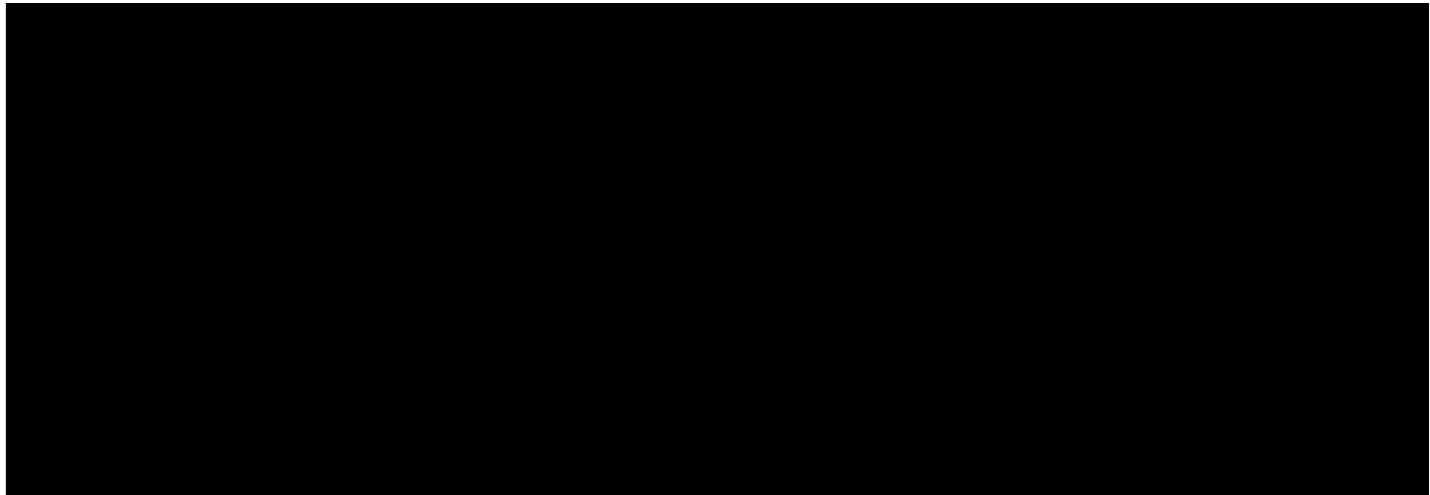



From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 21 January 2021 18:23
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: FW: Planning Consultation on: AB/135/20/OUT

Response to Planning Application

From: Arun District Council Greenspace

Date: 21/01/2021

Application ref: AB/135/20/OUT

Description: Outline application with some matters reserved (except for access) for the development of 90 dwellings & associated amenity land. This application is a Departure from the Development Plan, affects the setting of listed buildings & affects the character & appearance of the Arundel Conservation Area.

Location: Land at Ford Road Arundel

Determining Authority: Arun DC

Summary recommendation: The proposals provide the opportunity to create an attractive and well considered gateway/threshold to the town, in the form of a naturalised parkland setting. Further consultation at a more detailed stage would be welcomed re the green infrastructure required to assist in this vision. Greenspace would recommend **no objection on landscape grounds** to the layout proposals, subject to the considerations and confirmations below.

Comments

Relevant landscape designations:

The site is located to the south west of Arundel predominantly arable, it is bordered by mature trees, hedgerows and post and wire fencing.

The topography of the site is sloping, the site is primarily within Flood Zone 1, with an area of Flood Zones 2 and 3 running along the eastern boundary alongside Ford Road

There are no physical, visual, historical or cultural links, protected landscapes, conservation area or Historic Parks or Gardens associated with this site.

The site sits north of a scheduled ancient monument and listed building and due south of the Built-up area boundary. Adjacent ancient woodland to the north east.

The site is located within the East Arun area.

South Downs National Park to the north.

Response

The site is in close proximity to the South Downs National Park. The boundary of the National Park to the west of the site runs along Tortington Lane and is defined by mature ancient woodland. Policy LAN DM1 of the Local Plan says: "development within the setting of the South Downs National Park must have special regard to the conservation of that setting, including views into and out of the Park, and will not be permitted where there would be harmful effects on these considerations."

The Illustrative Masterplan Drawing No. IM003 Rev. 1 identifies that an area of land in the eastern part of the site would not be developed in order to maintain views of the Arundel skyline. It is considered that the limiting of the area of residential development, the provision of areas of green and blue infrastructure and the proposed tree planting would protect the views outwards from Arundel as well as towards Arundel to ensure the development complies with Policy LAN DM2 'The Setting of Arundel'.

The site presently medium sized pasture with some enclosure due to mature trees and hedgerow boundaries. The Illustrative Masterplan Drawing No. IM003 Rev. 1 layout has shown 90 dwellings within the proposals with areas of peripheral open space to the south and east of the proposals and an area of POS, denoted 'Central Green' at the heart of the scheme.

The Central Green area would appear to have been considered in relation to the dwelling locations with the intent of forming a village centre setting. Consideration will need to be given re the inclusion of play into this area, where a LEAP is shown and to ensure that the space afforded this green area is still sufficient to give this open character area as envisaged. The Illustrative Masterplan does not show inclusion of Local Areas of Play (LAPs) which should be provided for in the form of several on-site, unequipped natural play areas. The LAPs should include such features as landform, boulders or logs, seats and litter bins.

