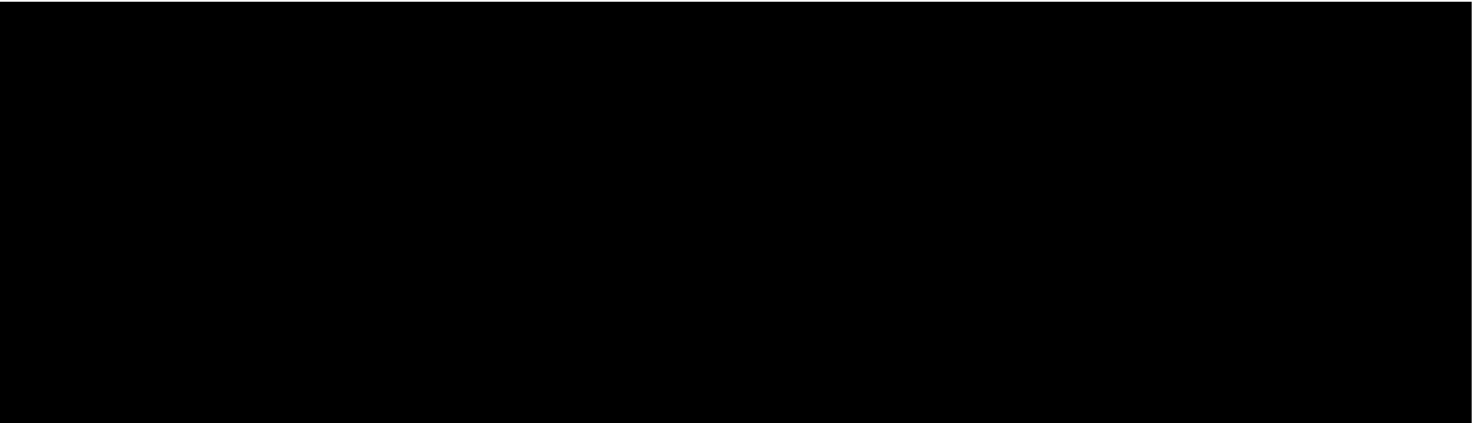




From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 17 June 2021 14:58
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: FW: Planning Consultation on: AL/20/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 17 June 2021

Application ref: AL/20/21/PL

Description: Demolition of Wings House & erection of 71 No. replacement dwellings (70 net new dwellings), access arrangements, sustainable drainage measures, public open space, landscaping & all other associated works (resubmission following AL/46/20/PL). This application is a Departure from the Development Plan.

Location: Land At Wings Nursery Lidsey Road Woodgate PO20 3SU

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, conservation area or Historic Parks or Gardens associated with this site.

South Downs National Park to the north.

Response

Landscape comments (15/07/20) submitted under withdrawn application for this site AL/46/20/21 remain valid and are largely reiterated below.

This is a CIL liable development. The indicative layout has shown 71 dwellings (70 net new dwellings), within the proposals with an area of POS, located centrally to the development and buffer planting to perimeter,

largely to accommodate existing trees. Consideration appears to have been given to positioning dwellings facing onto POS areas in line with good design principles, which is good to see.

Developments of 71 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.

A development of this size will require the provision of onsite POS minimum area of 4,998m² plus the provision of onsite, unequipped natural play LAP to include such features as landform, boulders or logs, seat and litter bin and onsite equipped LEAP 859m². Confirmation of the area of POS being proposed would be required. Confirmation of LEAP and LAP would be required and detailed in plan form to show inclusive accessible play, with appropriate access, play experiences and fencing as required.

The Landscape Masterplan 01 D shows an improved POS offer with green connection across the site which is good to see.

The indicative layout appears to show an area detailed as potential SuDS within the POS area. Should the need for SuDS be required with the development then these areas should not be included in the total area of usable POS calculations. Further detail would also be required regarding depths and indication of timeframe for water holding periods ie dry feature or water holding body. This would be particularly relevant because of the proximity in relation to play and dwelling boundaries.

Offsite financial contributions would also be sought via CIL towards playing pitches and ancillary/built facilities, swimming pools, arts and sports hall contributions.

Allotment provision/contribution would be required from this development.

Consideration of existing trees and hedges within the site would be required and any removals agreed with Arun District Councils Tree Officer. Existing vegetation to the perimeter of these proposals may conflict with private gardens and come under pressure to be removed or pruned. It is good to see that the indicated green buffer shown to the boundaries of this development would go some way to accommodate existing trees and allow for their retention.

Pedestrian and cycle routes within the development should be a considered design features and their meaningful connection to beyond the site detailed.

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 and habitat within this rural fringe 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.

Landscape – Existing trees or vegetation that fall within the proposed or periphery of the development, may provide significant aesthetic impact to the location. Any trees along the boundaries, which adjoin neighbouring properties could provide potential valuable screening and should be protected and retained. Any considered tree works within the site should be agreed with Arun District Councils Tree Officer. Before

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 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. Given the rural character of the area the extent and nature of landscaping will be important and precise details will be required. 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.

Biodiversity Net Gain

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 from this.

Recommendation/Conclusion

Recommend **no objection on landscape grounds** to the layout proposals, subject to the considerations above.

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning

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

Sent: 26 May 2021 16:34

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

Subject: Planning Consultation on: AL/20/21/PL

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: AL/20/21/PL
Registered: 18th February 2021
Site Address: Land At Wings Nursery Lidsey Road Woodgate PO20 3SU
Grid Reference: 493715 104134
Category: Plan Applicat'n
Description of Works: Demolition of Wings House & erection of 71 No. replacement dwellings (70 net new dwellings), access arrangements, sustainable drainage measures, public open space, landscaping & all other associated works (resubmission following AL/46/20/PL). This application is a Departure from the Development Plan.

I am able to inform you that I have received an amendment to the above application dated 26th May 2021 relating to:- Amended plans

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'Enter comment'.

[Click here to make further comments](#)

Please make any further comment by **18th June 2021**.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. We will aim to redact signatures, telephone numbers and email addresses but please help us by not incorporating them in the body of your text. Please make sure that you only include information that you are happy will be

published in this way. If you supply information belonging to a third party, you must make sure you have their permission to do so.

Yours sincerely

Mr S Davis

Planning Case Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLRECON (QDB) 2018