



From: Sue Howell
Sent: 08 August 2019 15:23
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: Planning Consultation on: A/46/19/PL

Comments from Greenspace

Developments of 7 dwellings or more 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 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. On a development of 24no units this should be 1698m². The proposals submitted would appear to be providing considerably less than this standard.

With the amount of units proposed this site would trigger an onsite LAP unequipped, natural with seat and bin. Open space should work with the design principles of the site, should incorporate natural existing features, for sense of place and be a valuable addition to the development.

The Open space indicated at present lies to the North of the site and would not appear to provide much benefit to the development as a whole. The open space would be better suited more centrally within the development where also it could accommodate better the mitigation trees which will need to be introduced for those which are proposed to be lost.

The houses which front Mayflower Way are shown to sit very close to this boundary frontage. A green buffer here would also be preferable setting back the properties from the road and where presently a significant tree cover exists.

The reliance on trees into the private dwelling gardens must not be relied upon as these are unlikely to thrive and risk being removed. New trees will need to be given the appropriate growing space and

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.

The application has included a Landscape and Tree Planting Strategy Plan but only indicative proposals for landscaping. A detailed landscape scheme will be required in plan form to show species choice, actual quantities, planting densities and size at time of planting. These will need to 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 planting is provided, maintaining and uncompromising the setting and ensuring that the proposals fit within the area.

I would have to conclude a landscape objection to the present proposals based on the quantity of units proposed in conjunction with the layout/location of the shown Public Open Space.

Sue Howell | Leisure and Landscape Officer, Greenspace, Engineering and Emergency Planning, Arun District Council | Location:
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Save the environment - think before you print.

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

Sent: 23 April 2019 11:24

To: parks

Subject: Planning Consultation on: A/46/19/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 **A/46/19/PL**

NO:

Registered: 9th April
2019

Site Address: Land North of Mayflower Way Angmering BN16
4AY

Grid Reference: 507408 103302

Description of Works: Erection of 24 No. dwellings with garaging &
open resident & visitor parking with new access
from Mayflower Way. provision of hard & soft
landscaping & open space, foul & surface water
drainage systems & other associated works.

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 24-MAY-19.**

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
