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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: 14 October 2021 17:18
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: FW: Planning Consultation on: AL/113/21/OUT

Response to Planning Application

From: Arun District Council Greenspace

Date: 14 October 2021

Application ref: AL/113/21/OUT

Description: Outline application with all matters reserved, apart from access, for up to 69 No dwellings with access, parking, landscaping & associated works. This application is a Departure from the Development Plan.

Location: Land at Bayards Level Mare Lane Eastergate PO203RZ

Determining Authority: Arun DC

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

Comments

Relevant landscape designations:

This proposed development site is open agricultural, located west of Fontwell Avenue, Eastergate.

There are no Special Protection Area (SPA), Ramsar or Site of Specific Scientific Interest associated with this site.

No Conservation area within or adjoining the site. Site is bordered by Mare Lane to the north and access proposed off Fontwell Avenue to the east.

South Downs National Park to the north.

Response

This proposal for this site is for residential development of up to 69 new dwellings. The information provided within the dwg 29662 C-100 H Proposed Site Layout Plan indicates the proposed dwellings with areas of POS. The location of the areas of POS would appear to areas to the north/west and eastern fringe of the site. The POS also appears to cater for the existing trees and hedges, of which this site has prominent and well established cover along the boundaries, where worthy of retention trees and hedges are located. There is also a prominent tree line which runs north south to the eastern boundary, adjoining the approved site to the immediate east which appears to have been considered in the site layout plan. Of note is this extensive tree cover both to the periphery and within the site boundary which provide important character to this location and important biodiversity habitat. Established trees in this location which are worthy of retention must be considered, protected and retained. Existing vegetation will provide valuable screening along with aesthetic importance, have the potential to become veteran trees and are contributing to wildlife habitat in this location.

This site does not form part of any strategic allocation identified for development in ADCs adopted Local Plan 2011-2031 (July 2018) It would therefore be assumed that CIL contributions would be sought accordingly, these will need to include 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.

A full and detailed landscape scheme will be required to be submitted for approval in plan form detailing species choice, plant quantities, planting densities and size at time of planting. Only indicative green infrastructure have been shown within this application.

Due to the extensive presence of trees associated with these proposals, consultation would need to be made with Arun District Councils Tree Officer re any works in conjunction with these.

A well-designed Public Open Space proposal 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. The 29662 C-100 H Proposed Site Layout Plan shows where these are proposed, but does not indicate where any SuDS features within these areas may be required. Our SPD January 2020 would require 5,6935m² as a minimum of usable, quality POS provision within this development. (excluding and SuDS areas/features) 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.

This development will trigger the requirement for play in the form of onsite LAP and LEAP provision, which have been shown in indicative form, located to the western POS area. The play offer would need to be accessible and inclusive in line with Aruns Design Guide SPD Jan 2021, a joined up approach and connection to the trim trail equipment approved within the site to the east would be encouraged and re-locating the shown LAP in this location may be beneficial. Equipment choice, surfacing, pathways, seating/bins and possible fencing would need to be submitted for approval.

No off-site allotment contribution would be triggered from this development.

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. Connection to Level Mere Lane to the north has been shown.

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 may require further boundary planting treatment to enhance and improve. Further landscaping would be required within the development and POS area to increase biodiversity net gain and habitat within this rural site.

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.

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

I would welcome the opportunity to comment further on details as submitted and would recommend **no objection on landscape grounds** to the layout proposals, subject to the considerations and confirmations above.

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning

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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 07 September 2021 08:34
To: Tree Landscape <Tree.Landscape@arun.gov.uk>
Subject: Planning Consultation on: AL/113/21/OUT

To: **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: AL/113/21/OUT
Registered: 1st September 2021
Site Address: Land at Bayards Level Mare Lane Eastergate PO203RZ
Grid Reference: 494620 106275
Description of Works: Outline application with all matters reserved, apart from access, for up to 69 No dwellings with access, parking, landscaping & associated works. This application is a Departure from the Development Plan.

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 7th October 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://app.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

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONSULT (GDB) 2020