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Save the environment - think before you print.

From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 30 March 2020 12:51
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Raymond Cole <Raymond.Cole@arun.gov.uk>
Subject: RE: Planning Consultation on: WA/48/19/RES

Response to Planning Application

From: Arun District Council Greenspace

Date: 30/03/2020

Application ref: WA/48/19/RES

Description: Approval for Reserved Matters following outline permission WA/22/15/OUT comprising 400 new homes (incl. affordable), 360sqm of retail space (A1 to A3), 152sqm of community space (D1 to D2 & including retention & refurbishment of 12sqm 'old smithy'), demolition of remaining buildings to Arundel Road along with public open space, LEAP, MUGA, allotments, car & cycle parking, drainage & associated works - This site also lies within the parish of Eastergate

Location: Land to the south of Ford Lane and east of Land to the East of Fontwell Avenue Fontwell Avenue Fontwell

Determining Authority: Arun DC

Summary recommendation: Recommend approval of hard and soft landscape details, public open space, LEAP, MUGA, allotments contained within this application **WA/48/19/RES**

Recommend clarification provided regarding content and location of LAP areas.

Recommend the maintaining Parish Council is consulted to confirm their acceptance of the

suitability of self-binding gravel for pathways because of the maintenance liability legacy.

Comments

Response

My comments submitted on 09/08/19 under this application remain relevant and valid. In addition to these I would like to add:

The Examiners report 2016 recommended that landscape features must be retained, I would add to this that the utmost protection must be given where indicated for existing vegetation to be retained and trimmed back. I would reiterate my concern re the protection and retention of the parish boundary 'ancient hedgerow' which must not be subject to any further detrimental cutting or removal.

Footpath and cycle link networks must be established within and beyond the site. I note that the pathways adjacent to the play area, MUGA, orchard area are shown as being formed with hoggins. Whilst self-binding gravels will give a softer looking appearance to these, they do come with long term maintenance issues, which the Parish should consider when adopting these. Tarmac surfacing may in fact be a better long-term option for these pathways.

The Playground plan 004 F provides a good mix of play experience with a good variety of equipment. The incorporation of play within a fenced area and providing play to formed mounds adjacent is good to see.

Clarification should still be provided regarding LAP areas within the site. LAPS are unequipped areas of natural play for very young children. I can see from both the Southern 003 G and Northern 002 F Masterplans that bench seating has been provided on some of these POS areas, but where I would recommend further in the form of boulders, mounds logs to add to the experience and use of these areas. Care also to be taken not these to site seating into small areas in front of private dwellings where they could become problematic to householders.

I note Southern Waters comment for no planting to be within 3m of external edge of the gravity foul sewer. I concur with this requirement and should landscaping be shown which contradicts this then for this to be adjusted accordingly.

Maintenance responsibility should be confirmed in conjunction with the maintenance specification detail.

Recommendation/Conclusion

Recommend approval of hard and soft landscape details, public open space, LEAP, MUGA, allotments contained within this application **WA/48/19/RES**

Recommend clarification provided regarding content and location of LAP areas.

Recommend the maintaining Parish Council is consulted to confirm their acceptance of the suitability of self-binding gravel for pathways because of the maintenance liability legacy.



From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 13 June 2019 10:06

To: parks

Subject: Planning Consultation on: WA/48/19/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 WA/48/19/RES

NO:

Registered: 28th May
2019

Site Address: Land to the East of Fontwell Avenue Fontwell Avenue Fontwell

Grid Reference: 495100 106820

Description of Works: Approval for Reserved Matters following outline permission WA/22/15/OUT comprising 400 new homes (incl. affordable), 360sqm of retail space (A1 to A3), 152sqm of community space (D1 to D2 & including retention & refurbishment of 12sqm 'old smithy'), demolition of remaining buildings to Arundel Road along with public open space, LEAP, MUGA, allotments, car & cycle parking, drainage & associated works - This site also lies within the parish of Eastergate

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 18-JUL-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 Raymond Cole who can be contacted on telephone number 01903 737598.

Regards
Planning Officer

consultee_email
