

From: Amanda Scholes on behalf of Planning.Responses
Sent: 04 November 2020 13:17
To: Planning Scanning
Subject: FW: Planning Consultation on: WA/48/19/RES

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 02 November 2020 17:40
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: 02/11/2020

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 Barnham & Eastergate.

Location: Land to the East of Fontwell Avenue Fontwell Avenue Fontwell

Determining Authority: Arun DC

Summary recommendation: Recommend that the items detailed below require further consideration and clarification

approval of hard and soft landscape details contained within this application WA/48/19/RES in relation to Landscape could be approved.

Comments

Response

Following submission of Landscape proposals dwgs and specifically the Southern Masterplan, Playground Plan DE-352-01-004 Rev K and Landscape Masterplan DE-352-01-007 Rev G I would comment and advise as follows;

- Outdoor Gym equipment – Clarification to be provided re the full range of equipment being specified? Are these all adult size pieces or are any of these child size items too? The location of these within the pathways will require careful consideration and will need to be clearly defined as these can be a danger within pathways particularly to cyclists in low light level situations. We would recommend that these items are placed adjacent but not within main pathways.
- Pathways through the POS are shown as Breedon, self-binding gravel which whilst aesthetically pleasing do not form robust, all weather, long term surfaces without needing considerable maintenance in highly trafficked areas. The LPA would not be supportive of self-binding gravel as a main pathway material choice if it were to be responsible for maintenance and management with alternative tarmacadam suggested instead.
- LEAP – are any of the pieces classified as inclusive as for a development of this many dwellings it would be good to see consideration having been given to this. We would want to see also that the proposed MUGA has DDA compliant access.
- LAP areas – detail should be provided re the provision and location of the LAPs to ensure that they allow adequate buffer zones to dwellings and are situated in safe locations.
- Play area surfacing is indicated as Play Bark. This should be re-considered from a maintenance liability point of view. The LPA would not be supportive of Play Bark if it were to be responsible for maintenance and management with alternative suitable non loose-fill material required.
- The Southern Masterplan shows an Attenuation Pond and concerningly balance logs and glacial boulders positioned within the edge of this SuDS feature. The LPA cannot support the positioning of these within such close proximity to a water body (albeit intermittent water holding or not) due to the potential danger indicating play here poses. We would require that these are omitted from this location and repositioned where they are not in any close proximity to water. We would request that RoSPA or similar body are consulted re play in relation to water across the whole of this site.
- Orchard Trees – please provide specific detail re species choice of the orchard trees along with intended size at time of planting. Has a specific management detail been provided for these to ensure that they are maintained in a form which will provide the orchard as envisaged.

The general tree species proposals and locations look good, also good to see the protection and inclusion of the existing worthy trees and notable ancient hedgerow within this site. Detailed planting plans will need to be submitted following any revisions to detail actual numbers, species choice, planting densities and size at time of planting.

Good choice of POS protection methods with the use of timber bollard posts. The landscaping appears to have been well thought out providing usable pockets within the site along with open areas of POS, formal play and recreation facilities.

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

Recommendation/Conclusion

Recommend that the items detailed above require further consideration and clarification before approval of hard and soft landscape details contained within this application WA/48/19/RES in relation to Landscape matters could be approved.

Sue Howell

Leisure and Landscape Officer,
Greenspace + Emergency Planning

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From: Karen Liu <Karen.Liu@arun.gov.uk> **On Behalf Of** Tree Landscape

Sent: 09 September 2020 14:52

To: Sue Howell <Sue.Howell@arun.gov.uk>

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

New amended parks

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

Sent: 09 September 2020 08:11

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

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

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: WA/48/19/RES

Registered: 28th May 2019

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

Grid Reference: 495100 106820

Category: Plan Applicat'n

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 Barnham & Eastergate.

I am able to inform you that I have received an amendment to the above application dated 9th September 2020 relating to:- amended aand new plans

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'Enter comment'.

[Click here to make further comments](#)

Please make any further comment by **8th October 2020**.

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.

Yours sincerely

Raymond Cole

Planning Case Officer- Arun District Council

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Email: raymond.cole@arun.gov.uk

PLPECON (ODS) 2018