

# Planning Committee Meeting

14 March 2019

## Agenda Item 10

SDNP/18/00023/FUL  
Chestnut Tree House, Dover Lane,  
Angmering BN18 9PX

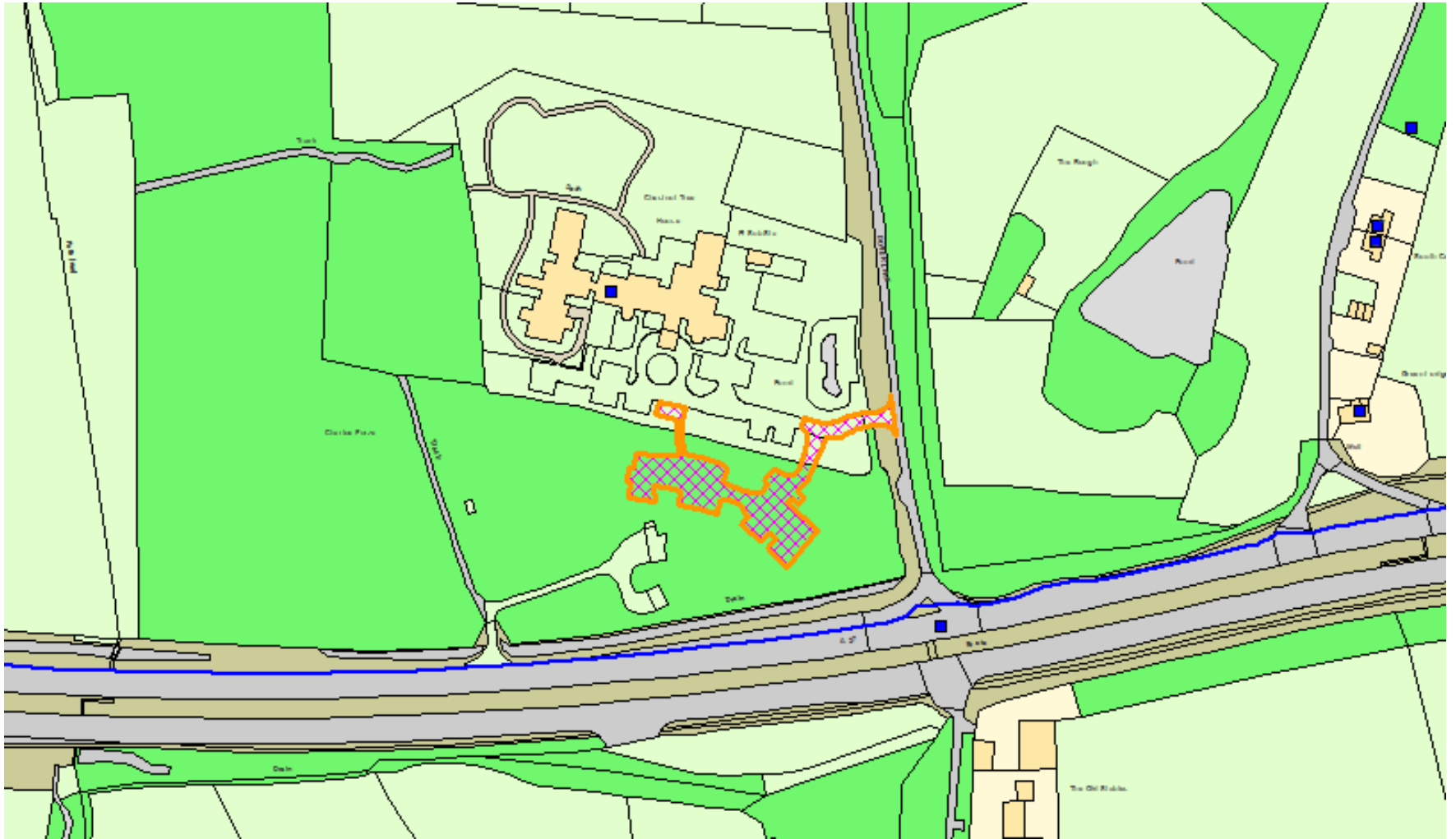


# Verbal Update

- There are approximately 60 staff cars every day which rises to 75 during clinical handovers which are twice per day
- There are 7-10 families visiting in vehicles each day
- There is one event every two weeks that increases numbers of cars by approximately 20-25 cars
- Major events are held approximately 5 times per year with approximately 80 cars in total



