

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

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[REDACTED]

From: Nat Belderson [REDACTED]
Sent: 28 June 2022 17:34
To: Sue Howell <Sue.Howell@arun.gov.uk>; Nicola Brown [REDACTED]
[REDACTED]

Subject: RE: Land North of Water Lane, Angmering - Updated Planting Plans

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Dear Nicola,

I have added the SDNPA's landscape comments below in blue, which also take account of the updated landscaping plans subsequently circulated. Please note that we are generally satisfied with many of the responses in principle (including with regard to non-native species in some parts of the site) – and have noted “OK” where we have no further comments at this stage. However, these will need to follow through in the detail and as such we are keen that ADC officers note our comments and refer to them at any subsequent discharge of conditions stage – most notably with regard to the details of the LEMP.

Kind regards,

Nat

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

South Downs National Park Authority
[REDACTED]

Singleton Office, Weald & Downland Museum, Singleton, Chichester, West Sussex, PO18 0EU
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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 15 June 2022 11:07
To: Nicola Brown [REDACTED] Nat Belderson [REDACTED]
[REDACTED]

Subject: RE: Land North of Water Lane, Angmering - Updated Planting Plans

Dear Nicola

Thank you for the below which I have skimmed over but will take a further look at. I am still awaiting formal application coming through from planning and have been advised to hold my response until this is through and has been uploaded. Please also ensure that all revisions as this are also copied through the case officer David Easton ADC Planning.

In the interim however I note a general agreement to the approach submitted and to the revisions noted however one particular point below which I had opinion on when the comments came forward from SDNP on 25th May and I am pleased you have responded accordingly (**see my note within your response below in red**) I have to concur with yourselves that ornamentals absolutely have a part to play in the plot and associated landscaping and we wouldn't want these re-specified in favour ONLY for natives in these locations.

- *(ADC concur with the approach that non-native and ornamental species absolutely have a place and would be expected to be incorporated within plot, street plantings, public realm and village green areas)*

In addition to the below, have my response comments of 19 May re the play maintenance and loose fill surfacing been looked at? be good to get a update on these too.

I will await further direction from planning re the revised submission of details.

Kind regards

Sue

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning



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From: Nicola Brown [REDACTED]
Sent: 15 June 2022 10:37

[REDACTED]
Subject: Land North of Water Lane, Angmering - Updated Planting Plans

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Dear Sue and Nat,

Please find attached updated versions of our 1:200 scale Planting Plans and accompanying Plant Schedules for the reserved matters application for the site at 'Land North of Water Lane' in

Angmering for your review. These have been amended to respond to the comments provided by SDNPA on 25th May 2022, pasted below with our response in green.

- Use soft landscaping in the same patterns that characterise the wider landscapes – eg linear copses, corner clumps of trees **[Nicola - HBA]** It's difficult to truly replicate wider patterns within a housing scheme where there is limited scope for linear copses and corner clumps so this is not achievable throughout but we have sought to do this as much as we can and also utilise the existing green infrastructure to 'hang' the new proposals off. OK
- 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 **[Nicola - HBA]** Please refer to the previously submitted Design Codes which set out the strategy for routes and the character of the development and public realm. OK
- 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 **[Nicola - HBA]** This is in part addressed in the submitted Ecological Assessment and will be addressed more fully in a LEMP through condition OK
- 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. **Nicola - HBA]** Guelder Rose is proposed within the hedgerows, woodland edge and woodland buffer planting mixes. We have added additional specimens and added viburnum lanata. Perhaps we didn't explain this very well – the point intended is that Wayfaring has a strong association with the chalk and guelder rose not – according to the Soilscales data the site has clayey soils and so should ideally be planted with Guelder Rose only. Both species were shown on the previous plan.

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. **[Nicola - HBA]** Amended on updated plans. OK
- 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. **Nicola - HBA]** We disagree with this. Whilst we agree natives should be used through the main GI and landscape buffers, it is not good practice to utilise natives in all areas of the public realm – in particular within the street planting and around the village green which will require species and cultivars that have strong form and can readily tolerate urban and roadside conditions (which is what we have currently shown). This accords with the Design Codes, LI Biosecurity guidance and NPPF para 1.3.1 requiring the right trees in the right places. *(ADC concur with the approach that non-native and ornamental species absolutely have a place and would be expected to be incorporated within plot, street plantings, public realm and village green areas)* OK
- 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. **[Nicola - HBA]** Key and graphics updated – hopefully they are clearer! This is a woodland belt and Dormouse habitat. The planting areas include a woodland mix and thorny species edge (to help prevent pedestrian access) of typical 'outfield' planting using a range of transplants through to whips and feathered trees as well as Advanced Nursery stock standards to provide structural diversity and assist with greater impact from the outset. OK – the successional variation from field to woodland is supported – but what about woodland understorey layers? No mention of ground flora etc. in planting – is it assumed this will develop naturally or will some planting go ahead – eg bramble in particular as an important element of dormouse habitat?
- 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? **Nicola - HBA]** As above, the mixes are indicated on the drawing and are based upon those provided in the previously issued PEA by Ethos for Dormouse habitat. Please secure a coppice management regime in the LEMP to continue to provide appropriate dormouse habitat.
- 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. **[Nicola - HBA]** We have reviewed the north-south axis and incorporated increased tree planting –

mostly at the entrance and within the green corridor on the eastern side. This area already includes quite a lot of tree cover through its southern half, from the retained 'lane' on its eastern side. We have therefore sought to augment this edge and use smaller trees in the verge on the western side adjoining the new housing. We wouldn't recommend using native trees as street trees along this main route and in proximity to the housing but have proposed *Carpinus betulus* 'Frans Fontaine', a cultivar of the native Hornbeam. Other streets utilise cultivars of the native field maple, hornbeam, cherry and birch but ornamentals are also used to ensure a greater range of species and assist with biosecurity (as advised by LI and Kew). Happy with varieties of natives in constrained locations, key design driver is to break up mass of housing in views from SDNP – so thought needs to be given to final scale of trees chosen.

- 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. **Nicola - HBA]** The site boundaries comprise a variety of native trees including larger species such as Oak, Field Maple, Lime and Hornbeam (as well as the cherry and crab apple mentioned) so it is unclear which boundaries are of concern. We have incorporated more larger species and also introduced some native (disease resistant) Elms. Happy with varieties of natives in constrained locations, key design driver is to break up mass of housing in views from SDNP – so thought needs to be given to final scale of trees chosen.
- Any bunding alongside the A27 must be naturalistic in form and capable of supporting the proposed planting in this area. **Nicola - HBA]** Please refer to the previously submitted landscape sections – we understand that detail will be required by condition. We have been working with the groundworks specialist to ensure planting requirements are accommodated in the earthworks make-up. OK

Please can I also prompt that your review and comments at the soonest opportunity would be appreciated in order to meet the planned Committee and associated reporting deadlines.

Please do let me know if I can be of any assistance in talking things through or providing further supporting information?

Many thanks,

Nicola

Nicola Brown BA(Hons), BLand Arch, CertUD, CMLI
Director



landscape architecture ■ urban design
expert witness ■ environmental planning

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