

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notifications of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>



From: Sue Howell [REDACTED]
Sent: Thursday, October 3, 2024 3:56 PM
To: Planning.Responses <Planning.Responses@arun.gov.uk>
[REDACTED]
Subject: Planning Consultation on: AL/89/24/OUT

Response to Planning Application

From: Arun District Council Leisure & Greenspace

Date: 03/10/2024

Application ref: AL/89/24/OUT

Description: Outline planning with all matters reserved (except access) for the demolition of existing redundant nursery buildings and other structures and erection of a residential development of with up to 130 No dwellings, informal and formal public open space, landscaping, drainage, and other associated works. Development Plan.

Location: Land adjacent Woodgate Nurseries West of A29

Determining Authority: Arun DC

Summary recommendation: Recommend no landscape objection to the details submitted under this application AL/89/24/OUT subject to confirmation of suitable agreed on-site NEAP provision and further detail landscape submission to be approved. Of significance this will need to include robust landscape proposals to the new link road POS area.

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 known statutory or non statutory landscape, heritage or biodiversity designations within the context of the site, physical, visual, historical or cultural links, protected landscapes, scheduled ancient monuments, listed buildings, conservation area or Historic Parks or Gardens associated with this site.

The South Downs National Park to the north is within the ZTV but at such distance (circa 6Km) that any changes would be deemed negligible against the surrounding existing development.

Response

This proposal for this site is Outline planning with all matters reserved (except access) for the demolition of existing redundant nursery buildings and other structures and erection of a residential development of with up to 130 No dwellings, informal and formal public open space, landscaping, drainage, and other associated works.

Access proposed via consented route in AL/129/21/OUT and AL/70/23/OUT

The site is located south of Woodgate rail crossing, Woodgate, West Sussex. The site lies immediately adjacent to the recently consented Hanbury PM scheme Ref AL/129/21/OUT and Ref AL/70/23/OUT 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 forms part of an agricultural landscape that is enclosed by the landfill site to the west, railway line to the north, former canal to the south and the Lidsey Rd to the far east. Historic field patterns to the south of the railway have been eroded over time by horticultural nurseries, which now lie abandoned and detract in the landscape. A number of recent residential schemes have also been approved bordering the A29 including adjacent (AL/ 20/21/PL and AL/129/21/ OUT) to the east of the application site.

The site is approximately 8.1 hectares with Inter-visibility with the settlement of Woodgate limited to the approved scheme to the north and scattered dwellings along the A29. Views from the south are filtered by the mature tree belt along the former Chichester to Arundel canal, which forms a physical and visual barrier. The landfill area to the west of the site also forms a notable feature in the flat landscape and is influential in truncating views in this direction and restricting inter-visibility with the wider arable context further west. The South Downs National Park is at such a distance that any changes will be negligible against the surrounding existing settlement and proposed strategic development site (BEW).

The proposed access to the site is via an existing track to the nursery from the A29 Lidsey Road, which would utilise the same access already consented under the adjacent developments. Access would be via a new landscaped link road to the west from the approved development site in the south and emergency/pedestrian/cycle access from Lidsey Road to the east. This link road is proposed to pass through the area of POS to the west of the development and consideration of landscaping in this area would be required in order to retain the character and aesthetics of this area, ensuring the space remains usable and safe as POS.

There are no PROWs or access within or immediately adjacent to the site. Footpath ADL291 to the west of the site is currently closed until the restoration of the landfill is completed.

An EIA would not be required for the proposed development

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 information provided within the Pre Application Planning Statement and Sketch Masterplan have shown the dwellings clustered with much of the proposed public open space POS to the periphery areas of the proposed development and also to a large area of POS to the west of the proposals with footpath links to the development to the south.

The indicative location of the areas of POS would appear to cater for the retention of 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. An Arboricultural Impact Assessment, based on up to date tree survey is detailed as having informed the illustrative proposals. Existing areas of hedgerows/vegetation along the boundaries will need to be retained and enhanced with native species to encourage biodiversity in the site. The scheme has the potential to offer significant opportunities for new tree planting and the designed landscape buffers should enable this.

