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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 31 August 2021 16:47
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: Planning Consultation on: A/26/21/RES

Hi Anita

Ok noted...and understand that this information will be forthcoming. As a general rule, this information would need to be included within the 106 as if it is to be transferred to LPA then there would be maintenance sums required.

It's also good to know who is maintaining at reserved matters stage as in this case the LPA would not have been supportive or accepting of play bark for safety and maintenance reasons. As this has now been changed to grass matting and rubber crumb this will not be an issue, just be good to know when decided.

Kind regards

Sue

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning

T: 01903 737943
E: sue.howell@arun.gov.uk



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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 31 August 2021 16:37
To: Sue Howell <Sue.Howell@arun.gov.uk>
Subject: FW: Planning Consultation on: A/26/21/RES

Hi Sue,

Please see response from agent regarding maintenance.

Regards

Anita

Anita Gardner
Principal Planner

T: 01903 737529

E: anita.gardner@arun.gov.uk

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From: Alex Cole [REDACTED]

Sent: 31 August 2021 16:34

To: Anita Gardner <Anita.Gardner@arun.gov.uk>
[REDACTED]

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

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Hi Anita,

Schedule 1 Clause 3 of the Section 106 Agreement for the outline consent (allowed at appeal) sets out the securing mechanism for the delivery of the Play Area Scheme required to be submitted to the LPA.

The Play Area Scheme is defined as a *“scheme submitted Prior to the Commencement of the Dwellings setting out:*

- a) The proposed timetable and programme for delivery of the Play Areas to be provided as part of the Development or by reference to the Occupation of a certain number of Dwellings or such alternative trigger points for delivery as may be approved by the Council when approving the scheme;*
- b) A maintenance and management plan for each Play Area to be provided as part of the Development, including details of whether the areas in question are to be transferred to or managed by an Owner, a Management Company or some other body or organisation; and details of the circumstances in which the Play Area may be closed to the public for maintenance, management, health and safety or other reasons”.*

As per the S106 Agreement details of the party/parties will be provided within the Play Area Scheme submitted prior to the commencement of the dwellings. This information will be coordinated and submitted to Arun District Council alongside updates on other obligations in due course.

Please let me know if you have any additional queries.

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: 31 August 2021 15:55
To: Alex Cole [REDACTED]
Subject: FW: Planning Consultation on: A/26/21/RES

Hi Alex,

Please see response from Sue Howell below. Can you confirm who will be responsible for maintenance liabilities on these and further POS on this development?

Thanks

Anita

Anita Gardner
Principal Planner

T: 01903 737529
E: anita.gardner@arun.gov.uk



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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 31 August 2021 10:46
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: FW: Planning Consultation on: A/26/21/RES

Good morning Anita

I have had a look at the amends attached and submitted below as revisions to my recent comments re Play.

I can confirm that the amends made are suitable (Lap 3 gate locations very close which is not ideal, but concur that this is the only configuration that will allow two exits/entrances so therefore

will recommend as acceptable) Changes to detail re safety surfacing and mound relocation also acceptable.

Happy to recommend approval of the landscape and now Play detail within application A/26/21/RES

Has it also been confirmed who will be responsible for maintenance liabilities on these and further POS on this development?

Kind regards

Sue

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning

T: 01903 737943
E: sue.howell@arun.gov.uk



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From: Alex Cole [REDACTED]
Sent: 27 August 2021 15:39
To: Anita Gardner <Anita.Gardner@arun.gov.uk>

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

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Hi Anita,

Hope you're well. The design team has reviewed the comments provided by Arun's Greenspace Officer (Sue Howell – copied in for expedience) and write to submit revised information. The project landscape has advised:

"I've noted changes to each drawing/ play area as per the Greenspace officer's comments.

- 1. LEAP –** (drawing ref: 176-012) – *the tiger mulch safety surfacing is actually a bound surface. However, there are other products available therefore we have put in the key as "Bound rubber mulch surfacing". An example of such product is as follows: <http://www.rtc-safety.co.uk/rubber-mulch/>. The play equipment P3B the Inclusive Orbit is amended as a "Rotating" item in both the GA and in the document 176-G102.*
- 2. LAP 1 –** (drawing ref: 176-013) – *The play area surfacing has been changed to show as amenity grass seed and a note has been made to use the grass safety matting in accordance to the BS for the play equipment.*
- 3. LAP 2 –** (drawing ref: 176-014) – *A note has been made to use the grass safety matting in accordance to the BS for the play equipment.*
- 4. LAP 3 –** (drawing ref: 176-015) – *Additional entrance/ exit point has been given that connects back to the footpath to the eastern side of the play area. The mounds have been adjusted to not block these two gates. This should give flexibility when using the play area. Similar to LAP 1 and LAP 2, the surfacing will be amenity grass seed with the use of the grass safety matting in accordance to the BS for the play equipment. This is clarified in the key.*
- 5. Document –** (ref: 176-G102) – *Minor amendment to p.2 where the orbit is described as a "Rotating" item and this has been added as an additional play experience".*

Please see corresponding information attached which we trust meets Arun District Council's requirements and would be pleased to receive confirmation in the lead up to the 8 September Committee.

