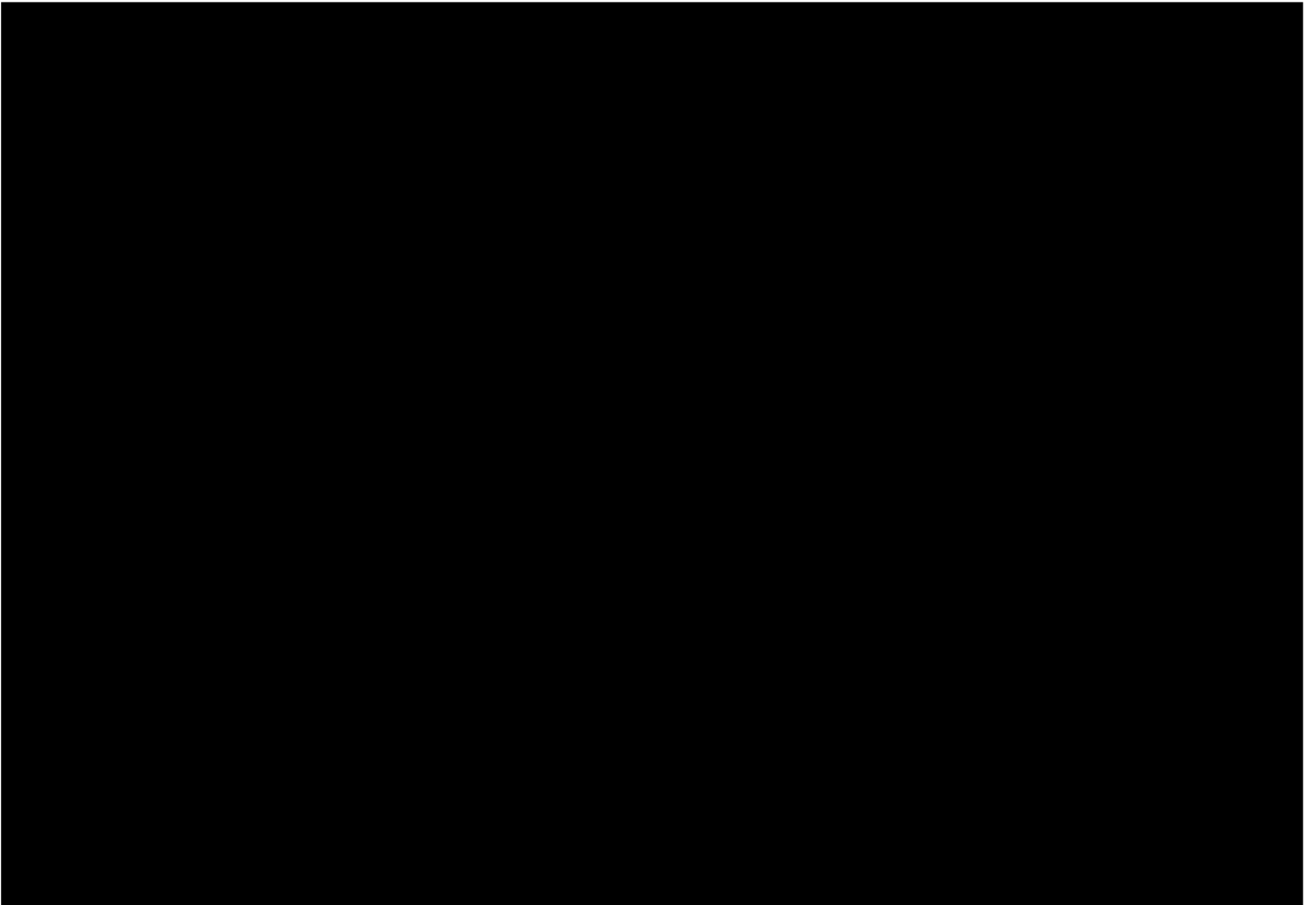




From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 16 December 2021 15:27
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Planning Consultation on: AL/129/21/OUT

Response to Planning Application

From: Arun District Council Leisure & Greenspace

Date: 16/12/2021

Application ref: AL/129/21/OUT

Description: Outline planning application with all matters reserved (except access) for residential development with up to 95 No dwellings (Use Class C3), informal and formal public open space, landscaping, drainage and other associated works. This application is a Departure from the Development Plan.

Location: Land adjacent to Woodgate Nurseries Lidsey Road Aldingbourne PO20 3SU

Determining Authority: Arun DC

Summary recommendation: A landscape led development in this location would be advised in order to blend this development proposal into the character of this rural fringe area.

I would raise a landscape **note of caution re the shown location of play (LEAP) in proximity to indicated SuDS** features as presented based on the Landscape Masterplan

submitted with this application and request a requirement that a detailed landscape scheme for the development is submitted for approval.

