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TO:

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LAND OFF ROUNDSTONE LANE, ANGMERING – A/82/12

1.1 Arboriculture Implication Assessment.

Information in relation to the arboriculture assessment will follow from the Tree Officer.

1.2 Ecological assessment

All measures identified within the Ecological Assessment provided with the application must be conditioned with any permission. These are stated within Section 7 of the report and relate to the construction and operational phase of the development and should include mitigation measure and those of Ecological Enhancement. The objective must be to overall have a net gain in the biodiversity interest of this parcel of land.

1.3 Public Open Space and play provision

There is a requirement for both public open space and play provision to be provided with the development.

In accordance with the Council's current SPG sufficient POS is being provided. The layout has been determined by following the existing hedge and tree line features across the site to maximise the retention of existing features on the site, however this has led to very linear open spaces and does not allow for larger spaces for ball games. This is a popular use of such spaces and the cause of significant complaint by some residents where space does not allow. The 'Community Garden' is not fully defined and may also not allow for ball games.

An area of POS must be accommodated on site to allow for use for ball games etc. Additionally a larger area of POS will accommodate a play area allowing for adequate buffer limiting nuisance for adjacent properties.

Vehicular access to units proposed on the POS frontage must properly accommodate. Experience has shown with this type of development where access is not provided any opportunity is taken to make access, or that access is

later added which erodes the POS.

There are limited links to the north and access to PROW pedestrian and cycling allowing access to the Downs which would be required by residents from day 1. It cannot be assumed this can be accommodated by later development.

The play provision of one LEAP is adequate. The location for the LEAP is at very close proximity to housing and at their frontage which is likely to cause too greater a degree of nuisance. As referred to above the play area must be located in a larger POS area to allow for successful integration into the development.

It is understood that the future management responsibility for areas of open space is due to be via a management company. The local authority would consider management of these areas with provision of adequate commuted sum.

1.4 SUDS

Information on the drainage of the site has not been provided in relation to POS area other than an 'infiltration swale' within three areas of POS. If a SUDS is required they are often included with POS areas by their nature. The full implications of any scheme must be provided to ensure this sits well with any POS provision. This information must be provided as part of the outline application.

1.5 Landscape

In accordance with the Arun Landscape Study (2006) the parcel of land is included within the Angmering Coastal Plain area. This has identified the area as having a substantial landscape sensitivity with a low to medium capacity for new development. The proposal is on the boundary of the South Downs National Park which in part over-looks the site.

A study on the visual impact of the development proposals has been provided as part of the application. This has recognised the local landscape value through its study. It does however recognise that the limitation of the study – that photos were taken during summer months – the winter affect is likely to be more significant. The winter affect should be fully assessed as part of the application and further mitigation identified as necessary.

The proposed retention of all boundary vegetation is welcome and certainly necessary to reduce the impact of development. A further point of mitigation is that 'development should also be kept back from the sight boundaries to allow for boundary planting and screening elements and minimise impact of built form'. This additional boundary planting must be clearly indicated, quantified and identified on plans to ensure this is sufficiently provided and therefore adequate as part of the outline application and not left until reserve matters applications.

In addition the eastern boundary appears to be beyond the red edge of the development and therefore not within its control. Who would ensure this boundary is satisfactorily maintained as a screen into the future? It is noted that parts of the screening vegetation is comprised of Elm which are likely to suffer from Dutch Elm

disease and may be lost in time. Further information in relation to these points must be provided in order to inform a view on the adequacy of the application.

1.6 Summary

Further information in relation to the application must be provided as set out above to fully inform the application in addition to a review of the POS layout to the site.