# Site Location



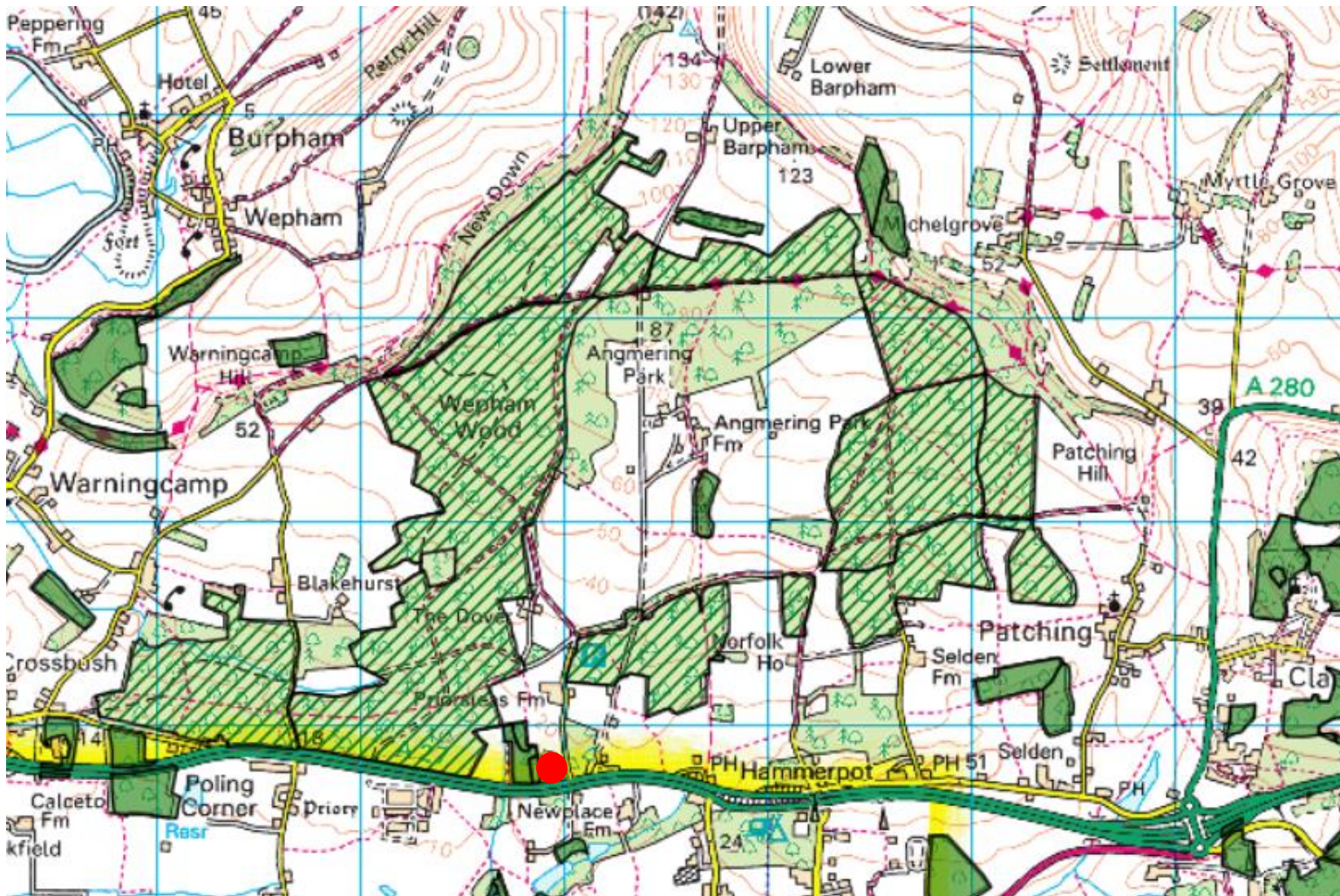
# Site Location