The proposals as shown in the Illustrative Block Plan DLA.2222.L.04.S06 include Circa 3 hectares of Green Infrastructure providing 2.5ha of public open space to include 1 no. LAP, 1 no. LEAP, with additional incidental / doorstep play features, community growing facilities all set in a high quality landscape framework. A development of up to 130no units would trigger the requirement for LEAP and NEAP and several LAPs provision, therefore further play would need to be included. The NEAP provision in some form will need to be provided within this scheme and the DAS information *re 'within the context of the surrounding approved permitted residential schemes, the site will lie within the recommended walking distances to several proposed LEAPS and NEAP'* will not suffice. Each site needs to provide for its own development, however NEAP provision may be more appropriate to be in the form of play/fitness as more suitable for location and could better reflect the wider character of the setting.

Further detail is shown re a 'walk and play' trail through the central north/ south green corridor and connections to the PROW network with dedicated footpath and cycle paths alongside roads and independently throughout the layout.

Th play provision will require further detailed submission and approval. Play would need to be suitable for location in material choice and play experience offer, be inclusive and accessible in line with the now adopted SPD 13 Arun District Design Guide January 2021. Play needs to be well designed provide a varied and challenging play offer, accessed by all-weather pathways, contain seating, bins, signage, cycle racks and a minimum of 6no play experiences. The LAP location/provision does not appear to have been detailed within

the application.(the natural play LAPs required to contain features such as land form, natural play, boulders, logs, seating and bins)

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, and also indicative SuDS features within these areas. Our SPD January 2020 would require 10,725m² as a minimum of well connected, usable, quality POS provision within this development, which appears to have been met with the inclusion of open space to the west.

The open space and buffer areas will be an important feature of this development proposal and their use in softening and integrating the proposals with the existing and adjacent residential development on this fringe. 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.

Planting within and enhancing the boundaries has the potential to improve the species composition and diversify the age structure, buffer zone areas will improve screening of properties to neighbouring dwellings.

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.

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.

Off-site allotment contribution would be triggered from this development.

Any considered tree works would need to be in consultation with the LPA Tree Officer. There are significant trees in conjunction with this application site which would require protection and retention, of particular concern would be trees and hedgerows where the proposed access into the site is indicated. **Policy ENV DM4 (ALP)** requires development proposals to be supported by tree surveys that take a comprehensive view of trees at an early stage in the design process. Development works should not have a negative impact on existing trees.

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, the western public open space and the existing trees and hedges on any boundaries.

Mitigation/requirements

An existing green boundary is evident in along the boundaries of this site and indicated buffer zones and further boundary planting treatment indicated. 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. Detailed landscape proposals would need to be submitted in plan form detailing species choice, quantities, planting densities and size at time of planting. 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 would need to incorporate a good selection of native tree species in conjunction with suitable ornamentals.

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.

A DAS and LVIA has been submitted detailing the sites capacity and perceived effect on the surrounding landscape character and wider visual amenity. The Masterplan should aim to minimise the adverse impact of the development proposals on the environment and to positively respond to its context and character.

Policy D SP1 (ALP) requires development proposals to reflect the landscape characteristics of the site and local area.

Policy ENV DM5 (ALP) requires consideration to be given to increasing biodiversity net gains through utilisation of landscaping measures throughout the site. An Ecological Impact Assessment has been submitted along with a Biodiversity Net Gain Matrix detailing what % level net gain is to be achieved post development.

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

Recommend no landscape objection to the details submitted under this application AL/89/24/OUT subject to confirmation of suitable agreed on-site NEAP provision and further detail landscape submission to be approved. Of significance this will need to include robust landscape proposals to the new link road POS area.

Sue Howell
Leisure and Landscape Officer
Environment and Climate Change



Arun District Council, Bognor Regis Town Hall,
Clarence Road, Bognor Regis, PO21 1LD

www.arun.gov.uk





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

Sent: Monday, August 19, 2024 10:22 AM

Subject: Planning Consultation on: AL/89/24/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/89/24/OUT
Registered: 19th August 2024
Site Address: Land at Woodgate Nurseries Lidsey Road Woodgate
Grid Reference: 493487 104245
Description of Works: Outline planning with all matters reserved (except access) for the demolition of existing redundant nursery buildings and other structures and erection of a residential development of with up to 130 No dwellings, informal and formal public open space, landscaping, drainage, and other associated works. This application may be 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 19th September 2024 . 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 (CDB) 2020