

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 01 June 2018 09:08
To: Planning Scanning
Subject: FW: Planning Consultation on: A/40/18/OUT

From: Sue Howell
Sent: 31 May 2018 17:13
To: Planning.Responses
Cc: Michael Eastham
Subject: RE: Planning Consultation on: A/40/18/OUT

Comments from Greenspace

Strategic development of this size will require detailed consultation with Arun District Council and a development brief to incorporate children's play, plus landscaped open space including a range of informal recreation opportunities plus formal pitch provision.

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 The superseded Fields in Trust guidelines (FIT) 'Beyond the Six Acre Standard' recommends that 3.2 hectares of open space are provided for every 1,000 people ie 32 square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. The new FIT standards would therefore suggest a requirement of 4.03Ha to be provided on site for the 525 residential unit element of this proposal. The proposal masterplan has shown a significant area of POS to the north of the development which is great to see as a complete open space and a clear asset to the proposals. Thought should be given as to how this open space is integrated with the development and not just placed alongside with little connectivity. The proposals show the creation of green corridors which should provide green enhancement through the site and be suitably linked. The employment land aspect of this proposal would also require open space more tailored for the usage of that facility. We would require confirmation of the areas of public open space being proposed with this development. The proposed indicative layout indicates a large band of open space to the north of the development and bisecting green linear park throughout the site with connection to ancient woodland buffer areas. This is good to see as it will create a green corridor connection throughout the development.

With the number of residential dwellings on this proposal being up to 525no this would trigger the need for onsite play. We would require confirmation of the areas of public open space being proposed with this development, and note that the masterplan indicates LAP, LEAP, NEAP and MUGA (Multi-Use Games Area) as being provided on site. Further detail of this provision would be required regarding locations and play experiences being proposed. The opportunity to incorporate more natural play allowing these features to integrate into the landscape and make best use of existing features should not be overlooked. The proximity of the proposed open space and play in relation to the boundary of the neighbouring National Park should be promoted.

The indicative layout has suggested locations for play, some equipped LEAP/NEAP and some unequipped LAPS and also indication of where leisure and sports facilities could be sited. This provision would need to be flexible in order to allow for a greater variety in provision and in relation to evidenced based need. In siting the indicated sports provision within the open space, thought

must be given to the requirement for parking in this location and how this integrates with the POS area, but also to avoid nuisance to local residents.

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 public realm areas. This is particularly important where a range of typologies and extent of open space is proposed.

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. Provision for interpretation ecological and historical features and management must be included.

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 buffer zone indicated to the east of the proposals abutting Grooms Copse, this is an area of ancient woodland to the east of the proposals and within the SDNP. This buffer zone must be ensured in order that the development does not allow for any detrimental effect on the habitat here. Opportunity however for the connection between the proposed development open space and National Park beyond should be considered.

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.

A detailed and full landscape scheme will be required to 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.

The use of a part of the POS for SUDS and integrated with the areas of POS are 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 in must be assessed regarding the close proximity to these large 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 as incorporated as part of an open space or landscaping scheme for the development.

Wildlife and increased biodiversity areas along with ecological enhancements should be an intrinsic part of the plans and will provide additional new habitat. Measures to enhance biodiversity as part of the masterplan design should be made. Consideration should be given also to the integration of these with the development as a whole. All nature conservation features within the development site including existing habitats, watercourses and other features should be incorporated into the site design and protected from change.

I would recommended no landscape objection subject to confirmation and approval of the details above.

[Sue Howell](#) | Leisure and Landscape Officer, Greenspace, Engineering and Emergency Planning, [Arun District Council](#) | Location: Bognor
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From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 09 April 2018 17:48
To: Parks
Subject: Planning Consultation on: A/40/18/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/40/18/OUT**
NO:
Registered: 29th March
 2018
Site Address: Land North of Water Lane Angmering
Grid Reference: 507459 105141

Description of Works:

Outline application with some matters reserved for the development of up to 525 residential dwellings (Class C3), 3 ha (gross) of employment land (Class B1), public open space, play areas, access, associated infrastructure and landscaping. 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 10-MAY-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 Michael Eastham who can be contacted on telephone number 01903 737772.

Regards
Planning Officer

consultee_email