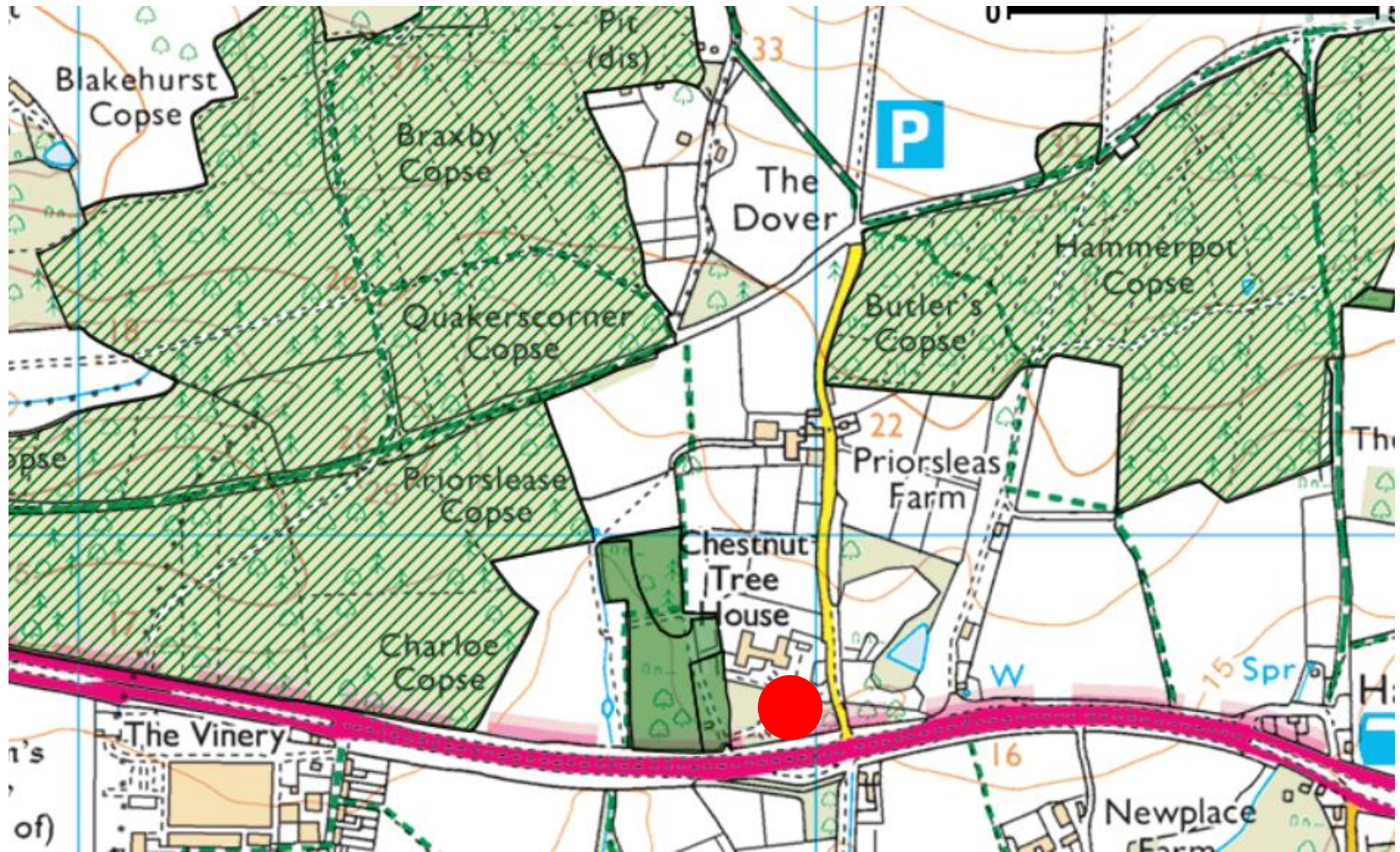




# Ancient Woodland – wider