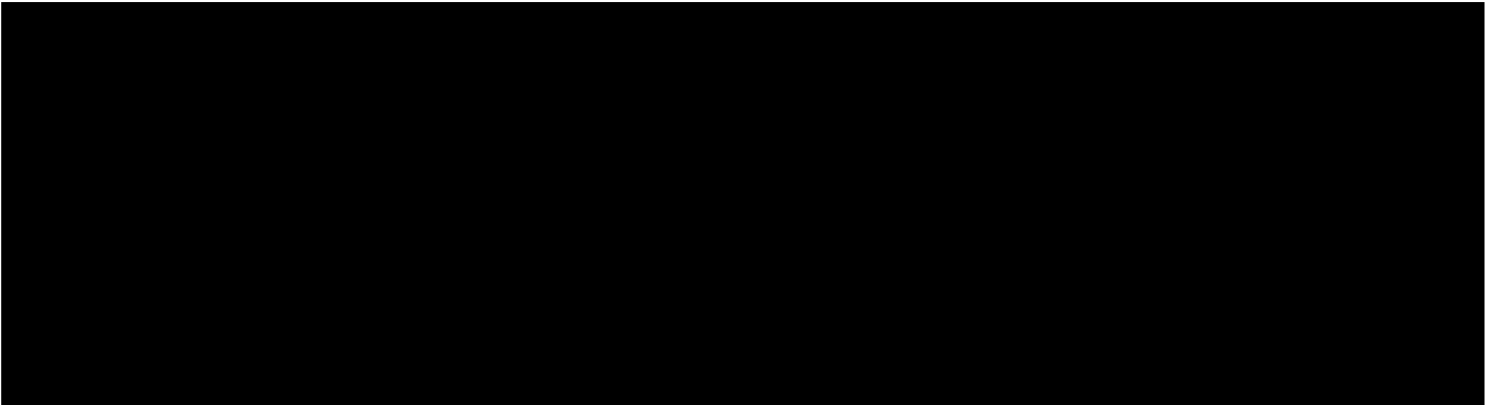




From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 11 December 2019 15:18
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: FW: Planning Consultation on: M/80/19/PL

Further Comment from Greenspace

In addition to the recommendation below I would also note that the existing boundary vegetation would be considered sparse/thin requiring the need for additional planting, which should be addressed in relation to height, width and suitable species choice with the primary intention of screening views into the site, but also providing a green buffer and biodiversity habitat. Consideration of the positioning of the building in relation to; particularly the western boundary may need addressing in order to ensure sufficient space to incorporate the required buffer is allowed.

The importance of boundary treatment should not be under considered. These treatments have the potential to provide long term improvements, ensure adequate screening and privacy to neighbours and the proposed development, ensure that the proposals blend into existing street scene and rural edge and promotes wildlife access and movement across the site.

From: Sue Howell
Sent: 10 December 2019 16:32
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: Planning Consultation on: M/80/19/PL

Comment from Greenspace

As this is a proposal for a development of a care home there would be no requirement for play, play area contribution or formal Public Open Space. However greening to soften the development would be required on a development of any kind.

Our SPG states that in the case of developments aimed at non-family dwellings, such as accommodation for the elderly, there will be the requirement for other forms of open space more appropriate to the needs of these or other groups of people. These areas need to be attractive, accessible and appropriately designed.

Landscape proposals have been submitted in Softworks Plan 402.6594.8-SWP-002-PO3 Rev 3 which has addressed comments from ADC's Tree Officer re tree species choice along the northern boundary. The revision 3 drawing I concur would now provide a more suitable scheme than was originally proposed with a more appropriate tree species choice, planting size and planting density. The general landscape shrub species mix for the site whilst would be suitable, lacks imagination with a narrow species palate replicated across the whole proposed site. It is a shame that the boundary treatment to the northern boundary is to be close board, which would not allow distant views over the open farm land beyond at ground level. Whilst

the site needs to be secure a mesh fence could provide the same level of security whilst being more sympathetic to this boundary treatment and rural edge.

The planting proposals cater for blocks of planting which agreeably are easier to maintain, however location of which are largely peripheral rather than allowing for the formation of garden areas which would allow the residents to dwell in such areas. Planting beds have been proposed which will give an element of greening, but certainly not great aesthetic benefit to what will be quite a hard scheme. Individual patio areas appear particularly hard and for residents who may potentially be confined to these areas, the stimulation of what's outside would appear to be lacking.

My recommendation would be that the landscape proposals for this development are only just adequate and could be better, with less repetition and more thought given to all external and particularly communal dwelling areas. I would not object to the proposals, but in order to provide a quality setting for this development further thought and improvements made to the landscape proposals should be encouraged to those presented at present.

From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>

Sent: 19 September 2019 14:06

To: parks <parks@arun.gov.uk>

Subject: Planning Consultation on: M/80/19/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 NO: M/80/19/PL

Registered: 19th September
2019

Site Address: Former Poultry Farm Land West of Yapton Road Middleton on Sea
PO22 6DY

Grid Reference: 497378 100753

Description of Works: Demolition of the existing structures & redevelopment to provide a new 66- bedroom care home (Use Class C2) arranged over two storeys together with associated access, car and cycle parking, structural landscaping and amenity space provision

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-OCT-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