Considerable buffer areas have been shown to the perimeter and along tree line areas which should accommodate and protect the significant trees across this site. Consideration appears to have been given to facing dwellings onto POS areas in line with good design principles.

Developments of 90 dwellings are required to provide both onsite facilities and offsite financial contributions as outlined in ADC SPD Open Space, Playing Pitches, Indoor and Built Sports Facilities January 2020. These offsite contributions would be sought through CIL.

It is good to see that the POS coming forward within these proposals is in excess of our SPD minimum standards and this in turn will assist in maintaining the important setting of this development to Arundel. The views and setting of Arundel are important and appear to have been considered. The views both northwards towards the town and the protection of views outwards from Arundel need to ensure the development complies with Policy LAN DM2 'The Setting of Arundel'.

The site is bounded to the west by Tortington Common and a Public Right of Way (PRoW).

The indicative layout appears to show areas detailed with SuDS within the POS areas. SuDS are required to be fitting with the development and well designed to be an asset to the site, to provide interest, visually and biodiversity enhancement. Existing watercourses within the site need to be protected from change. The watercourses / ditches / culverts passing through the site and also located to the perimeter of the site will require due consideration early on in the design stage, ensuring these are incorporated, well designed and fitting within the POS areas.

This development would trigger allotment contribution and note that these are shown within the proposals which is great to see. Consideration could also be given to the provision of community orchard, which could be a long term community asset to the development and local residents.

Pedestrian and cycle routes within the development should be a considered design features and their meaningful connection both within and beyond the site detailed. The Masterplan identifies the pedestrian and cycling access points from Ford Road, Dalloway Road, High Ridge Close and Priory Lane and would enable the development to connect and integrate with the existing community. It is important that these comply with width and surfacing requirements to allow these to be all weather, accessible for all, particularly important in high trafficked areas. A leisure trail incorporating circular walks and activity trails has been included within the proposals.

The vehicular access for the site from Ford Lane is shown to bisect the lower tree line which could have potential conflict with root protection areas and high value retained trees in this location. The layout should ensure there is no incursion into the RPA; this is especially relevant where there are trees of high public amenity, outstanding landscape, ecological and heritage value.

The site is located in the Arun Valley SPA which is vulnerable to unsympathetic management.

Impact

The potential impact on the location would require that Landscaping be provided as mitigation towards screening and softening of the development.

Mitigation/requirements

An existing green boundary is evident in places, this will require further boundary and native buffer planting treatment to enhance and improve. Further landscaping would be required within the development and POS areas to increase biodiversity and habitat within this rural fringe site.

The Landscape and Visual Impact Assessment (LVIA), prepared by Davies Landscape Architects, in December 2020 has considered views into the site and has made recommendation for the need for Green Infrastructure to provide a strong landscape framework, with tree planting and hedgerow planting along the boundaries of the site to mitigate views. Of particular note the LVIA recommended the planting of a wide landscape buffer with additional native planting along the northern boundary of the site to mitigate the visual impact on the existing houses on Dalloway Road, High Ridge Close and Priory Road.

All greenspaces should be considered and valued and their connection for biodiversity and habitat explored. A robust and comprehensive planting scheme will need to be developed which includes a mix of evergreen

and deciduous, native and ornamentals. Tree specification should be at a size which allows instant impact, but which will establish and mature as the site develops.

The trees that currently or may provide high visual amenity need to be made focal points within the landscape led setting allowing adequate undisturbed space for them to continue to thrive.

Additional smaller trees and established hedgerows within the site provide valuable habitat, screening and ecological benefit. A biodiversity strategy will need to be submitted providing information on Biodiversity Net Gain needs incorporating a variety of ecological enhancements. Any considered tree work will need to be in consultation with Arun District Councils Tree Officer. Prior to construction, a tree protection scheme must be in place 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 Arun Design Guide states that 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

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 site will be maintained ie responsibility and regime of all POS, play and public realm areas. Commuted sums would be required should the POS or play areas be transferred to the LPA for maintenance.

A full and detailed landscape scheme will be required 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, increasing biodiversity and wildlife habitat.

Recommendation/Conclusion

The proposals provide the opportunity to create an attractive and well considered gateway/threshold to the town, in the form of a naturalised parkland setting. Further consultation at a more detailed stage would be welcomed re the green infrastructure required to assist in this vision. Greenspace would recommend **no objection on landscape grounds** to the layout proposals, subject to the considerations and confirmations above.

Sue Howell
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Greenspace + Emergency Planning

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

Sent: 15 December 2020 09:20

To: Tree Landscape [REDACTED]

Subject: Planning Consultation on: AB/135/20/OUT

To: Council's 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 No: AB/135/20/OUT

Registered: 14th December 2020

Site Address: Land at Ford Road Arundel

Grid Reference: 500665 106227

Description of Works: Outline application with some matters reserved (except for access) for the development of 90 dwellings & associated amenity land. This application is a Departure from the Development Plan, affects the setting of listed buildings & affects the character & appearance of the Arundel Conservation Area.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 28th January 2021 . You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning.

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 <https://www.arun.gov.uk/development-plan> as can the the leaflet how to respond to planning applications <https://www.arun.gov.uk/planning-application-comments> which deals with material planning considerations.

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.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://www.planningportal.co.uk/info/200207/appeals> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Michael Eastham

Planning Officer- Arun District Council

Telephone: 01903 737772

Email: michael.eastham@arun.gov.uk

PLCONSULT (ODS) 2820