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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 23 September 2021 18:21
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: James Cross <James.Cross@arun.gov.uk>
Subject: RE: Planning Consultation on: AL/107/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 23 September 2021

Application ref: AL/107/21/PL

Description: Demolition of the Woodgate Centre buildings (including 3 No. residential dwellings) & the construction of 180 No. residential dwellings with the creation of new vehicular access with footways and cycleways, ancillary road infrastructure, emergency access arrangements, associated parking, public open space, including children's play space, landscape planting, surface water attenuation & drainage & other associated infrastructure. This site is in Cil Zone H SP2, BEW Strategic Site and is not CIL Liable.

Location: Woodgate Centre Oak Tree Lane Woodgate PO20 3GU

Determining Authority: Arun DC

Summary recommendation: Recommend **no objection on landscape grounds** to the layout proposals, subject to the considerations below.

Comments

Relevant landscape designations:

There are no physical, visual, historical or cultural links, protected landscapes, scheduled ancient monuments, listed buildings or Historic Parks or Gardens associated within this site.

Part of the site to the east approximately 20% of the allocation falls within a flood zone area

South Downs National Park and ANOB to the north

Response

This proposed development is for up to 180no dwellings and forms part of ADCs SD5 Strategic allocation forming part of the BEW masterplan. The site sits centrally and on the western fringe in relation to the wider plan and south of the railway line.

This site tranche is approximately 7.17 Ha and connects directly with the A29 Lidsey Road. The site is presently a collection of mixed use commercial premises, horse stables and various paddocks across the site. The northern and eastern boundaries abut open farmland with the railway line directly to the north. The western boundary adjoins existing residential and Willows Caravan Park adjoins the south of the site

There would appear to be a number of high quality Oak and other trees within in the site which will require protection and be retained as a valuable and attractive feature within the development. Some of these appear to have been allowed for in the location of the central area of POS which would accommodate their retention give them the suitable growing space to continue to thrive.

This site forms part of the BEW strategic allocation identified for development in ADCs adopted Local Plan 2011-2031 (July 2018) onsite provision will be required regarding POS, play and green infrastructure in addition will be a requirement for contributions towards playing pitches, sport, leisure, pools, halls and ancillary facilities as set out in ADC SPD Open Space, Playing Pitches, Indoor and Built Sports Facilities January 2020.

The design of the site should promote a high-quality development that respects, maintains and enhances the local landscape character. This new development should consider the character and distinctiveness of the area reflecting local design characteristics where possible and its setting with the surrounding countryside and rural fringe. All nature conservation features within the development site including existing habitats, trees, hedges, watercourses and other features should be incorporated into the site design and protected from change.

The trees and areas of hedgerow and vegetation associated both within and adjoining this site will require protection and retention, consultation would need to be made with Arun District Councils Tree Officer re any works in conjunction with these.

Quality, well-designed Public Open Space will be fundamental to any proposal submission, these will need to accord with Arun District Councils OS SPD January 2020. There would be requirement for confirmation of the areas of public open space being proposed with this development, and clarification re quantum. It would appear that the majority of the POS will be situated to the east of the development and largely within the floodzone area, this will need careful consideration with regards to the siting of children's play into this open space area. The proposed POS area will also provide a connect onto the wider Lidsey Rife – Linear Park which in turn will require careful integration and cooperation with surrounding development parcels.

The POS shown within the central dwelling area will facilitate the existing valuable trees, which is good to see and forms a valuable green zone through the housing parcels. Due consideration must be given to allowing suitable root protection zones for these trees.

Our SPD January 2020 would require 14,850m² as a minimum of well connected, usable, quality POS provision within this development portion, which appears to have been met.

POS areas will need to connect within and beyond the development site promoting and enhancing footpath and cycle links and their use within the wider area. Consideration should be made to the siting of open space and buffer areas and their use in softening and integrating the proposals with any existing residential development on this fringe. POS should be considered not only for any larger open character areas but also any perimeter buffer areas. These would be required to enhance the setting, to create sense of place, desirable living areas and distinctiveness within the plot areas. A design intent for tree planting to retain and enhance existing tree presence associated with the site, and not just limit it to the boundaries would be encouraged. Planting within the boundaries will improve the species composition and diversify the age structure, woodland belt deepening will improve screening properties to neighbouring dwellings and beyond.

