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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 03 March 2021 17:00
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: Planning Consultation on: A/3/21/PL

Response to Planning Application

From: Arun District Council Greenspace
Date: 03 March 2021

Application ref: A/3/21/PL

Description: Erection of a 74-bed care home (C2 residential institution) with car parking, landscaped gardens & access from Roundstone Lane. (resubmission following A/9/19/PL). This site is in CIL Zone 2 (Zero Rated) as other development.

Location: Pound Place Roundstone Lane Angmering BN16 4AL

Determining Authority: Arun DC

Summary recommendation: Recommend **no landscape objection** to the proposals.

Comments

Relevant landscape designations:

The site is presently the setting of an existing dwelling, within an area of established residential dwellings.

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.

Response

The proposed site is screened extensively to all sides and of note are the TPO'd trees forming part of the established tree cover. Significant tree and vegetation removal has been indicated to facilitate the proposals within the indicative plans submitted. If tree removal were to be considered to facilitate this development in relation to its setting and the adjoining dwellings then a landscape scheme will need to be detailed, be appropriate for setting, provide mitigation where appropriate, provide screening to the new building, but will also provide a scheme which will enhance and provide a garden setting for the use of the proposed residents, their visitors and care home staff. Any scheme must take into consideration the needs of the development along with the wider viewpoints. Consideration should be given to species choice for these locations. The indicative drawings indicate some landscape consideration, this would need to be detailed with consideration for creating outdoor open space for the users as well as the location of these proposals within an established garden setting. The need for the establishment of quality, safe and stimulating outdoor space to be provided should be key to the design and executed to a high standard.

Impact

The potential impact of the proposals would be less obvious from street scene, but visible to neighbouring properties to the side. Mitigation will be required to blend the building into the surrounding environment with the need for onsite green infrastructure.

Mitigation/requirements

A full landscape scheme will need to be submitted for approval, or conditioned as part of any 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 mitigation is provided, maintaining and uncompromising the setting and ensuring that the proposals fit within the area of neighbouring properties. These will need to incorporate screening as required, adding to and enhancing the setting, benefiting the potential of the proposed developments usage.

Proposed planting would need to be sufficient in height with a mix of both tree and shrub species. Any screening proposed will need to provide a good mix of native species which when planted should establish quickly to form a balanced and appropriate planting scheme, which is sympathetic to and doesn't compromise the location. This would be realised as it matures and the effects on the landscape of the development will diminish over time. The proposals could provide the opportunity to enhance existing planting and to secure on-going management of all structural vegetation within and to the periphery of the site.

Any considered tree removal from this site should be agreed with Arun District Councils Tree Officer. Root protection Areas (RPA) should extend into the development site and to those in neighbouring land. Before construction, a tree protection scheme must be in place for any retained trees including trees whose root protection areas fall within the construction zone from neighbouring land. This should be in accordance with BS 5837:2012 'Trees in relation to construction' Any removed trees should be mitigated for allowing for inclusion of native species for biodiversity purposes and fitting to this setting.

Long term management of the developing landscape would need to be considered. The landscape scheme should maximise the biodiversity of the site with the inclusion of native species and the retention of a variety of habitats.

The proposed planting is recommended to be in place prior to occupation, and no later than the first planting season following completion of the construction.

Recommendation/Conclusion

I would recommend **no landscape objection** to the proposals, subject to the submission for approval of a detailed landscape scheme as above.

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning

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

Sent: 20 January 2021 09:36

To: Tree Landscape [REDACTED]

Subject: Planning Consultation on: A/3/21/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/3/21/PL

Registered: 19th January 2021

Site Address: Pound Place Roundstone Lane Angmering BN16 4AL

Grid Reference: 507548 103995

Description of Works: Erection of a 74-bed care home (C2 residential institution) with car parking, landscaped gardens & access from Roundstone Lane. (resubmission following A/9/19/PL). This site is in CIL Zone 2 (Zero Rated) as other development.

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 18th February 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

Mrs A Gardner

Planning Officer- Arun District Council

Telephone: 01903 737529

Email: Anita.Gardner@arun.gov.uk

PLCONSULT (ODS) 2020