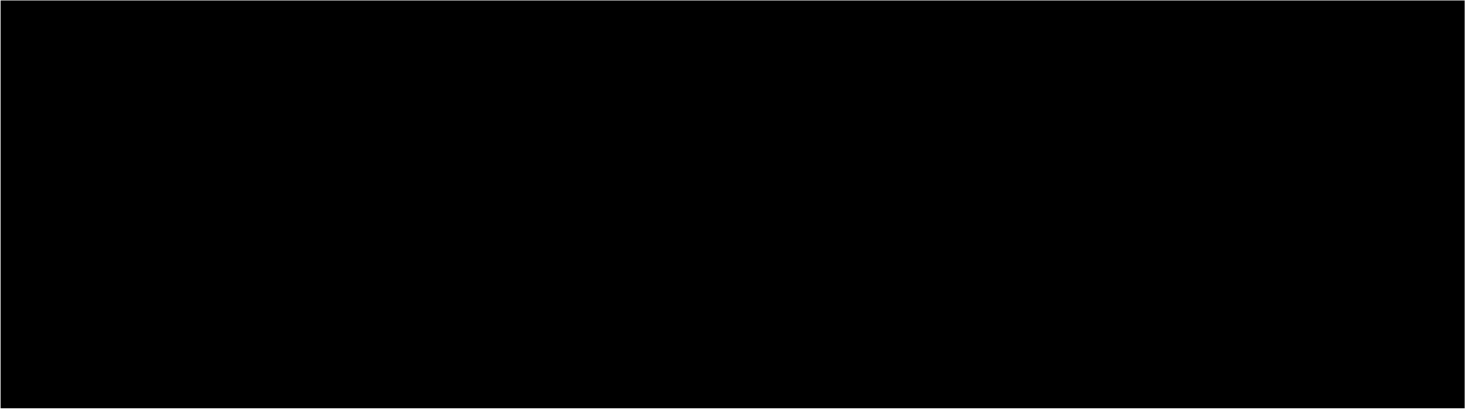




From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 24 May 2022 18:32
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Katie Sharp <Katie.Sharp@arun.gov.uk>
Subject: Planning Consultation on: A/48/22/RES - Please supersede previous submission

Response to Planning Application *Revised comments 24/05/22*

From: Arun District Council Greenspace

Date: 24 May 2022

Application ref: A/48/22/RES

Description: Approval of reserved matters following A/122/19/OUT and varied by A/207/21/PL pertaining to the layout, scale, appearance and landscaping for 160 No dwellings. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

Location: Land off Arundel Road Angmering BN16 4ET

Determining Authority: Arun DC

Summary recommendation: **Recommend a landscape objection to the proposals under this application.**

Recommend that the landscape context of the wider site is re-considered including the street scene formation, tree planting plot reliance and all areas of POS and buffer planting. Further detail is required re the POS and Play provision and pathway connectivity. Recommend that the commercial element is further explored re the entrance proposals and access connection to the Sports Hub area. Recommend that the outline application is considered re the residential entrance POS to ensure that the site is not compromised by the depletion of the green buffer in this location.

Comments – Revised comments (24/05/22 typo corrections)

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.

Response

This application A/48/22/RES seeks approval of reserved matters following A/122/19/OUT and varied by A/207/21/PL pertaining to the layout, scale, appearance and landscaping for 160 No dwellings. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

Application A/207/21/PL is yet to be determined and I add to and reiterate my comments under that application which remain relevant and valid.

Outline planning permission was granted on 17th March 2020 under A/122/19/OUT for up to 160 dwellings and 1,393 m2 of B1/B2 units with land made available for a sports pitch and other associated works. The development included two points of access onto Arundel Road, one for the dwellings and one for the commercial element and the outline application included determination of these access points.

The submission of a design code masterplan, and details of this were submitted under A/235/21/DOC and approved on 14th January 2022.

