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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 19 August 2021 16:51
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Planning Consultation on: A/26/21/RES

Please treat as a consultee response

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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 19 August 2021 16:25
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: Planning Consultation on: A/26/21/RES

Response to Planning Application Further consultation comments 19/08/21

From: Arun District Council Greenspace

Date: 19/08/2021

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 **approval of the submitted soft landscape detail with objection** detail provided for play provision in LAP and LEAP provision contained within this application A/26/21/RES. The detail is not sufficient enough in detail to be able to recommend support of the play proposals.

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. This detail is further to revised A/26/21/RES information submitted.

I have reviewed the landscape submission which is detailed within the DAS – Design and Access Statement, Planting Plans 176-202- 206 Rev P3 and further Landscape Plans 176-002-007 Rev P3, Plant Schedule 122-SCH-001 Rev P3, Care Home site plan 3670-BRK-SRA-XX-XX-DR-A-04-100 Rev P03 and Whole Site Block Plan 3670-BRK-SRA-XX-XX-DR-A-04-015 Rev P02.

- **The soft landscape detail** in general is detailed with species choice appearing suitable for location, this information has now been submitted in enough detail ie Plant Schedule 176-SCH-001 refers to shrub mixes, actual plant quantities and associated drawings 176-801 Masterplan, 176-001-007 P3, 176 201-206 P3 detail species and quantities in these locations.
- **Care Home Planting** Plan 176-205-Rev P1 shows the layout of the care home garden areas. These have now indicated where fenced and enclosed garden areas are and appear suitable for use. 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 scheme submitted shows that the garden is fenced off from the pond area, and there is a levels difference between these two parts of the site. It is noted that areas of seating and furniture within the garden would be provided by the care home operator.
- The DAS (Rev B) has been updated and now shows that the planting shown in the DAS aligns with the revised Plant Schedule (drawing no. 176-SCH-001_P3).
- Footpath areas previously proposed as Crushed/Gravel pathways within the Landscape Plan drawing no. 176-003_P3 have been updated to now show as Asphalt to allow ease of access to the proposed main play area to the west of the application site. Pathways and cycle routes through the

site indicated as accessible all year round and comprised of either asphalt or high-quality concrete blocks that will not pose maintenance issues.

- Landscape Plan 176-003 Rev P3 has detail of LEAP however this information is not sufficient in detail and needs to be provided in separate plan form detailing equipment choice, fencing and surfacing proposed. This information needs to be consistent with that shown in the revised DAS. 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. This applies also to the 3no LAPs which are shown within the scheme.

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

Recommendation/Conclusion

Recommend **approval of the submitted soft landscape detail with objection still to the detail provided for play provision in LAP and LEAP provision** contained within this application A/26/21/RES. The detail is not sufficient enough in detail to be able to recommend support of the play proposals.

Sue Howell

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

Sent: 09 August 2021 17:49

To: Tree Landscape [REDACTED]

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

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

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
Category: Plan Applicat'n
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.

I am able to inform you that I have received an amendment to the above application dated 13th July 2021 relating to:- Various substitute plans and documents

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'Enter comment'.

[Click here to make further comments](#)

Please make any further comment by **31st August 2021**.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. We will aim to redact signatures, telephone numbers and email addresses but please help us by not incorporating them in the body of your text. Please make sure that you only include information that you are happy will be published in this way. If you supply information belonging to a third party, you must make sure you have their permission to do so.

Yours sincerely

Mrs A Gardner

Planning Case Officer- Arun District Council

Telephone: 01903 737529

Email: Anita.Gardner@arun.gov.uk

PLRECON (ODS) 2018