



From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 21 April 2021 18:23
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: FW: Planning Consultation on: A/31/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 21/04/2021

Application ref: A/31/21/PL

Description: Variation of Conditions following grant of A/109/20/RES relating to Condition No 1 plans - Arboricultural Impact Assessment and Arboricultural Method Statement and Condition No 7 - tree protection plan.

Location: Land South of Water Lane Angmering

Determining Authority: Arun DC

Summary recommendation: I would recommend support of the landscape proposals submitted in conjunction with Drainage Engineer clarification of envisaged potential water level predictions.

Comments

Response

These comments relate to revised information submitted within dwgs JBA-19-283-01 Angmering detailed Plots and POS **Rev G** and JBA-19-283-02 Angmering detailed Plots and POS **Rev G**.

The revisions appear to have taken on board concerns re the wetland area/ ditch landscaping re species choice and location for the planting of these. The tree planting proposal now within Rev G have proposed suitable water tolerant species which have been sited largely into the periphery of this area, avoiding direct conflict with the culverts, the attenuation area and excluding planting into areas where it would be envisaged that year-round standing water would occur. One hundred-year storm events should not pose significant harm to trees in these revised locations, assuming that they do not fall within permanently wet areas or for continued periods of time.

The use of species such as alder and willow at lower levels has been proposed; known for favouring the prevailing conditions and which ought to survive any short term flooding event.

The established existing trees and scrub in this area with particular note the significant TPO'd Oak T55 need to be protected from harm including avoiding increased ground water levels with any proposed or changed drainage provision in this location. These already established features within the landscape provide invaluable habitat and aesthetic resource.

Impact

Raised winter water levels across the flood plain; if were to occur, even as a singular event and reach established trees of low floodwater tolerance, would be to the detriment of several landscape features, most notably a preserved oak (T55) Recommend that clarification is sought from the Drainage Engineer re the potential for this occurring post construction.

Mitigation/requirements

Landscape provision as set out in Dwgs JBA-19-283-01 Angmering detailed Plots and POS Rev G and JBA-19-283-02 Angmering detailed Plots and POS Rev G. would appear appropriate for location.

Recommendation/Conclusion

I would recommend support of the landscape proposals submitted in conjunction with Drainage Engineer clarification of envisaged potential water level predictions.

Sue Howell

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

Sent: 20 April 2021 14:42

To: Tree Landscape [REDACTED]

Subject: Planning Consultation on: A/31/21/PL

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/31/21/PL
Registered: 8th March 2021
Site Address: Land South of Water Lane Angmering
Grid Reference: 507406 104672
Description of Works: Variation of Conditions following grant of A/109/20/RES relating to Condition No 1 plans - Arboricultural Impact Assessment and Arboricultural Method Statement and Condition No 7 - tree protection plan.

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 24th 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

Michael Eastham

Planning Officer- Arun District Council

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