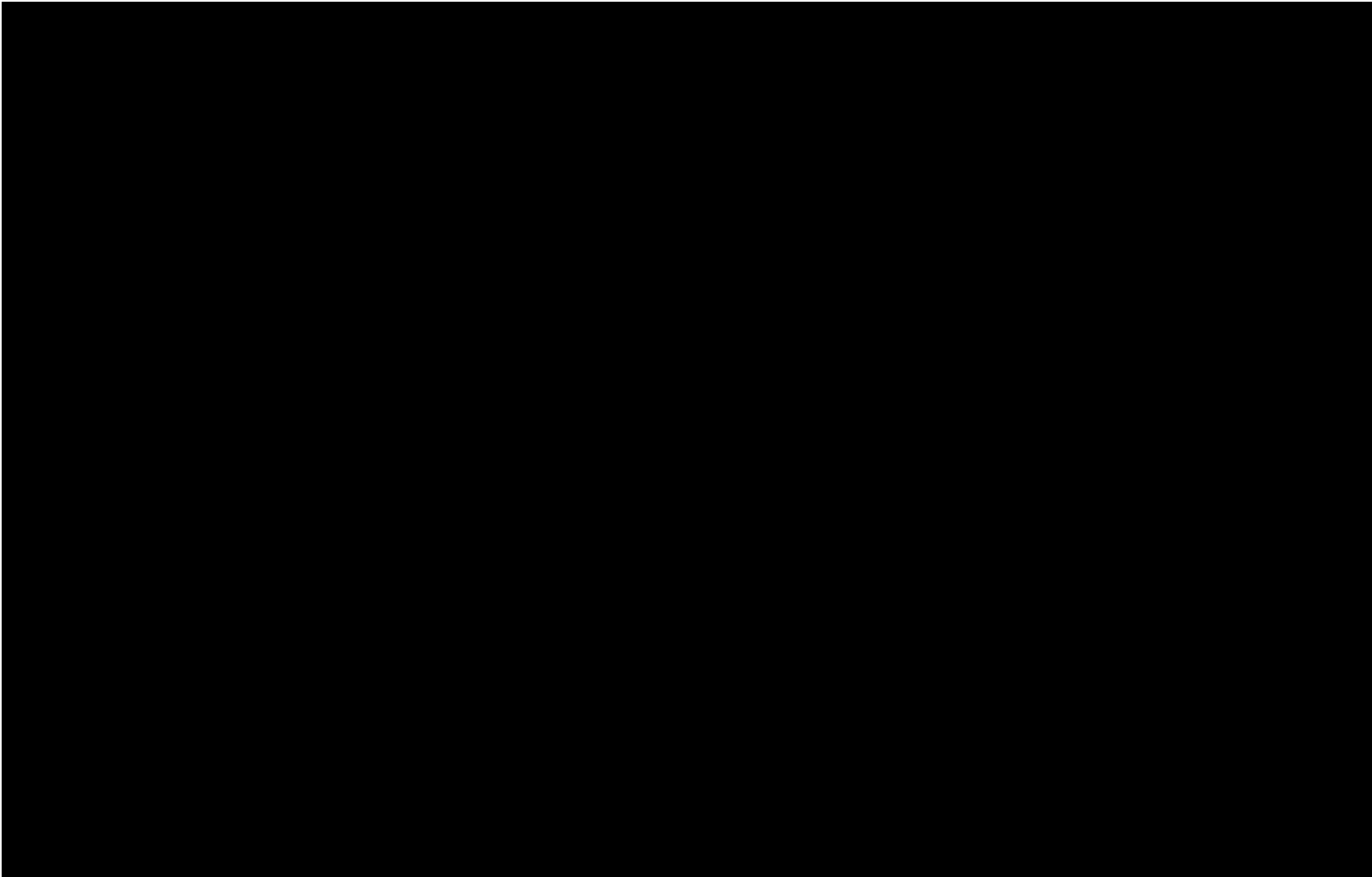




From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 19 May 2022 17:28
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Katie Sharp <Katie.Sharp@arun.gov.uk>
Subject: Planning Consultation on: A/270/21/OUT

Response to Planning Application

From: Arun District Council Greenspace

Date: 19 May 2022

Application ref: A/270/21/OUT

Description: Hybrid application comprising:

- a) Demolition of existing buildings;
 - b) Full planning application for the development of 160 No. dwellings with open space, landscaping and sustainable drainage systems (SuDS), and two vehicular access points from Arundel Road;
 - c) Outline application with all matters reserved except for up to 1,393 square metres of Class E floor-space with associated parking provision and 2.1 hectares of sports pitch land.
- This site is a Departure from the Development Plan

Location: Land off Arundel Road Angmering

Determining Authority: Arun DC

Summary recommendation: Recommend that the landscape context of the wider site is re-considered including the street scene formation, tree planting plot reliance and all areas of POS

and buffer planting. Further detail is required re the POS and Play provision and pathway connectivity. Recommend that the commercial element is further explored re the entrance provision proposals. Recommend that the outline application is considered re the residential entrance POS to ensure that the site is not compromised by the depletion of the green buffer in this location.

Comments

Relevant landscape designations:

There are no physical, visual, historical or cultural links, protected landscapes, scheduled ancient monuments, conservation area or Historic Parks or Gardens associated with this site.

South Downs National Park to the North

Response

The proposal under this application is for a Hybrid application comprising:

- a) Demolition of existing buildings;
- b) Full planning application for the development of 160 No. dwellings with open space, landscaping and sustainable drainage systems (SuDS), and two vehicular access points from Arundel Road;
- c) Outline application with all matters reserved except for up to 1,393 square metres of Class E floor-space with associated parking provision and 2.1 hectares of sports pitch land.