network



# Ancient Woodland

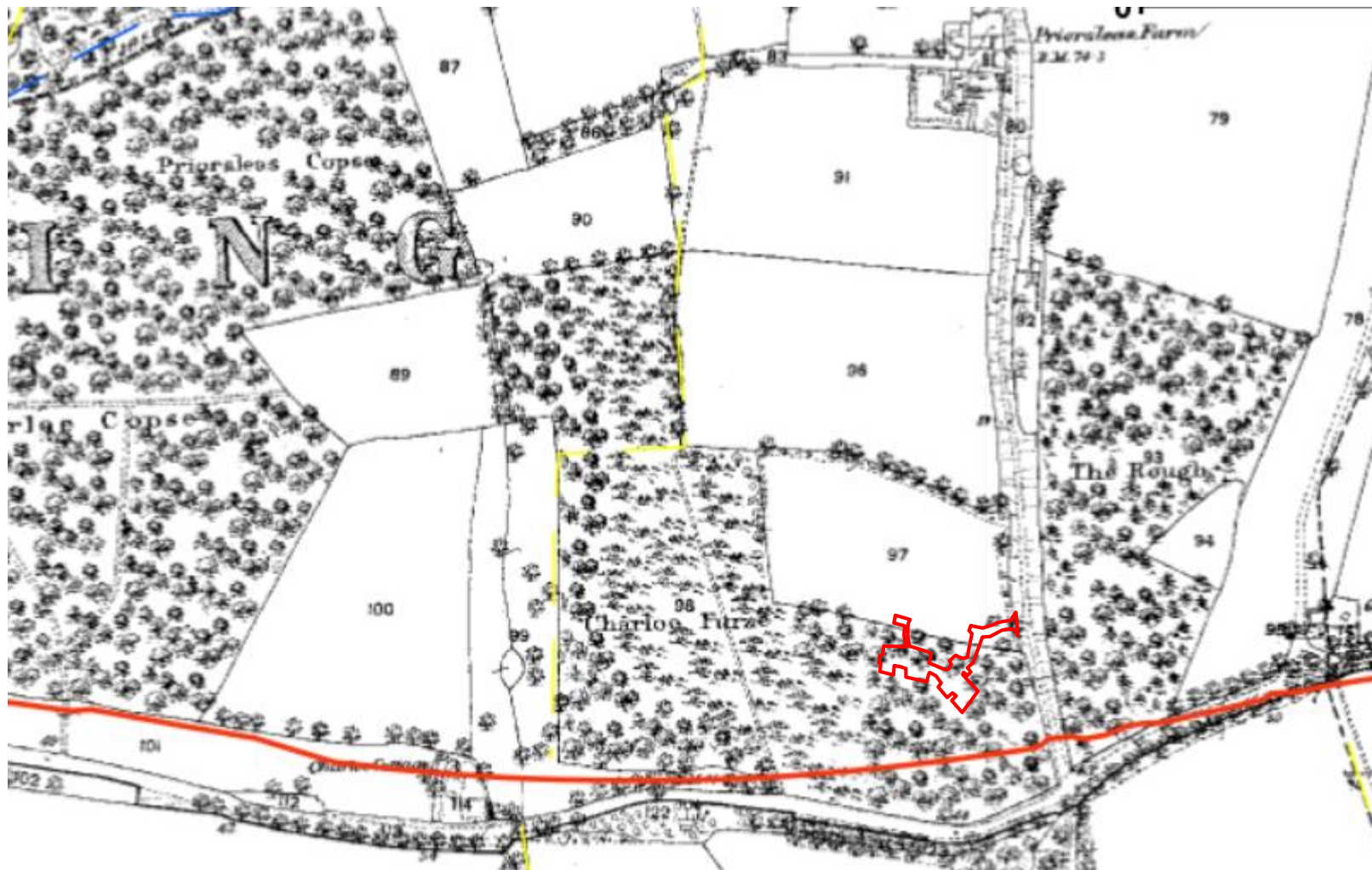