The residential part of the site appears densely packed with little areas of greening to break up the street scene or in fact giving opportunity for a green street presence. **The indicated street trees shown are given little space, afforded predominantly to front gardens and not wide verge areas where they would have a greater potential to establish and thrive** and give meaningful softening to the built form. Given the locations and setting of these they will have the potential to come under pressure to prune due to the lack of space afforded to them. The street layout appears cramped and not conducive to the Angmering street scene design seen elsewhere in Angmering where more space within the residential areas of the site would create more attractive street scenes and further to meeting the requirements of Angmering Neighbourhood Plan policies HD5 and HD6 for high quality design which reflects local distinctiveness.

The general landscape proposal for the site as detailed in The Tree and Shrub Palette doc re Dwg ref JSL3924-500-506 A would appear to provide a suitable mix of ornamental and native trees and shrubs which have been specified at suitable sizes, **however too much reliance has been given to positioning trees within private dwelling fronts and rear gardens** where there would be no guarantee that these would be maintained and allowed to establish by the property owners. Reliance on this form of greening to the development could not then guarantee that the biodiversity habitat proposed would be achieved.

The **planting proposed within Planting Plan Public Open Space** JSL3924-500B whilst indicates a good buffer along the north, east and western margins of the pitches open space, which is good to see, this needs to be seen in context with the pitch positioning as it would appear that the **positioning of this may be in conflict with the proposed pitch layout and margins required.**

Planting Plans 1 of 6 and 4 of 6 JSL 3924 – 501 & 504 Rev A indicate the **play provision** for the development site, however this **needs to be provided in much greater detail, ensuring that the play offer proposed is both inclusive and accessible** with suitable safety surfacing, street furniture and fencing as required to be submitted and approved.

Pathways and connectivity within and beyond the site have not been shown in sufficient detail. These connections need to cater for pedestrian and wheeled users and connect beyond the residential areas and POS/Play features.

Full details are shown for the residential and POS areas of this development, but no detail submitted due to only outline permission being sought for the commercial element. The latter is in approximately the same location as the outline, however it was believed that **an access route through the commercial area to the sports hub had yet to be concluded and this application A/48/22/RES and application A/270/21/OUT makes no reference to this consideration.**

Impact

The potential impact of the proposals on this location will be significant, this is a rural fringe site and the landscape proposals and setting needs to reflect this in its design.

The depletion of the POS 'Gateway space' (against the outline application) could be seen as negative in the creation of the entrance setting. The tight layout of the street scene and resulting lack of space for tree and shrub planting would appear detrimental to the requirements of Angmering Neighbourhood Plan policies HD5 and HD6 for high quality design which reflects local distinctiveness. The positioning of trees into private dwelling gardens will not guarantee that the green infrastructure will be realised into the future.

Mitigation/requirements

The landscape scheme submitted with this application in general does detail 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 reliance on on plot tree planting and a cramped layout would appear not to propose a scheme which would provide the green setting which this development should command.

These design features 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, increasing biodiversity and wildlife habitat.

Biodiversity Net Gain - In line with Policy ENV DM5 of the Arun District Local Plan information on Biodiversity Net Gain appears not to have provided and will need to be further assessed regarding the on plot landscape reliance. Further information will be required demonstrating what will be included within the scheme and what level of net gain will be created from this.

Recommendation/Conclusion

Recommend a landscape objection to the proposals under this application for the following reasons.

Recommend that the landscape context of the wider site is re-considered including the street scene formation, tree planting plot reliance and all areas of POS and buffer planting. **Further detail is required re the POS and Play provision** and pathway connectivity. **Recommend that the commercial element is further explored re the entrance proposals and access connection to the Sports Hub area.** Recommend that the outline application is considered re the residential 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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Greenspace + Emergency Planning

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

Sent: 24 March 2022 16:49

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

Subject: Planning Consultation on: A/48/22/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/48/22/RES

Registered: 15th March 2022

Site Address: Land off Arundel Road Angmering BN16 4ET

Grid Reference: 506485 105324

Description of Works: Approval of reserved matters following A/122/19/OUT and varied by A/207/21/PL pertaining to the layout, scale, appearance and landscaping for 160 No dwellings. 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](#)

Should you have any comments to make, these should be sent by replying to this email by 30th 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

PLCONSULT (COB) 2020