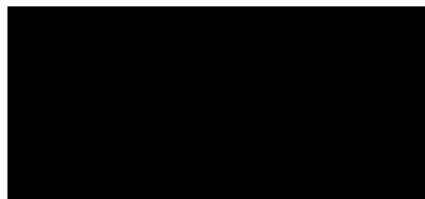
Kind regards,

Alex

Alex Cole
BSc (Hons) MSc MRTPI
Associate



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

Sent: 25 August 2021 16:59

To: Alex Cole

Subject: FW: Planning Consultation on: A/26/21/RES [Filed 25 Aug 2021 17:22]

Hi Alex,

Please find the updated comments of our Greenspace Officer below. Can you advise of likely timeframe for receipt of amended details to address the final points raised?

Thanks

Anita

Anita Gardner
Principal Planner

T: 01903 737529

E: anita.gardner@arun.gov.uk

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From: Sue Howell <Sue.Howell@arun.gov.uk>

Sent: 25 August 2021 16:19

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

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

Hi Anita

Thank you for sending through the re-submitted play area detail revised by the client for the Land west of Brook Lane and South of A259 Angmering development.

I have had a good look at the proposals and **would advise a general support however there are minor amends which would still need to be addressed which I have detailed below.**

LEAP – provides a good play offer appropriately fenced and gated with a good selection of play experiences and play offer. The play area has proposed an inclusive element of play and is accessible with all-weather pathways. Note the LPA would not be supportive of the Tiger Mulch safety surfacing (assuming this is a loose fill woodchop/bark material) due to maintenance issues should the play areas be maintained by the LPA. A loose fill material would also not be appropriate surrounding/adjacent to the P3B inclusive Orbit roundabout. The LEAP layout plan also incorrectly denotes PB3 as a swing when it is a rotating item.

LAP 1 – provides a good informal natural play offer with addition of seating and bin. Safety surfacing shown as crushed gravel, which may not be appropriate for this area. Grass with incorporated grass safety matting (for wear and safety properties) recommended in equipment areas as manufacturers recommendation would be more appropriate for this LAP area.

LAP 2 – provides a good informal natural play offer with addition of seating and bin. Safety surfacing shown as turf (grass), which appears appropriate for this area. Additional incorporated grass safety matting recommended in equipment areas as manufacturers recommendation.

LAP 3 – provides informal natural play offer including mounds and interactive play with addition of seating and bin. The shown mound adjacent to the gateway would appear in conflict with this entrance/exit and appears to restrict easy movement in this area. Safety surfacing shown as crushed gravel, which may not be appropriate for this area. Grass with incorporated grass safety matting recommended in equipment areas as manufacturers recommendation would be more appropriate for this LAP area. Fencing shown as detail 176-403 with only one gate opening/exit point, the LPA would always recommend 2no entrances/exits to a fenced play area which is not shown and therefore should be reconsidered..

In conclusion I would recommend general support of the play proposed, subject to the re-consideration of points highlighted above.

Kind regards

Sue

Sue Howell

Leisure and Landscape Officer,
Greenspace + Emergency Planning

T: 01903 737943

E: sue.howell@arun.gov.uk



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

Sent: 25 August 2021 10:07

To: Sue Howell <Sue.Howell@arun.gov.uk>

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

Hi Sue,

This is the additional information requested. The application is on planning briefing panel on Friday afternoon and if you could let me have your comments before then it would be very helpful?

Thanks

Anita

Anita Gardner
Principal Planner

T: 01903 737529

E: anita.gardner@arun.gov.uk

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From: Alex Cole <alex.cole@dwdllp.com>

Sent: 24 August 2021 15:05

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

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

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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.

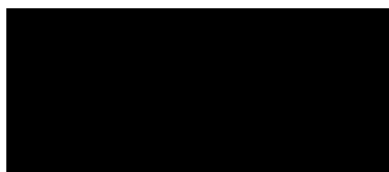
Kind regards,

Alex

Alex Cole
BSc (Hons) MSc MRTPI
Associate



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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

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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. 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



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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**.

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Yours sincerely

Mrs A Gardner

Planning Case Officer- Arun District Council

Telephone: 01903 737529

Email: Anita.Gardner@arun.gov.uk

PLRECON (008) 2018

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