



Response to Planning Application

From: Arun District Council Greenspace

Date: 16 April 2020

Application ref: AL/21/20/OUT

Description: Outline application with some matters reserved for the erection of 38 No. dwellings consisting of 5 No. 4-bed house, 14 No. 3-bed houses & 19 No. 2- bed houses, with communal work hub & associated car parking & landscaping (resubmission following AL/57/18/OUT).

Location: Land North of Lee's Yard Lidsey Road Woodgate PO20 3SU

Determining Authority: Arun DC

Summary recommendation: I would welcome the opportunity to comment further on detailed plans stage and would recommend **no objection on landscape grounds** to the layout proposals, subject to the considerations and confirmations 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

The indicative layout has shown 38 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 should be given to facing dwellings onto POS areas in line with good design principles.

Developments of 38 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 2,675m² 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 460m². Confirmation of the area of POS being proposed would be required.

The indicative layout appears to show an area detailed as pond 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; playing pitches and ancillary facilities, swimming pools and sport hall contributions to be concluded.

No 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

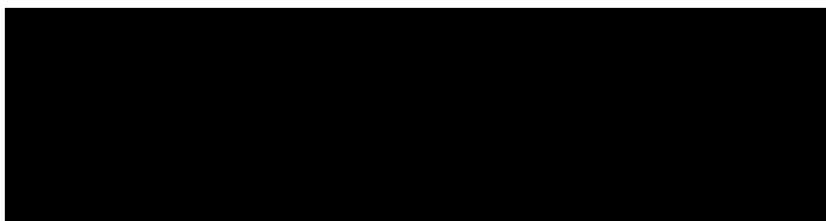
A clear indication of the proposed future management of the open space must be set out. A clear directive of responsibility should be set out with this statement explaining how the site will be maintained ie responsibility and regime of all POS, play and public realm areas. Commuted sums would be required should the POS or play areas be transferred to the LPA for maintenance. (£30k for LEAP and £45,154 for POS at our minimum std calculation.)

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 detailed plans stage and would recommend **no objection on landscape grounds** to the layout proposals, subject to the considerations and confirmations above.



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/21/20/OUT

Registered: 4th March
2020

Site Address: Land North of Lee's Yard Lidsey Road Woodgate PO20 3SU

Grid Reference: 493888 104004

Description of Works: Outline application with some matters reserved for the erection of 38 No. dwellings consisting of 5 No. 4-bed house, 14 No. 3-bed houses & 19 No. 2- bed houses, with communal work hub & associated car parking & landscaping (resubmission following AL/57/18/OUT).

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

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

Should you have any comments to make, these should be sent by [replying to this email](#) by 09-APR-20.

You can also monitor the progress of this application through the Council web site:
www.arun.gov.uk/planning

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.

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

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 as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Mr S Davis who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email