Pathways need to be all weather and accommodating of pedestrian and wheeled users, pathways need to demonstrate meaningful connections within and beyond the site.

This development will trigger the requirement for onsite play, which has been indicated within the Hard and Soft Landscape Proposals Plan Sheet 2 of 2 05 Rev D and further detailed Play area Proposals Plan 06 Rev B. This has indicated a LEAP/NEAP scheme to include timber challenging and accessible play experiences to have appropriate safety surfacing and good pathway networks, bins and seating areas and provide fencing if/as appropriate. The provision of LAP to be sited within the central open space area and provide an unequipped area of natural play for the very young. Allotment contribution would also be triggered from this development.

SuDS Policy W DM3 of the Arun Local Plan requires development to integrate SuDS into the overall design of the development. The primary purpose of SuDS is to minimise the impact of urban development on the water environment, reduce flood risk and provide habitats for wildlife. SuDS should increase the levels of water capture and storage. It is essential that SuDS do not impact on the usable levels of public open space whilst providing benefit in the correct capacity within the development and should not be included in the 'usable open space calculations' ROSPA or similar should advise on the siting of the play in relation to the flood zone and SuDS areas.

Impact

The potential impact on the location would require that landscaping be provided as mitigation towards screening and softening of the development. Consideration will be required re the access into the site and towards the adjacent existing dwellings.

Early consideration should be made of existing topography and assets and any considered tree works within the site in consultation with Arun District Councils Tree Officer. Further information concerning the existing hedges across the site and proposed TPO for worthy trees will need to be provided. A tree condition survey of the application site will be required to highlight the importance and protection requirements of retaining these trees and hedgerows.

Mitigation/requirements

An existing green boundary is evident along the boundaries of this site and further enhancement and improvement to this should be made. A robust and detailed landscape scheme will be required within these proposals for all areas of development and POS to provide a good green infrastructure for the development and increase biodiversity net gain and habitat within this rural fringe site. Net gain results have been

indicated which propose an increase beyond the ENV DM5 required for development schemes which is good to see.

All greenspaces should be considered and valued and their connection for biodiversity and habitat explored. Tree specification should be at a size which allows instant impact, but which will establish and mature as the site develops. A robust and appropriate landscape scheme would be required in detail in plan form to include plant quantities, species choice, planting densities and size at time of planting.

An indicative landscape scheme has been shown in dwgs Hard and Soft Landscape Proposals Plan Sheets 1 & 2 of 2 05 Rev D, which will need to be elaborated on with plot specific detail shown in plan form.

There is a requirement for any scheme, in accordance with policy to be of High-Quality Design. 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 site will be required at detailed stage.

Recommendation/Conclusion

Recommend no landscape objection to the proposals subject to a landscape led development in this location which is advised in order to blend this development proposal into the character of this local area.

Sue Howell

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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 19 August 2021 08:32
To: Tree Landscape <Tree.Landscape@arun.gov.uk>
Subject: Planning Consultation on: AL/107/21/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: AL/107/21/PL
Registered: 16th August 2021
Site Address: Woodgate Centre Oak Tree Lane Woodgate PO20 3GU
Grid Reference: 494134 104173
Description of Works: Demolition of the Woodgate Centre buildings (including 3 No. residential dwellings) & the construction of 180 No. residential dwellings with the creation of new vehicular access with footways and cycleways, ancillary road infrastructure, emergency access arrangements, associated parking, public open space, including children's play space, landscape planting, surface water attenuation & drainage & other associated infrastructure. This site is in Cil Zone H SP2, BEW Strategic Site and is not CIL Liable.

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 23rd September 2021. You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

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 information on what comments we can consider

<https://www.arun.gov.uk/planning-application-comments>

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://acp.planninginspectorate.gov.uk/> 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

James Cross

Planning Officer- Arun District Council

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Email: james.cross@arun.gov.uk

PLCONSULT (ODS) 2020