



From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 16 June 2022 15:51
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Planning Consultation on: AL/49/22/PL

From: Arun District Council Greenspace

Date: 16 June 2022

Application ref: AL/49/22/PL

Description: Demolition of all existing buildings and structures and redevelopment of the existing car salvage and recycling facility to provide 80 No dwellings and a co-working hub, with vehicular access from Fontwell Avenue, provision of public open space, landscaping, and other associated works. This application is a Departure from the Development Plan is in CIL Zone 3 and is CIL Liable as new dwellings.

Location: Sussex Recovery Company Fontwell Avenue Eastergate PO20 3RU

Determining Authority: Arun DC

Summary recommendation: Recommend **no landscape objection** in principal to the layout proposals. POS detail and quantum would need to be confirmed.

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 proposals are for the demolition of all existing buildings and structures and redevelopment of the existing car salvage and recycling facility to provide 80 No dwellings and a co-working hub, with vehicular access from Fontwell Avenue, provision of public open space, landscaping, and other associated works. This application is a Departure from the Development Plan.

This is a CIL Zone 3 and is CIL Liable as new dwellings.

The indicative layout has shown 80 dwellings, within the proposals now with areas of POS, located within the site. POS will generally be required within central locations so as to be beneficial to the whole development. There are significant trees including one at the entrance off Fontwell Avenue and the other on the western boundary and hedges particularly along the northern boundary to be considered, protected retained and incorporated into a meaningful landscape setting.

Developments of 80 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 6,600m² plus the provision of onsite, unequipped natural play LAPs at least 2no as a minimum would be required. These will need to be landscaped areas and will need to include such features as landform, boulders or logs, seat and litter bins. The onsite LEAP is shown to the central POS area which is good to see. The detail for this will need to provide a quality play offer with a good selection of play experience to include accessible and inclusive play features. Confirmation of the area of POS being proposed would be required to ensure that they meet our SPD standards.

The green and POS areas throughout the proposals should consider and allow for a green link through the site, which is shown to some extent and which would provide wildlife corridor benefit.

The indicative layout shows areas detailed as potential SuDS within the POS area. SuDS 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. Two significant Oak trees are identifiable within the site which will require protection, particularly Pedunculate Oak T1 & T10.

Pedestrian and cycle routes within the development should be considered design features and their meaningful connection within and beyond the site detailed. Pathways will need to be DDA compliant and all weather accessible.

A DAS and Ecological Impact Assessment have been submitted with the application.

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 will 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.

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 and open space would be required. A clear directive of responsibility 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. A Biodiversity Metric Report has been submitted demonstrating what will be included within the scheme and what level of net gain will be created from this.

Recommendation/Conclusion

Recommend **no landscape objection** in principal to the layout proposals. POS detail and quantum would need to be confirmed.

Sue Howell

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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 05 May 2022 15:34

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

Subject: Planning Consultation on: AL/49/22/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/49/22/PL

Registered: 5th May 2022

Site Address: Sussex Recovery Company Fontwell Avenue Eastergate PO20 3RU

Grid Reference: 494421 105756

Description of Works: Demolition of all existing buildings and structures and redevelopment of the existing car salvage and recycling facility to provide 80 No dwellings and a co-working hub, with vehicular access from Fontwell Avenue, provision of public open space, landscaping, and other associated works. This application is a Departure from the Development Plan is in CIL Zone 3 and is CIL Liable as new dwellings.

The Council have received the above application.

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

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 11th June 2022. 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

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONSULT (008) 2020