



From: Sue Howell
Sent: 05 June 2018 16:25
To: Planning.Responses
Cc: Anita Gardner
Subject: FW: Planning Consultation on: A/36/18/OUT

Comments from Greenspace

Developments are expected to provide open space on site. The Council's SPG guidelines which apply to developments of houses and are based broadly upon the National Playing Fields Association's (NPFA) "Six Acre Standard". The superseded Fields in Trust guidelines (FIT) 'Beyond the Six Acre Standard' recommends that 3.2 hectares of open space are provided for every 1,000 people ie 32 square metres of open space per person. We would require confirmation of the areas of public open space being proposed with this development, as a minimum proportionate to the proposed dwellings. This development proposal would require 1.53Ha of POS as a minimum. Provision of LAP, LEAP onsite and MUGA (Multi-Use Games Area) contribution would be sought, with confirmation of play provision being provided to be submitted and approved. The Development Framework Plan – with football pitch dwg CSA/3467/116 proposes a pitch to the south/east corner of the proposals, whilst this is good to see with the connectivity with Angmering sports and recreation ground further detail would be required as to how this would work in conjunction with the surrounding proposed properties. A larger area of POS to surround this feature would allow it to blend within its surrounds and good design principles should be employed to ensure that this is realised.

The indicative layout shows only open space to the periphery of the proposals where centrally located areas of public open space, integrated within the housing layout would be beneficial in the linking of all these areas allowing the greening of the development and for wildlife corridors to be established, increasing biodiversity across the proposed site.

A clear indication of the proposed future management of the open space must be set out. A clear directive of responsibility should be set out with this statement explaining how the differing typologies will be maintained ie responsibility of play and the public realm areas.

The application must also refer to the following : Open space must be designed to include dog bins, litter bins, fencing and be gated and to prevent vehicular access except for maintenance. There must be no small unusable pockets of open space.

Landscape – Existing trees or vegetation that fall within the proposed or periphery of the development, may provide significant aesthetic impact to the location. Any trees in particular along the boundaries, which adjoin neighbouring properties could provide potential valuable screening and should be protected and retained. Any considered tree works within the site should be agreed with Arun District Councils Tree Officer. Further information concerning the existing hedges across the site and proposed TPO for worthy trees will need to be provided. A tree condition survey of the application site to be provided to highlight the importance of retaining particular trees along with

the condition of existing hedgerows locally and their contribution to the landscape should be included. Root protection Areas (RPA) from the tree cover clearly seen to the periphery and in several locations of the site should extend into the development site. Before construction, a tree protection scheme must be in place for these adjacent trees whose root protection areas fall within the construction zone from neighbouring land. This would be required for both construction and heavy vehicle movements for deliveries. This should be in accordance with BS 5837:2012 'Trees in relation to construction'

There is a requirement for any scheme, in accordance with policy to be of High Quality Design, the nature and usage of this development should not compromise this requirement. The emerging landscape design aims should be:

- To design and implement a scheme that reflects and incorporates elements of its surroundings and enhances the atmosphere of local distinctiveness.
- To create a visually pleasing and interesting landscape for owners, employees and visitors to the development.
- To enhance the landscape quality of the site when viewed from the surrounding area.
- To provide a planting scheme that includes native species to blend with the surrounding location, enhance biodiversity and create enhanced wildlife corridor opportunity.
- To provide a sense of flow and cohesion between the different elements of the landscape, buildings, open areas and surrounding environment.

Forming part of the application, a full landscape scheme should be submitted for approval, detailing species choice, position, densities and size at time of planting. This should be plotted in plan and list form and in relation to the trees and vegetation to be retained so that a clear picture of the proposals can be seen. 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, whilst benefiting the potential of the proposed developments usage.

Because of the proximity to the adjacent South Downs National Park, LVIA; viewpoints would be requested. Landscape assessment should include photomontages to assist with the assessment of the height and massing of the proposals, as well as summer and winter views.

The use of a part of the POS for SuDS is noted, however the full implication of the SUDS within the POS needs to be provided including its future management and maintenance. The recommendation that these are subject to RoSPA or similar organisation inspection should be noted. Indication must be provided as to whether these are likely to be wet or dry areas; this has implications where situated near to residents and play areas. Where they are to remain wet for long periods their safety must be assessed regarding the close proximity of these to residential areas. Any such SUDS features including swales, wet balancing ponds, reed beds and wetland areas should be designed as beneficial wildlife, amenity and landscape features and incorporated as part of an open space or landscaping scheme for the development.

Summary

- Confirmation of POS and play offer to be provided
- A quality design process needs to be employed which allows for the incorporation and protection of existing features
- Buffer areas and wildlife habitat zones along with SUDS provision to be effectively assessed and incorporated. Incorporation of green areas within the site to be addressed
- Indication of future management proposals to be provided

I would recommend that the above points are addressed and submitted for approval and at least conditioned with any decision.

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Save the environment - think before you print.

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]

Sent: 28 March 2018 17:23

To: Parks

Subject: Planning Consultation on: A/36/18/OUT

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure)

(England) Order 2015 - Article 5

Outline Consent

APPLICATION **A/36/18/OUT**

NO:

Registered: 15th March
2018

Site Address: Land off Arundel Road Angmering BN16 4ET

Grid Reference: 506639 105348

Description of Works: Outline planning application with some matters reserved for the erection of up to 200 dwellings with access, public open space, landscaping and sustainable drainage system (SuDS) with vehicular access point from Arundel Road, one full-sized adult football pitch and the demolition of industrial units and one residential dwelling. Departure from the Development Plan.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 26-APR-18.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

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.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

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 as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Mrs A Gardner who can be contacted on telephone number 01903 737529.

Regards
Planning Officer

consultee_email
