

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 03 June 2021 15:02
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: Planning Consultation on: A/64/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 03 June 2021

Application ref: A/64/21/PL

Description: Demolition of existing buildings & erection of 40 No. residential dwellings including 12 No. (30%) affordable units & associated landscaping, road layout, parking & provision of Public Open Space. This site is in CIL Zone 2 & is CIL Liable as new dwellings.

Location: Former Shrublands Nursery Roundstone Lane Angmering BN16 4AT

Determining Authority: Arun DC

Summary recommendation: Recommend that confirmation of the areas of POS being proposed would be required as the areas shown would appear to be deficient in line with our SPD requirements. I would also recommend confirmation is sought re onsite play provision, which would be required but not shown.

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 40 dwellings within the proposals with an area of POS, located centrally to the development and buffer planting to perimeter, shown as movement routes and buffer zones. Consideration appears to have been given to facing dwellings onto POS areas in line with good design principles.

Developments of 40 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 3300m² plus the provision of onsite, equipped play LEAP to contain at least six play experiences to be accessible and inclusive and onsite natural play LAP area to include such features as landform, boulders or logs, seat and litter bin. **Confirmation of the area of POS being proposed would be required as the areas shown would appear to be deficient in line with our SPD requirements.** Open space areas to be included within the calculations must not include SuDS areas, small unusable or connective strips of ground.

The Site layout PL-101-Rev P1 shows the central open space area and also indicates that this area is to be a considerable drainage feature for this development. Trees are shown to be planted above and in this location. **Guidance should be sought re the suitability of including trees within/over the drainage provision shown.** Overall Drainage Strategy dwg 20-016-101-A.

CIL monies would need to be sought for playing pitches and ancillary facilities, swimming pools and sport hall contributions.

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 retention.

Pedestrian and cycle routes within the development should be a considered design features and their meaningful connection to beyond the site detailed. It is unclear from the layout provided how this site connects to the wider network beyond its boundaries.

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 for plot and POS areas to increase biodiversity and habitat within this 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'

Detail has been provided re the proposed future management of the open space and plot areas to be Management Company responsible.

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. Biodiversity Net Gain: In line with Policy ENV DM5 of the Arun District Local Plan information on Biodiversity Net Gain needs to be provided as part of the planning application prior to determination. The biodiversity enhancements within the Biodiversity Enhancement Plan (Aug 2020) should be incorporated into the landscaping scheme.

Recommendation/Conclusion

Recommend that confirmation of the areas of POS being proposed would be required as the areas shown would appear to be deficient in line with our SPD requirements. I would also recommend confirmation is sought re onsite play provision, which would be required but not shown. Tree planting as indicated over drainage provision to be checked.

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

Sent: 08 April 2021 11:04

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

Subject: Planning Consultation on: A/64/21/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/64/21/PL

Registered: 26th March 2021

Site Address: Former Shrublands Nursery Roundstone Lane Angmering BN16 4AT

Grid Reference: 507314 103492

Description of Works: Demolition of existing buildings & erection of 40 No. residential dwellings including 12 No. (30%) affordable units & associated landscaping, road layout, parking & provision of Public Open Space. This site is in CIL Zone 2 & 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 21st May 2021 . You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning.

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 the the leaflet how to respond to planning applications <https://www.arun.gov.uk/planning-application-comments> which deals with material planning considerations.

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://www.planningportal.co.uk/info/200207/appeals> 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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PLCONSULT (COB) 2020