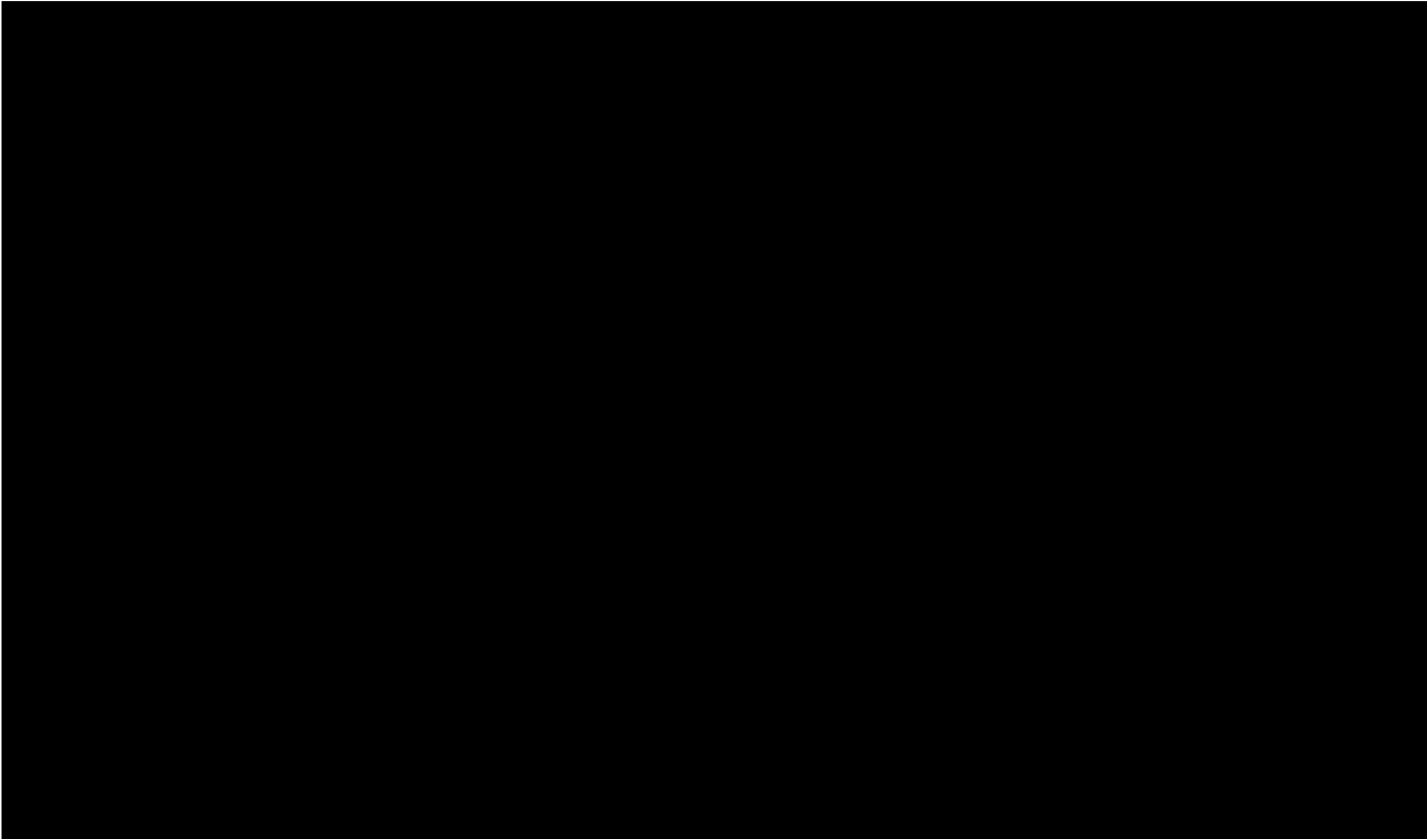
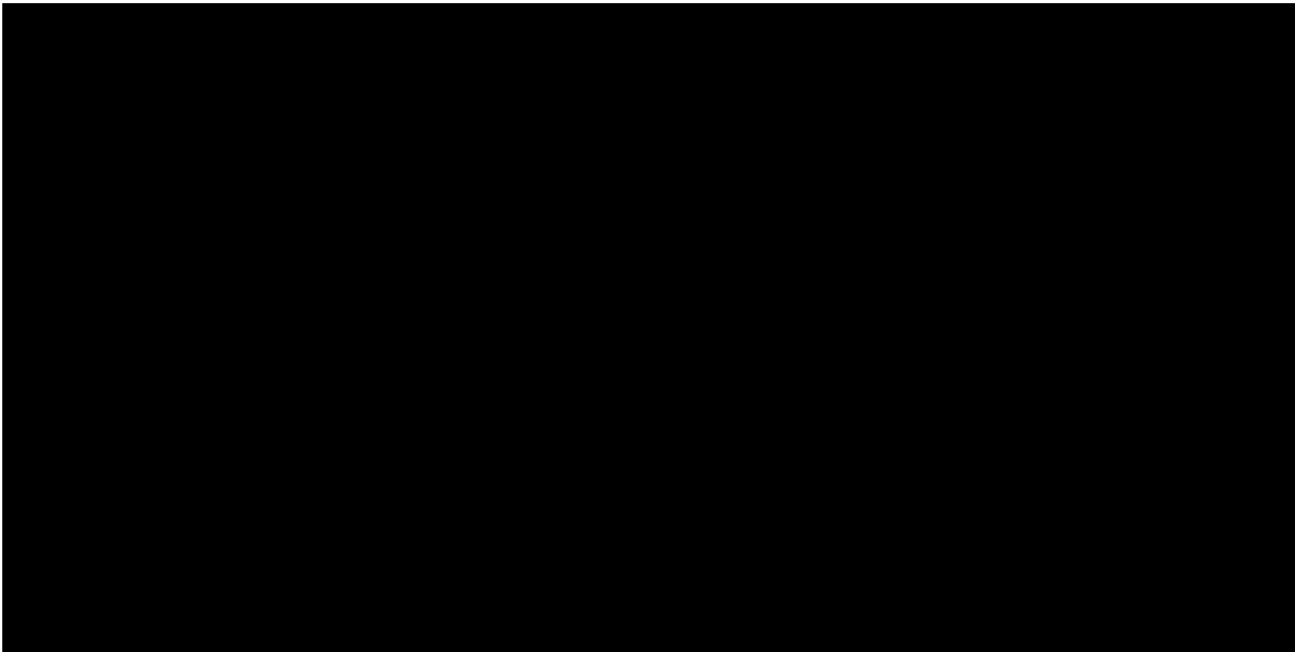