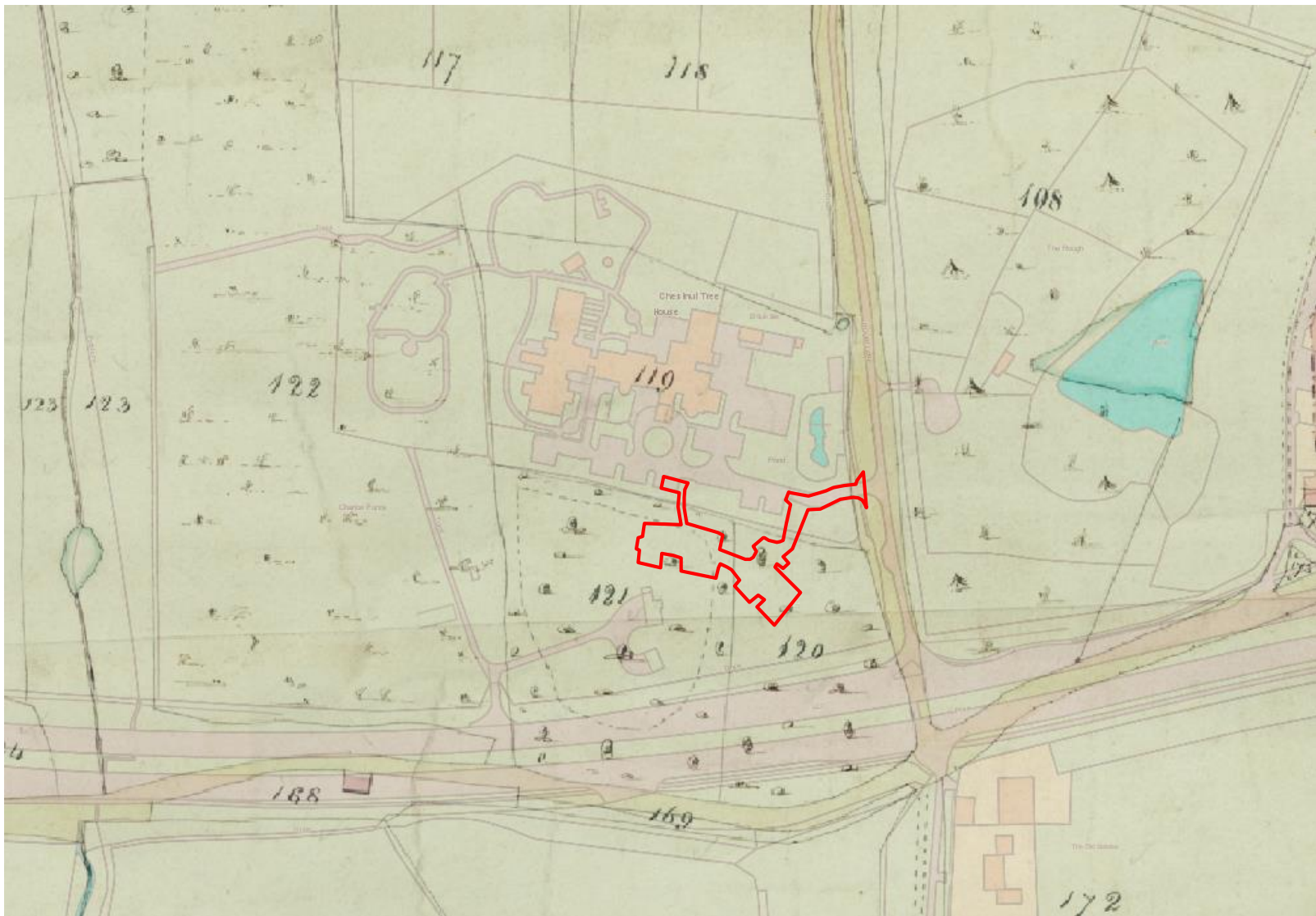
# Priority Habitat (Deciduous Woodland)



