of supporting wider landscape character and sense of place.

With regard to the soft landscaping details submitted, we have the following comments:

- The scheme proposes SORTO – Is this Sorbus torminalis? This is a strongly Wealden species – please change to a species characteristic of this location.
- Use native species in public realm – and only use non-natives for good reason. Always use natives for Green Infrastructure and close to site boundaries.
- The boundary to the south of the A27 is understood to be proposed to be native woodland, with understorey planting. But the stippling effect does not match the key - it reads as amenity grass. Can the proposed planting here be clarified
- It would be good to know what type of woodland is being created along the northern boundary. It is important this is meaningful, functional and characteristic. If it is for Dormice, will it be coppiced?
- More street trees should be provided (using native and long lived species) – especially on the North-South axis. These would play a key role in breaking up the scheme in longer distance views, improving with time.
- Many of the site boundaries look to be dominated by small-stature and short-lived trees (for example cherry and crab apple). Considerations should be given to including some meaningful positive tree planting for the future, such as large scale Oaks.
- Any bunding alongside the A27 must be naturalistic in form and capable of supporting the proposed planting in this area.

Kind regards,

Nat Belderson

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Nathaniel Belderson MRTPI
Planning Link Officer (Chichester, Lewes, Eastbourne)

South Downs National Park Authority



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