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From: Alex Cole [REDACTED]
Sent: 24 August 2021 15:05
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Serena Page [REDACTED] Charlie Merry [REDACTED]
Subject: RE: Planning Consultation on: A/26/21/RES

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Hi Anita,

The design team has reviewed the revised comments from the Greenspace team. We write to share additional information which we trust meets their requirements for the LEAP and LAP.

Please see a cover letter attached alongside further information. We'd be grateful if this could be considered for application A/26/21/RES and shared with Greenspace colleagues for comment.

We would be grateful to receive further feedback, including in relation to the 8th September Committee event.

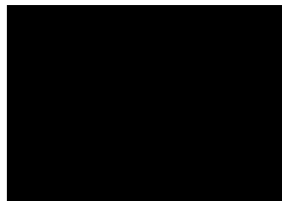
Kind regards,

Alex

Alex Cole
BSc (Hons) MSc MRTPI
Associate



Chartered Surveyors & Town Planners
6 New Bridge Street
London
EC4V 6AB



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From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 19 August 2021 16:41

To: Alex Cole [REDACTED]

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

Hi Alex,

Please see the comments of the landscape officer below. She is not in tomorrow but is in Monday and will look at the details then. I will see if the application can be put on the agenda ahead of these later revisions?

I probably won't be able to advise you further until Monday.

Regards

Anita

Anita Gardner

Principal Planner

T: 01903 737529

E: anita.gardner@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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. T 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

Leisure and Landscape Officer,
Greenspace + Emergency Planning

T: 01903 737943

E: sue.howell@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



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

Sent: 09 August 2021 17:49

To: Tree Landscape <Tree.Landscape@arun.gov.uk>

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

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Date: 24th August 2021
Your Ref: A/26/21/RES
Our Ref: 12491D

Ms Anita Gardner
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



6 New Bridge Street
London EC4V 6AB

W: dwdlpl.com

Dear Ms Gardner,

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015: APPLICATION FOR THE APPROVAL OF RESERVED MATTERS IN RESPECT OF OUTLINE PERMISSION ALLOWED AT APPEAL (APP/C3810/W/17/3185128) AT LAND SOUTH WEST OF BROOK LANE AND SOUTH OF A259, RUSTINGTON

We act on behalf of Store Property Investments Ltd (the Applicant) and write to share additional information for application A/26/21/RES for:

"Approval of reserved matters of appearance, landscaping, layout and scale for the demolition of existing buildings on Site & the erection of a mixed use development comprising up to 90 No. residential units & a care home (Use Class C2 & C3) & ancillary facilities, including railway crossing, together with associated access, car parking & landscaping. This application also lies within the parishes of Littlehampton & Rustington".

We have reviewed the following consultation response provided by Arun District Council's Greenspace team and are pleased that the majority of the response meets its requirements from a previous consultation response. We do however note the following request for additional information:

"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."

The design team has reviewed the consultation response and prepared further information. Please find the following information enclosed with this letter:

DRAWING/REPORT TITLE	REFERENCE NUMBER
General Arrangement Plan LEAP	176-012 P1
General Arrangement Plan LAP1	176-013 P1
General Arrangement Plan LAP2	176-014 P1

Partners

N M Fennell BSc MRICS
R J Greeves BSc (Hons) MRICS
A R Holden BSc (Hons) FRICS

G Bullock BA (Hons) BPI, MRTPI
A Vickery BSc MRICS IRRV (Hons)
G Denning B.Eng (Hons) MSc MRICS
B Murphy BA (Hons) MRUP MRTPI

A Meech BSc MRICS
S Page BA MA (Cantab) MSc MRTPI
S Price BA (Hons) DipTP MRTPI
P Roberts FRICS CEnv



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General Arrangement Plan LAP3	176-015 P1
Play Areas – Equipment and Proposal	176-102

We would be grateful if you could confirm receipt of the enclosed and seek confirmation from Greenspace colleagues that the proposals are acceptable. Should you wish to discuss any aspect of the application then please do not hesitate to contact me.

Yours sincerely,



Alex Cole BSc (Hons) MSc MRTPI
Associate
DWD Property+Planning

