



From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 28 April 2021 18:33
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: Planning Consultation on: A/26/21/RES

Response to Planning Application

From: Arun District Council Greenspace

Date: 28/04/2021

Application ref: A/26/21/RES

Description: Approval of reserved matters following outline consent A/44/17/OUT for appearance, landscaping, layout & scale for the demolition of existing buildings on site & erection of a mixed use development comprising of 90 No. residential dwellings & a care home & ancillary facilities including railway crossing together with associated access, car parking & landscaping. This application also lies within the parishes of Rustington & Littlehampton.

Location: Land west of Brook Lane and South of A259 Angmering BN16 3JL

Determining Authority: Arun DC

Summary recommendation: Recommend **objection in general to the hard and soft landscape details** contained in this application A/26/21/RES. The detail is not sufficient enough in detail to be able to recommend support of the proposal.

Comments

Response

This application for approval of reserved matters following outline consent A/44/17/OUT for appearance of landscaping.

Consultation comments were given under the outline consultation A/44/17/OUT which still stand and remain valid.

I have reviewed the landscape submission which is detailed within the DAS – Design and Access Statement, Planting Plans 176-202- 206 Rev P1 and further Landscape Plans 176-002-007 Rev P, Plant Schedule 122-SCH-001 Rev P1, Care Home site plan 3670-BRK-SRA-XX-XX-DR-A-04-100 Rev P02 and Whole Site Block Plan 3670-BRK-SRA-XX-XX-DR-A-04-015 Rev P01.

My conclusion is that the detail is **not sufficient enough in detail to be able to recommend support of the proposals** as follows;

- The soft landscape detail in general is detailed with species choice appearing suitable for location, however the information has not been submitted in enough detail ie Plant Schedule 122-SCH-001-Rev P1 refers to shrub % mixes and not actual plant quantities and associated drawings detail Planting mix's ie CH3, CH2, infrastructure planting Mix A-D but needs to list **actual quantities** in these locations. **This information needs to be clearly shown in plan form for each location.**
- **Care Home Planting** Plan 176-205-Rev P1 shows the layout of the care home garden areas. These do not appear suitable for use, **contain no enclosed garden areas and generally appear as broad generic landscape areas.** The care home setting needs to cater for its residents, visitors and care home staff with well-formed landscaped areas which provide safe and stimulating areas that are fit for purpose. The open area to the immediate east of the care home building would appear to be a pond area with steeply sloping sides and no reference to fencing or protection of residents in close proximity to this feature and potential water body. **This drainage feature would appear inappropriate and pose a danger in this location and within the care home setting.**
- DAS Design and Access statement Pages 42-48 Show indicative planting only, Pages 35-41 shows indicative play features which are largely blanked out and therefore providing no useful information.
- Footpaths are shown as Crushed/Gravel pathways and further detailed in dwg 176-400-Rev P1 these indicate a 2-10mm crushed gravel with generic detail of '*paths varied width*' **Pathways and cycle routes throughout the site need to be accessible all year round** and not pose maintenance issues. Gravel paths of this formation would not be suitable for location, hard surfacing ie Tarmac to be specified along with path widths to be confirmed. Paths to join to existing networks within and beyond the site.
- Landscape Plan 176-003 Rev P1 has **detail of LEAP** however **this information is not sufficient in detail as it does not provide detail of the play equipment for this location.** Play equipment for a LEAP catering for 90no dwellings needs to provide for a good variety of play experience, be accessible and inclusive, providing also seating and bins and fencing as appropriate. The detail states *Mental stimulation item, Rocking item, Social play item.* There needs to be separate drawings which show in plan and pictorial form the play equipment choice and specification. This applies also to the 3no LAPs which are shown within the scheme. This dwg also appears to show a piece of equipment within the pathway? Shown cycle stands within a grass area with no pathway connection. The safety surfacing is also show to the whole of the play area as bark mulch. **Bark mulch would not be supported by the LPA as is not accessible and poses an ongoing hazard and maintenance issues.**

Maintenance details need to be confirmed re landscape Maintenance provider and detail re specification and regime.

Recommendation/Conclusion

Recommend objection in general to the hard and soft landscape details contained within this application A/26/21/RES. The detail is not sufficient enough in detail (as above) to be able to recommend support of the proposals.

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

Sent: 04 March 2021 15:53

To: Tree Landscape [REDACTED]

Subject: Planning Consultation on: A/26/21/RES

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

Application No: A/26/21/RES
Registered: 3rd March 2021
Site Address: Land west of Brook Lane and South of A259 Angmering BN16 3JL
Grid Reference: 505052 103544
Description of Works: Approval of reserved matters following outline consent A/44/17/OUT for appearance, landscaping, layout & scale for the demolition of existing buildings on site & erection of a mixed use development comprising of 90 No. residential dwellings & a care home & ancillary facilities including railway crossing together with associated access, car parking & landscaping. This application also lies within the parishes of Rustington & Littlehampton.

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 10th April 2021 . You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

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 the the leaflet how to respond to planning applications <https://www.arun.gov.uk/planning-application-comments> which deals with material planning considerations.

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://www.planningportal.co.uk/info/200207/appeals> 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

Mrs A Gardner

Planning Officer- Arun District Council

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Email: Anita.Gardner@arun.gov.uk

PLCONSULT (ODS) 2020