



From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 12 May 2022 17:50
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: Planning Consultation on: A/45/22/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 12/05/2022

Application ref: A/45/22/PL

Description: Erection of 167 No new homes in a mix of 1-4 bedroom properties (2-4 bedroom homes and 1 bedroom apartments), with associated landscaping, parking, open space, play areas, construction of a new vehicular access from Golfers Lane and all other associated development works (resubmission following A/129/21/PL). This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

Location: Rustington Golf Centre Golfers Lane Angmering BN16 4NB

Determining Authority: Arun DC

Summary recommendation: Recommend no landscape objection to the proposals, subject to confirmations and submission of further detail 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

This is a CIL liable development. The indicative layout under this application has shown 167 new dwellings within the proposals with an area of POS, located centrally to the development and some POS buffer planting areas 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.

Developments of 167 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 11,758m² plus the provision of onsite, unequipped natural play LAPs to include such features as landform, boulders or logs, seats and litter bins and onsite equipped LEAP/NEAP 2,021m². Confirmation of the area of POS being proposed would be required.

The indicated layout under this application A/45/22/PL would appear to show an improved layout regarding POS provision to that submitted under A/120/21/PL where a landscape objection was recommended. Much of the POS provision still however appears to be located around existing tree retention provision/ buffer strip areas and areas shown also for SuDS features, with play scattered in many locations where space will allow, rather than a landscape led development with coherent connection of these features. The play areas appear to have been moved away from bordering the A259 road, which is an improvement with better locations where they can also be surveyed from adjacent dwellings.

The proposed layout shows areas detailed as potential SuDS within the POS area. Any areas of SuDS required for the development 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 indicated play and dwelling boundaries.

The play areas appear to have been located now away from the root protection areas of the trees within the central area where concern was previously raised. Pathway connections to these would need to be detailed (not just mown grass paths) and allow for accessible and inclusive access and play features. Indicative play provision has been shown within the Landscape Design Strategy February 2022, this would need to be confirmed in plan form detailing actual provision, safety surfacing, fences and gates and public realm furniture including seating/benches, bins, signage, cycle racks and dog bin provision.

A Preliminary Ecological Appraisal, Design and Access Statement (DAS) and Landscape and Visual Appraisal has been submitted with the application.

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 triggered from this development.

Consideration of existing trees and hedges within the site would be required and any removals agreed with the LPA Tree Officer. Existing vegetation to the perimeter of these proposals would provide vital screening of the close adjacent A259 roadway. There is indicated green buffer shown to the southern boundary of this

development to accommodate existing trees and allow for their retention. Any existing trees within the site and in close proximity to the proposed entrance would require inclusion within the scheme and protection during any construction works.

Pedestrian and cycle routes within the development should be a considered design features and their meaningful connection to beyond the site detailed. There would still not appear to be any meaningful connected pedestrian routes through the site other than the east west pathway shown.

Impact

The potential impact on the location would require that Landscaping be provided as mitigation towards screening and softening of the development. The dwellings would be subject to visual and noise impact from the adjacent A259 roadway in this location.

Mitigation/requirements

An existing green boundary is evident in some 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 site.

All greenspaces should be considered and valued and their connection for biodiversity and habitat explored. A detailed landscape scheme for the proposals has been submitted within Detailed Hard and Soft Landscape Proposals dwgs for Plots and POS areas PLN-5021 JBA20/128-0 to 08 Rev C, including trees at extra heavy and semi mature sizes, which would add instant impact and which would appear suitable for location.

A clear indication of the proposed future management of the open spaces would need to be concluded. A clear directive of responsibility should be set out 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 has been submitted and further will be required to be submitted for approval, particularly re play provision and SuDS details. Given the location of the proposals the landscaping will be important aspect of the development.

Biodiversity Net Gain – Biodiversity Net Gains calculations have been submitted and potential gains indicated. Landscape and ecological management plans would be required to demonstrate how these potential benefits for biodiversity will be secured in perpetuity.

Recommendation/Conclusion

Recommend no landscape objection to the proposals, subject to submission of further detail as above.

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Greenspace + Emergency Planning

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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 24 March 2022 13:34
To: Tree Landscape <Tree.Landscape@arun.gov.uk>
Subject: Planning Consultation on: A/45/22/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: A/45/22/PL
Registered: 24th March 2022
Site Address: Rustington Golf Centre Golfers Lane Angmering BN16 4NB
Grid Reference: 505472 103584
Description of Works: Erection of 167 No new homes in a mix of 1-4 bedroom properties (2-4 bedroom homes and 1 bedroom apartments), with associated landscaping, parking, open space, play areas, construction of a new vehicular access from Golfers Lane and all other associated development works (resubmission following A/129/21/PL). This application is a Departure from the Development Plan and 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 30th April 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://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

Mrs A Gardner

Planning Officer- Arun District Council

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Email: Anita.Gardner@arun.gov.uk

PLCONSULT (QDB) 2020