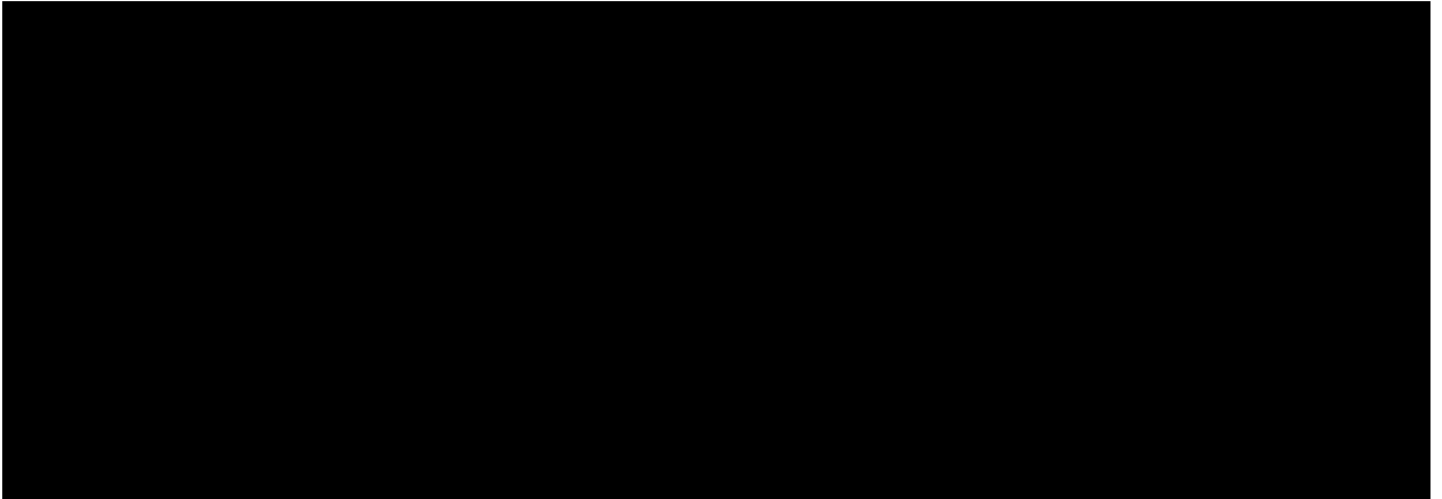




From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 12 January 2021 16:04
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amy Myer <Amy.Myer@arun.gov.uk>
Subject: FW: DRAFT DRAFT Planning Consultation on: BE/148/20/OUT

Response to Planning Application

From: Arun District Council Leisure & Greenspace

Date: 12/01/2021

Application ref: BE/148/20/OUT

Description: Outline application with some matters reserved to provide up to 225 residential units with associated infrastructure, open space and vehicular and pedestrian access. This application affects a Public Right of Way.

Location: Nursery Fields Land to the North of Chalcraft Lane West Bersted PO21 5TS

Determining Authority: Arun DC

Summary recommendation: I would recommend no landscape objection to the details contained within this BE/148/20/OUT application subject to the submission of further detailed information below.

Comments

Relevant landscape designations:

There are no physical, visual, historical or cultural links, protected landscapes, scheduled ancient monuments, listed buildings or Historic Parks or Gardens associated within this section of site.

This proposed development is within 3.6Km of Pagham Harbour Special Protection Area (SPA), Pagham Harbour Ramsar Site and Pagham Harbour Site of Specific Scientific Interest.

South Downs National Park and ANOB to the north

Response

This site; Nursery Fields Land is located to the west side of Chalcraft Lane West Bersted will form part of a known strategic allocation SD3 identified in ADCs adopted Local Plan 2011-2031 (July 2018)

This proposed development is for 225no dwellings and forms part of ADCs SD3 Strategic allocation forming part of the West of Bersted Masterplan. The site sits to a north easterly fringe in relation to the wider plan and north of Chalcraft Cemetery. Jubilee recreation ground abuts the proposed site on its northern fringe.

Footpath 136 runs through the proposed site providing a connection to Chalcraft Lane. Footpath 3035 runs between Stroud Green Drive and South Way. Footpath 137 runs along the southwestern boundary and Footpath 134 runs along the northern edge of the site. It is imperative that these footpaths are retained and enhanced within the green infrastructure network. Surfacing of these will need to be in consideration of use and accessibility and to ensure that they provide year round access. The formation of viewing mounds have been indicated within the proposals which will allow for far reaching views to the Cathedral City of Chichester and the South Down National Park to the north. These features are supported and will bring an interesting aspect in these locations.

This site tranche is approximately 14.07Ha in total with 6Ha proposed for POS Green infrastructure areas. The site is presently arable in use, with some distinct and notable existing trees especially along established hedgerow areas.