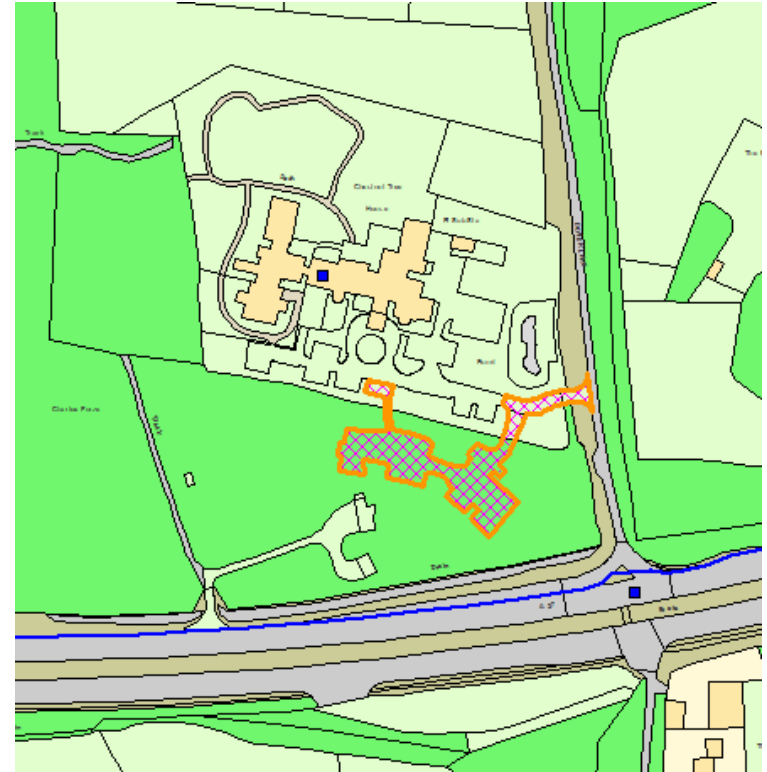
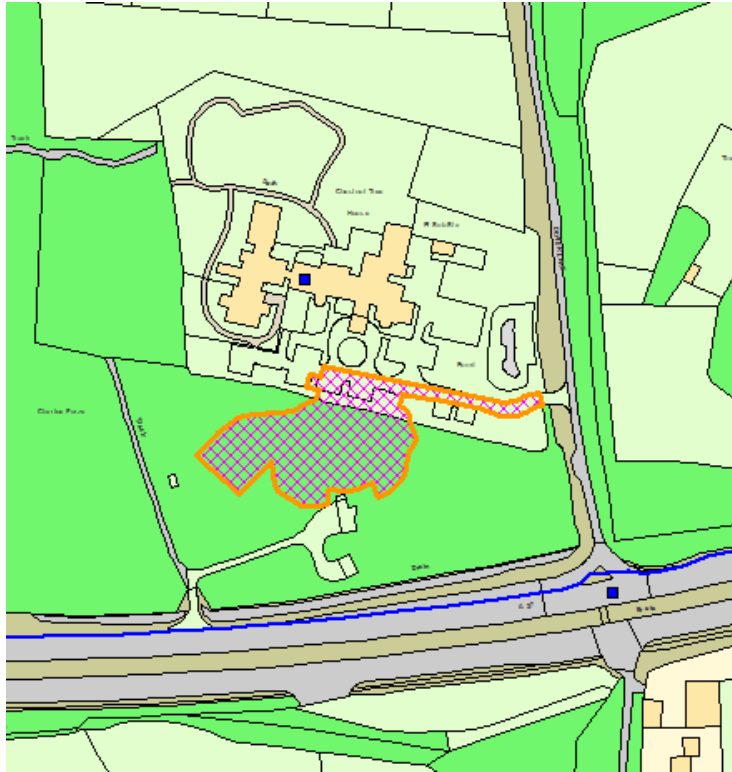
# Historic Woodland Cover (1846-1901)