Comments

Relevant landscape designations

This proposed development site is open agricultural, located west of the A29 and south of the railway crossing at Woodgate.

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

South Downs National Park to the north

Response

This proposal for this site is for residential development of up to 95no dwellings. The site is located adjacent to Woodgate Nurseries, Woodgate, West Sussex, 1 mile to the south of Westergate and 4 miles to the north of Bognor Regis. The site sits outside a defined built-up area boundary, but adjacent to the west of the BEW Strategic Housing Allocation. The site is approximately 3.5 hectares and comprises three agricultural fields, two to the south of Woodgate House that are regular in shape and one irregular field to the rear and north. The site benefits from a relatively flat topography, and is visible from the A29 which runs along its south eastern boundary. The northern and north eastern boundaries abut existing residential dwellings. To the south and west of the site is open countryside and agricultural / horticultural holdings. The site is not located within the setting of any heritage assets, however, the southern section of the site does lie within an SSSI Impact Zone.

The information provided within the Planning Statement Oct 21, Design and Access Statement Oct 21, Landscape and Visual Appraisal DLA.2052.LVA.RPT.01.V4 and Illustrative Masterplan indicates a well-spaced site with a good central area of POS surrounded by areas of housing. The indicative location of the areas of POS would appear to allow for the formation of a village green area and areas that cater also for the existing trees and hedges along the boundaries and within the site, where some worthy of retention trees and hedges are located. Of note is the mention re the removal of conifers in favour of native tree planting, this will need to be in consultation with the LPA Tree Officer. Any trees which are worthy of retention must be considered, protected and retained. Trees along the A29 road frontage will provide screening 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 will need to 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.

Quality, well-designed Public Open Space will be fundamental to any proposal submission, this 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 Landscape Masterplan shows where these are proposed, but also includes SuDS features within these areas. Our SPD January 2020 would require 7,838m² as a minimum of well connected, usable, quality POS provision within this development.

This development will trigger the requirement for play in the form of onsite LAPs and LEAP provision, which would need to be suitable for location in material choice and play experience offer. Both LAP and LEAP have been indicated however the illustrative masterplan shows an area of SuDS within the POS area and adjacent to the proposed LEAP.

Concern should be noted re the SuDS position in proximity to play and RoSPA or similar will need to be consulted re suitability of the proximity of the SuDS to play. Further detail would need to be submitted with cross sections indicating depths and perceived water holding timescales of the SuDS in this location.

Further detail would need to be provided to detail the play offer and the experiences being proposed which will be required to be accessible and inclusive and detail of fencing/gates and connectivity to pathways with surfacing along with site furniture of seats/bins and cycle racks confirmed.

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. This information is not clear from the outline proposals. 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. Buffer areas will be important in this setting because of the A29 and proximity to existing dwellings. Planting within the boundaries will be needed with a varied species composition and create buffer zones which will assist in providing screening and habitat formation.

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' SuDS feature are presently shown within the POS 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 the Impact this may have on existing trees and hedges on any boundaries. Consideration would also need to be made re access from the A29.

Mitigation/requirements

Existing green vegetation is evident along the boundaries of this site and further enhancement and improvement would be required. A robust and detailed landscape scheme will be required within these proposals for all areas of development and POS to increase biodiversity net gain and habitat within this rural fringe site. Opportunities to enhance the landscape in association with any development of the site, by implementing an ambitious soft landscape and tree planting programme would be sought. A detailed landscape scheme which would incorporate a good selection of native tree species in conjunction with suitable ornamentals would be required to be submitted and approved.

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.

In line with Policy ENV DM5 of the Arun District Local Plan information on Biodiversity Net Gain will need to be provided. Further information would be required demonstrating what will be included within the scheme and what level of net gain will be created.

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 differing typologies will be maintained ie responsibility of play and public open space areas.

Recommendation/Conclusion

A landscape led development in this location would be advised in order to blend this development proposal into the character of this rural fringe area. I would raise a landscape **note of caution re the shown location of play in proximity to indicated SuDS** features as presented based on the Landscape Masterplan submitted with this application and request a requirement that a detailed landscape scheme for the development is submitted for approval.

Sue Howell
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Greenspace + Emergency Planning

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

Sent: 12 November 2021 16:19

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

Subject: Planning Consultation on: AL/129/21/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/129/21/OUT

Registered: 10th November 2021

Site Address: Land adjacent to Woodgate Nurseries Lidsey Road Aldingbourne PO20 3SU
Grid Reference: 493703 103888
Description of Works: Outline planning application with all matters reserved (except access) for residential development with up to 95 No dwellings (Use Class C3), informal and formal public open space, landscaping, drainage and other 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 16th December 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 (ODS) 2020