This site is a Departure from the Development Plan

Outline planning permission was granted on 17th March 2020 under A/122/19/OUT for up to 160 dwellings and 1,393 m2 of B1/B2 units with land made available for a sports pitch and other associated works. The development included two points of access onto Arundel Road, one for the dwellings and one for the commercial element and the outline application included determination of these access points.

The submission of a design code masterplan, and details of this were submitted under A/235/21/DOC and approved on 14th January 2022.

The residential part of the site appears densely packed with little areas of greening to break up the street scene or in fact giving opportunity for a green street presence. The indicated street trees shown are given little space, afforded predominantly to front gardens and not wide verge areas where they would have a greater potential to establish and thrive and give meaningful softening to the built form. Given the locations and setting of these they will have the potential to come under pressure to prune due to the lack of space afforded to them. The street layout appears cramped and not conducive to the Angmering street scene design seen elsewhere in Angmering where more space within the residential areas of the site would create more attractive street scenes and further to meeting the requirements of Angmering Neighbourhood Plan policies HD5 and HD6 for high quality design which reflects local distinctiveness.

Much reliance is also given to providing trees within private dwelling fronts and rear gardens where there would be no guarantee that these would be maintained and allowed to establish by the property owners. Reliance on this form of greening to the development could not then guarantee that the biodiversity habitat proposed would be achieved.

The planting proposed within Planting Plan Public Open Space JSL3924-500B whilst indicates a good buffer along the north, east and western margins of the pitches open space, which is good to

see, this needs to be seen in context with the pitch positioning as it would appear that the positioning of this may be in conflict with the proposed pitch layout and margins required.

Planting Plans 1 of 6 and 4 of 6 JSL 3924 – 501 & 504 Rev A indicate the play provision for the development site, however this needs to be provided in much greater detail, ensuring that the play offer proposed is both inclusive and accessible with suitable safety surfacing, street furniture and fencing as required to be submitted and approved.

Pathways and connectivity within and beyond the site have not been shown in sufficient detail. These connections need to cater for pedestrian and wheeled users and connect beyond the residential areas and POS/Play features.

Full details are shown for the residential part of the site, but only outline permission is sought for the commercial element. The latter is in approximately the same location as the outline, however it was believed that an access route through the commercial area to the sports hub had yet to be concluded and this application would appear to disregard this consideration.

The outline application under A/122/19/OUT detailed a larger POS feature to this application area with a green buffer fronting onto Arundel Road and forming a green open gateway into the development. The proposals under this application A/270/21/OUT appear to have depleted this feature, whilst still providing an area of POS, the overall impact appears to have been lost. The outline should be considered as this was a fundamentally important aspect to the development.

Submitted Substitute DAS appears incomplete on the planning portal with sections 3 and 4 of 8 not shown.

Impact

The potential impact of the proposals on this location will be significant, this is a rural fringe site and the landscape proposals and setting needs to reflect this in its design.

The depletion of the POS 'Gateway space' at this location could be seen as negative in the creation of this entrance setting. The tight layout of the street scene and resulting lack of space for tree and shrub planting would appear detrimental to the requirements of Angmering Neighbourhood Plan policies HD5 and HD6 for high quality design which reflects local distinctiveness.

Mitigation/requirements

A full landscape scheme for this red line portion of the site has been submitted; detailing species choice, position, densities and size at time of planting. This has been plotted in plan and list form and in relation to the trees and vegetation to be retained, however the reliance on on plot tree planting and a cramped layout would appear not to propose a scheme which would provide the green setting which this development should command.

These details are required to ensure that appropriate screening is provided, maintaining and uncompromising the setting and ensuring that the proposals fit within the area of neighbouring properties, providing screening as required, increasing biodiversity and wildlife habitat.

Biodiversity Net Gain - In line with Policy ENV DM5 of the Arun District Local Plan information on Biodiversity Net Gain will need to be provided. Further information would be required demonstrating what will be included within the scheme and what level of net gain will be created from this.

Recommendation/Conclusion

Recommend that the landscape context of the wider site is re-considered including the street scene formation, tree planting plot reliance and all areas of POS and buffer planting. Further detail is required re the POS and Play provision and pathway connectivity. Recommend that the commercial element is further explored re the entrance provision proposals. Recommend that the outline application is considered re the residential entrance POS to ensure that the site is not compromised by the depletion of the green buffer in this location.

Sue Howell

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Greenspace + Emergency Planning

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

Sent: 11 April 2022 15:34

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

Subject: Planning Consultation on: A/270/21/OUT

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: A/270/21/OUT

Registered: 4th January 2022

Site Address: Land off Arundel Road Angmering

Grid Reference: 506487 105336

Category: Plan Applicat'n

Description of Works: Hybrid application comprising:
a) Demolition of existing buildings;
b) Full planning application for the development of 160 No. dwellings with open space, landscaping and sustainable drainage systems (SuDS), and two vehicular access points from Arundel Road;
c) Outline application with all matters reserved except for up to 1,393 square metres of Class E floor-space with associated parking provision and 2.1 hectares of sports pitch land.
This site is a Departure from the Development Plan

I am able to inform you that I have received an amendment to the above application dated 11th April 2022 relating to:- amended description.

[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 **13th May 2022**.

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

Katie Sharp

Planning Case Officer- Arun District Council

Telephone: 01903 737832

Email: katy.sharp@arun.gov.uk

PLRECON (CDB) 2016