There would appear to be a number of high quality trees within in the site which will require protection and be retained as a valuable and attractive feature within the development.

This site forms part of the West of Bersted strategic allocation identified for development in ADCs adopted Local Plan 2011-2031 (July 2018) onsite provision will be required regarding POS, play and green infrastructure in addition will be a requirement for 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 design of the site should 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.

The trees and areas of hedgerow and vegetation associated both within and adjoining this site will require protection and retention, consultation would need to be made with Arun District Councils Tree Officer re any works in conjunction with these.

Quality, well-designed Public Open Space is fundamental to this proposal submission, and this needs to accord with Arun District Councils OS SPD January 2020. The detail provided within the masterplan and

supporting documentation suggests that approximately 60,000m² of POS will be made available as a proposal of this section of the development, which is in excess of the minimum standard as set out in our SPD Jan 2020 and good to see.

The POS areas shown appear to have considered existing topography and features and incorporated these within the layout. A key and significant portion of POS appears to have been located to the west of this tranche with connectivity through to POS areas beyond. There will need to be further detail submitted re the proposals for this area regarding the shown community orchard and childrens play shown in this area and the proximity of these to existing trees/hedges. The proposed POS areas appear to give a green buffer adjoining adjacent existing residential areas, screening to the Chalcraft Cemetery, connection to adjacent POS of the wider allocation area and the formation of key 'green fingers' which will aid in habitat creation and wildlife translocation corridors connecting throughout the site.

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. Consideration should be made to the siting of open space and buffer areas and their use in softening and integrating the proposals with any existing residential development on this fringe. POS should be considered not only for any larger open character areas but also any perimeter buffer areas. These will be required to enhance the setting, to create sense of place, desirable living areas and distinctiveness within the plot areas. A design intent for tree planting to retain and enhance existing tree presence associated with the site, and not just limit it to the boundaries will be fundamental to the scheme. Planting within the boundaries will improve the species composition and diversify the age structure, woodland belt deepening will improve screening properties to neighbouring dwellings and beyond.

Detailed consultation and discussion with Arun District Council will be required for the development brief of the shown children's play, LAP, LEAP and NEAP features. There will be a requirement for these to be inclusive in their design and supporting evidence of this should be submitted.

The management proposals for all public realm and open space areas with specific and complex typologies will need to be detailed. The ultimate success or failure of the landscape proposals and public access to them, will depend on adequate provision for this in future. This must include a clear directive of envisaged responsibility and statement explaining how the differing typologies will be maintained ie responsibility and regime. Discussion with the LPA will be required to ensure that the maintenance and public accessibility needs will be met and financial contribution towards maintenance would need to be concluded were they be become the responsibility of the LPA.

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 features have been indicated within the POS areas, there will be requirement to demonstrate the connection between both the blue and green infrastructure features within the development and for the design of these to enhance the setting rather than just function as stand-alone elements.

Impact

The potential impact on the location will require that landscaping be provided as mitigation towards screening and softening of the development. Consideration of all aspects of green infrastructure both existing and new will be fundamental in the success of the setting creation to these proposals.

Information concerning the existing hedges across the site and proposed TPO worthy trees will need to be provided. A tree condition survey of the application site will be required to highlight the importance and protection requirements of retaining these trees and hedgerows.

Mitigation/requirements

An existing green boundary is evident along the boundaries of this site and further enhancement and improvement to this should be made. 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 within this rural fringe site.

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 robust and appropriate landscape scheme would be required in detail in plan form to include plant quantities, species choice, planting densities and size at time of planting.

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

Recommendation/Conclusion

Continued consultation throughout the development progression will be required. A landscape led development for this and the adjacent SD3 allocation will need to be met through the detailed submission of landscape plans which propose and confirm compliance with the Masterplan proposals our Local Plan and SPG guidelines for this location. I would recommend no landscape objection to the details contained within this BE/148/20/OUT application subject to the submission of further detailed information above.

Sue Howell

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

Sent: 14 December 2020 09:19

To: Tree Landscape [REDACTED]

Subject: Planning Consultation on: BE/148/20/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: BE/148/20/OUT

Registered: 9th December 2020

Site Address: Nursery Fields Land to the North of Chalcraft Lane West Bersted PO21 5TS

Grid Reference: 491599 100730

Description of Works: Outline application with some matters reserved to provide up to 225 residential units with associated infrastructure, open space and vehicular and pedestrian access. This application affects a Public Right of Way.

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 17th January 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

James Cross

Planning Officer- Arun District Council

Telephone: 01903 737784

Email: james.cross@arun.gov.uk

PLCONSULT (ODS) 2020