



From: Sue Howell <Sue.Howell@arun.gov.uk>

Sent: 20 September 2022 16:38

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

Cc: Katie Sharp <Katie.Sharp@arun.gov.uk>

Subject: Planning Consultation on: A/46/22/RES

Response to Planning Application

From: Arun District Council Greenspace

Date: 20 September 2022

Application ref: A/46/22/RES Addition to comments

Description: Approval of reserved matters following outline consent A/122/19/OUT and varied by A/207/21/PL for the construction of 7 No dwellings with associated public open space, landscaping, parking, ecological mitigation, infrastructure and earthworks. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL liable as new dwellings.

Location: Phase 1 - Land off Arundel Road Angmering

Determining Authority: Arun DC

Summary recommendation: Recommend that the landscape context of the wider site is considered including all areas of POS and buffer planting. Recommend that the outline application is considered re the entrance POS to ensure that the site is not compromised by the depletion of the green buffer in this location.

Comments – Addition 20/09/2022

Following the submission of the revised Tree and Shrub Palette Schedule – JSL3924-550 B, Landscape strategy dwg 120 REV E, Planning and DAS document and detailed Planting Plans 1-4 of 4 Rev's C & D. the recommendation would remain the same in that the proposals would be suitable for this small section of the site however these documents show the picture for this section of the site it does not detail how this will be integrated within the wider site context.

Of significance and unchanged in this application is the site frontage greenspace which in the outline application under A/122/19/OUT detailed a larger POS feature to this application area with a green buffer fronting onto Arundel Road and forming a green open gateway into the development. The proposals under this application A/46/22/RES appear to have depleted this feature, whilst still providing an area of POS, the overall impact appears to have been lost. The outline should be considered as this was a fundamentally important aspect to the development.

All other aspects of the consultation response of 05/05/2022 below remain current and valid.

Comments

Relevant landscape designations:

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.

South Downs National Park to the North

Response

The proposal under this application is for approval of reserved matters following outline consent A/122/19/OUT and varied by A/207/21/PL for the construction of 7 No dwellings with associated public open space, landscaping, parking, ecological mitigation, infrastructure and earthworks.

This application is an early phase of the wider development, and as a standalone section has not demonstrated how this section integrates in context of the wider green infrastructure setting.

This application has provided landscape detail in the form of a Landscape strategy dwg 120 REV A, Planning and DAS document, Tree and Shrub palette document and detailed Planting Plans 1-4 of 4 Rev's A. Whilst these documents show the picture for this section of the site it does not detail how this will be integrated within the wider site context which is information that should be a consideration.

The purpose of this early application would be presumed that these dwellings would be used as Sales Arena dwellings in the early stages of the development. With this in mind it would also be presumed that the proposals for these would be subject to additional application for temporary variation of landscaping to use as 'show houses' with the approved landscaping to be implemented post sale of these units.

The outline application under A/122/19/OUT detailed a larger POS feature to this application area with a green buffer fronting onto Arundel Road and forming a green open gateway into the development. The proposals under this application A/46/22/RES appear to have depleted this feature, whilst still providing an area of POS, the overall impact appears to have been lost. The outline should be considered as this was a fundamentally important aspect to the development.

Impact

The potential impact of the proposals on the development whole would bring forward a well landscaped entrance to the site from an early stage of the development. This entrance landscaping would however have the potential to change through the use of these units as Sales Area units.

The depletion of the POS 'Gateway space' at this location could be seen as negative in the creation of this entrance setting.

Mitigation/requirements

A full landscape scheme for this red line portion of the site has been submitted; detailing species choice, position, densities and size at time of planting. This has been plotted in plan and list form and in relation to the trees and vegetation to be retained, however the wider context landscaping is yet to be submitted and therefore full backing of the proposals could not be made until the wider context and integration of both has been made.

Recommendation/Conclusion

Recommend that the landscape context of the wider site is considered including all areas of POS and buffer planting. Recommend that the outline application is considered re the entrance POS to ensure that the site is not compromised by the depletion of the green buffer in this location.

Sue Howell

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

Sent: 23 March 2022 11:49

To: Tree Landscape <Tree.Landscape@arun.gov.uk>

Subject: Planning Consultation on: A/46/22/RES

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

The Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Approval of Reserved Matters Following Outline Approval

Application No: A/46/22/RES
Registered: 7th March 2022
Site Address: Phase 1 - Land off Arundel Road Angmering
Grid Reference: 506696 105468
Description of Works: Approval of reserved matters following outline consent A/122/19/OUT and varied by A/207/21/PL for the construction of 7 No dwellings with associated public open space, landscaping, parking, ecological mitigation, infrastructure and earthworks. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL liable as new dwellings.

The Council have received the above application.

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

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 23rd April 2022 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

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 information on what comments we can consider

<https://www.arun.gov.uk/planning-application-comments>

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://acp.planninginspectorate.gov.uk/> 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

Katie Sharp

Planning Officer- Arun District Council

Telephone: 01903 737832

Email: katy.sharp@arun.gov.uk

PLCCONSULT (ODS) 2020