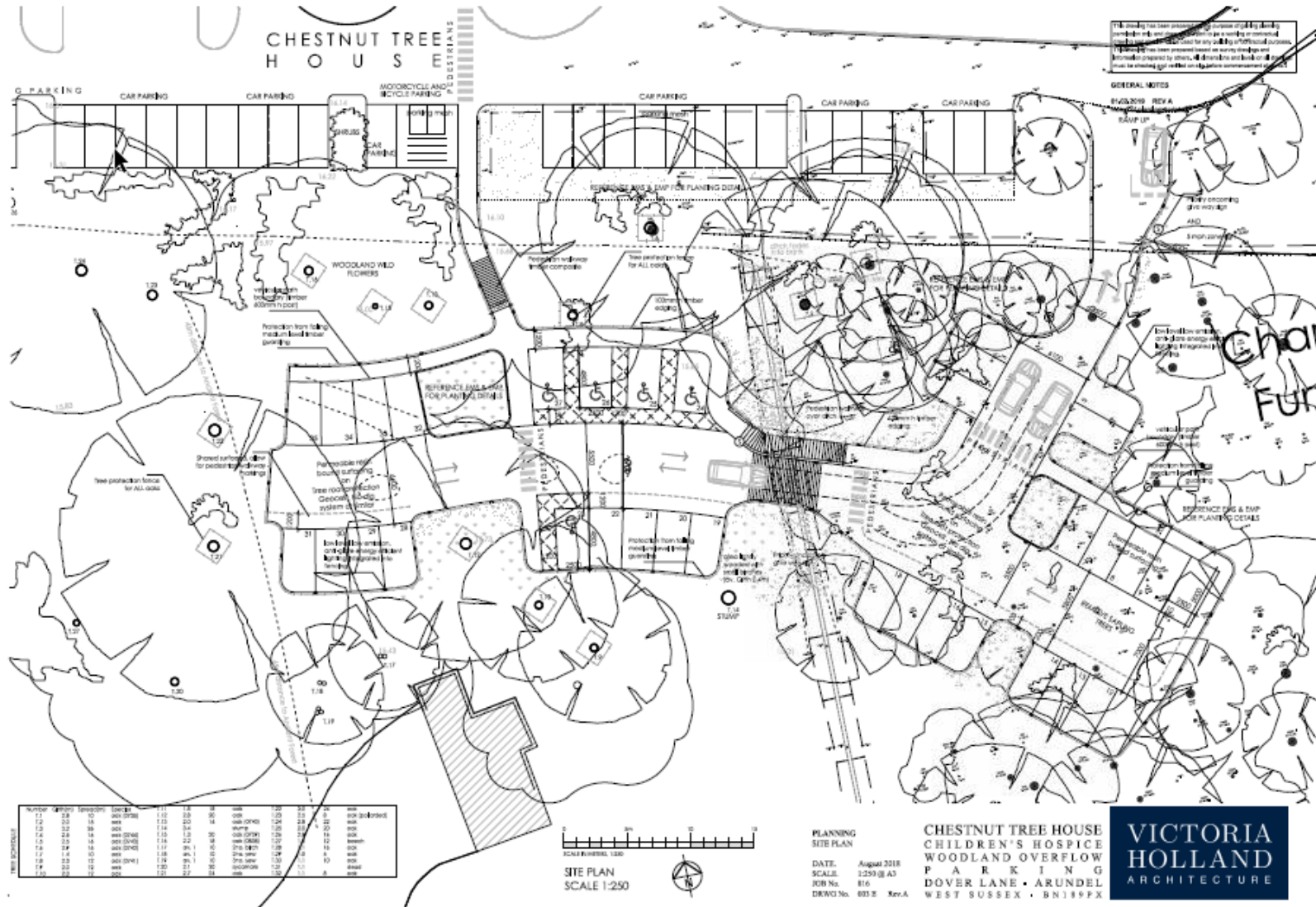
# Historic Woodland Cover (1838)



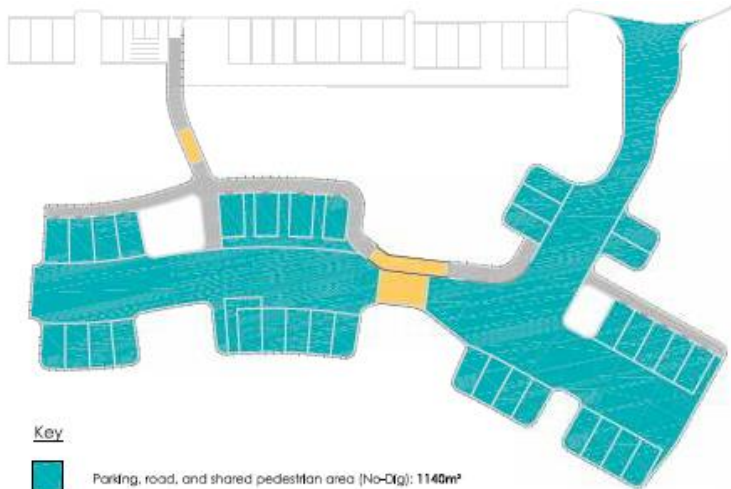
# Design Evolution



# Proposed Parking Layout

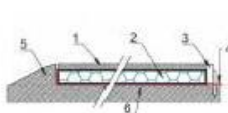


# Surfacing Materials



## Key

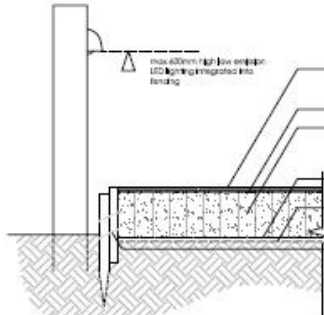
- Parking, road, and shared pedestrian area (No-Dig): 1140m<sup>2</sup>
- Pedestrian Footpaths (No-Dig raised walkways): 40m<sup>2</sup>
- Pedestrian Footpaths/bridge (No-Dig Timber composite): 126m<sup>2</sup>



