

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 27 July 2017 08:30
To: Planning Scanning
Subject: FW: Planning Consultation on: A/99/17/OUT

From: Sue Howell
Sent: 26 July 2017 16:41
To: Planning.Responses
Cc: David Innes
Subject: RE: Planning Consultation on: A/99/17/OUT

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 The superseded Fields in Trust guidelines (FIT) 'Beyond the Six Acre Standard' recommends that 3.2 hectares of open space are provided for every 1,000 people ie 32 square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. This would recommend that 1.34Ha are provided as a minimum within this development. We would require confirmation of the areas of public open space being proposed with this development. With the number of houses on this proposal being 175 this would trigger the need for onsite local area play (LAP), LEAP and MUGA contribution, with confirmation of play provision being provided to be submitted and approved.

The indicative layout shows a fragmented site into two clear zones, consideration of both of these areas in relation to provision must be made. The indicated larger areas of open space appear to be very much to the north and south of the proposed development and somewhat divorced from the main residential areas. Whilst areas of open space are shown as buffer areas alongside the relief road they are not necessarily integrated within the development, the result being these areas are less accessible to residents.

A high proportion of the open space proposed is situated too far away from the residential development. The result has left the proposed development area with very limited open space within the proposed housing zones. Consideration should be made to the siting of open space and buffer areas more centrally within the proposals which would in turn provide a softening and green link across the development.

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.

The detail must also be designed to include dog bins, litter bins, fencing and be gated and to prevent vehicular access except for maintenance.

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) for any retained trees to be concluded and should apply to trees on the periphery where roots extend into the development site. Before construction, a tree protection scheme must be in place for these trees. 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 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.

Forming part of the application, or as a consideration of any decision must be a full landscape scheme 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 is 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 must be assessed regarding the close proximity to these large residential areas. Any such SUDS features should be designed as beneficial wildlife, amenity and landscape features and incorporated as part of an open space or landscaping scheme for the development.

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 recommend that the above details are required to be submitted for approval, or conditioned as part of any approval.

Sue Howell | Leisure and Landscape Officer, Greenspace, Engineering and Emergency Planning, Arun District Council | Location: Bognor Regis Town Hall, Clarence Road, Bognor Regis, West Sussex, PO21 1LD
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Save the environment - think before you print.

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 30 May 2017 15:05
To: Parks
Subject: Planning Consultation on: A/99/17/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/99/17/OUT
NO:

Registered: 23rd May
2017
Site Address: Land South of Water Lane Angmering
Grid Reference: 507406 104672

Description of Works: Outline application with some matters reserved (Access only) for development up to 175No. residential dwellings, public open space, play areas with associated infrastructure including roads, drainage & landscaping. This application affects the character & appearance of Angmering Conservation Area & the setting of Listed Buildings. This application is a 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 29-JUN-17.

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 David Innes who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email