### Three Dimensional Cellular Confinement System:

- 1 Wearing course
- 2 Geoweb matting filled with no-fines aggregate
- 3 Edge supports
- 4 Geoweb membrane
- 5 Soil bank
- 6 Existing soil level (To engineer's specification)

RPA affected by surfacing works (No dig) - Example 2515 Geocell Terram



### Road Deck Resin Bound Surfacing (resin-bound car park construction for low traffic roads)

- RoadDeck Resin Bound Surfacing**
- RoadDeck Resin Bound Surfacing minimum 10mm thickness with optional RoadDeck Resin Bound Surfacing An-Kill® Aggregate.
- APPROXIMATE depth to allow for differential settlement.**

- TERRAM Geocell**
- 200mm Geocell filled with angular, no fines, sub-base stone (40mm max) coarse graded aggregate to BS 14 (2040 and 1534-152200) adequately compacted to reduce settlement. Road in place by steel lining pins.
- TERRAM T1040 Geocell**
- Optional depending on site strength.
- TERRAM T200 Geocell**
- Ray separator layer to prevent upward migration of soil, appropriate for constant vehicular traffic.

- Finishing**
- No-Dig construction supported by linear edge retention and flags.
- Grading Layer**
- Required depending on sub-grade condition.
- Sub-grade**
- The above information is produced for guidance only. The designer/contractor should be satisfied that the construction is suitable for the expected traffic and ground conditions.

CONSTRUCTION EXAMPLE  
SCALE 1:20



Examples of porous mortar bound gravel, made on site.

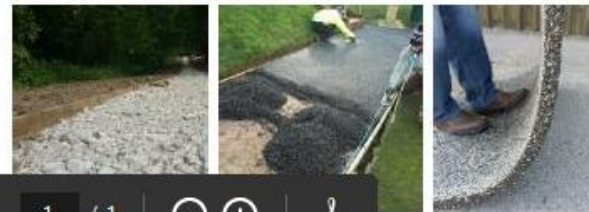


Intended style to match existing as seen on site.

Example of resin bound paving at Weald and Downland Museum, Chichester.




Examples of mulch rubber pathways, to be used for pedestrian footpaths and suitable for wheelchairs as XGrass.




# Mitigation Proposals





## Key


 Red Line Boundary


 Existing Memorial Trees


## Planting Scheme

 New Woodland Planting (1200 metres squared) - Refer to EMS and MP for species mix


 Species Rich Hedge Planting - Consisting of five or more native thorny fruiting species


 Scrub Planting - Native species rich mix to grade from the hedge to the meadow (hawthorn, blackthorn etc)


 Wildflower Meadow Planting - Seed with a combination of Emorsgate meadow and wildflower mixes (EN1F and EM1)

 Clear all buddleia from woodland understory


 Existing building and hardscaping

 Lifting and relocating of woodland ground flora out of the construction zone

 Protection zone that excludes all construction activities and any temporary or long term storage

 New woodland planting

 Post and rail fencing to guide pedestrians

 Tree protection fencing (TPF - see Arboricultural report). To be erected with dust protection sheets affixed to the base, to protect retained woodland during construction phase.

**Figure 1a. Mitigation Measures**

Site: Chestnut Tree House, Dover Lane, Angmering, West Sussex

Date: November 2018

Job: WSBN16 110

Author/Reviewer: LW/FB

0 25 50 75 100 m

Approximate Scale

**bakerwell**  
ecological expertise

[www.bakerwell.co.uk](http://www.bakerwell.co.uk)

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# Mitigation Proposals





# Key Points for Consideration

- There is a need for additional parking provision, which is acceptable in principle
- Serves the National Park's duty to foster the social well-being of local communities
- The proposed location would result in the irreplaceable loss of native broadleaf woodland within a wider ancient woodland network
- Other potential locations within the wider site have not been fully explored
- The public benefit derived from the car park is not considered to outweigh the landscape and biodiversity harm



# Recommendation

That the application be refused for the reasons set out in paragraph 10.1 of the report

