




From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 21 September 2020 12:54
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amy Myer <Amy.Myer@arun.gov.uk>; James Cross <James.Cross@arun.gov.uk>
Subject: RE: Planning Consultation on: BE/81/20/OUT

Response to Planning Application

From: Arun District Council Leisure & Greenspace

Date: 21 Sept 2020

Application ref: BE/81/20/OUT

Description: Outline application with some matters reserved for the development of 20 residential dwellings, 2,240 sqm of commercial space (Use Class A1, B1(b) B1(c) and B8), landscaping, access, parking and associated infrastructure

Location: Chalcroft Nursery Chalcroft Lane Bersted PO21 5TS

Determining Authority: Arun DC

Summary recommendation: Continued consultation throughout development progression is welcomed. A landscape focused design strategy will be important in this location as this parcel of land incorporates significant elements which will have knock on effect on the surroundings and the proposals to follow. This is

an important gateway section and will require appropriate landscaping in order for it to be visually pleasing as well as functional.

Comments

Relevant landscape designations

No statutory ecological designations on, or in close proximity to the site. The Brooks Local Nature Reserve (LNR) is located approx. 1.5km to the northeast.

This proposed development is within 5Km of Pagham Harbour Special Protection Area (SPA), Pagham Harbour Ramsar Site and Pagham Harbour Site of Specific Scientific Interest.

Nearest conservation area approx. 700m to the northeast

South Downs National Park to the north

Response

This site will form part of a known strategic allocation SD3 identified in ADCs adopted Local Plan 2011-2031 (July 2018) up to 2500no dwellings plus primary school, retail, employment space, leisure, library, community hub and POS. This portion forms the entrance into part of this allocation and is a main entrance into the next wider 230no unit section Nursery Fields.

The proposed development will need to accord with all policies within the **Arun Local Plan 2011-2031 (Adopted July 2018)** Specifically the Greenspace elements of these proposals will need to accord with the Arun District Council Supplementary Planning Document Open Space, Playing Pitches, Indoor and Build Sports Facilities January 2020.

The differing needs of the proposed development (residential and commercial) will each require a different approach to setting and how the immediate landscape works for all. Commercial, retail and employment requirements will require specific landscape needs within the proximity of the buildings, but which also integrate with the wider setting and also integrate with housing element of this proposal. This development needs to consider the specific needs re location in regard to existing and future neighbours and specifically the consideration to Chalcraft Cemetery to the southwest of these proposals.

The Illustrative Masterplan dwg 01304 SK 002 has shown the layout of the commercial element and the location of the dwellings. An element of POS will be required with this portion which does appear to have been provided, we would require further detail of this re quantum and content.

Details of any SuDS proposals will be required and should not form part of the usable POS calculations. Details of depths and anticipated water holding periods to be provided. SuDS Policy W DM3 of the Arun Local Plan requires development to integrate SuDS into the overall design of the development.

The POS has indicated a LAP which would be required, this needs to form a natural element of play including elements such as landform, boulders, logs seat and bin.

An area of concern would be the new entrance onto Chalcraft Lane and the implication this will have on existing trees/hedges and vegetation here. Any considered tree works must be in consultation with Arun District Councils Tree Officer and should any removals be approved then a robust mitigation tree replacement scheme proposed. We would want any replacement trees to be given space to establish and mature without constraint.

Careful, planned management of the retained vegetation to the Cemetery boundary will be required particularly along the edges of the proposed access road where robust buffer strips will be needed to allow

for the planting of trees, shrubs and grass verge areas. A reinforced boundary planting strategy will need to be employed in this area and replicated throughout the housing area in interests of visual amenity. It would seem a shame that the indicated commercial building 270m² sits so close to this main entrance road into this site, consideration should be given to the siting of this away from this entrance road and allowing a greater open green area to this location. Indicative tree planting is shown on the Illustrative Masterplan, which will need to be shown in greater detail. Detailed planting plans will need to be provided in plan form detailing species choice, actual quantities, planting densities and size at time of planting, to show the extent and also of screening to be provided to the existing dwellings which neighbour this proposal.

Pedestrian and cycle routes within the development will need to be shown and agreed and connectivity beyond the development site with links to the wider SD3 allocation demonstrated. Connectivity to the PRow (path 136) which runs along the northern boundary is shown, surfacing and connection to this to be detailed. The termination of the cycle routes and their connection to other networks will also need further detail.

Impact

The potential impact on the location would require that Landscaping be provided as mitigation towards screening and softening of the development.

Early consideration and evaluation should be made of existing topography and green assets. A tree survey of the application site will be required to highlight the importance of, and protection requirements for retaining trees and hedgerows. Any tree work operations at the site to be discussed in advance with Arun District Council's Tree Officer.

Mitigation/requirements

An existing green boundary is evident in places, indicated buffer zones and further boundary planting treatment will need to demonstrate the ability to enhance and improve. A robust and detailed landscape scheme to include native and ornamentals will be required within these proposals for all areas of development and POS to increase biodiversity and habitat within this redeveloped 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.

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 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 POS areas.

Recommendation/Conclusion

Continued consultation throughout development progression is welcomed. A landscape focused design strategy will be important in this location as this parcel of land incorporates significant elements which will have knock on effect on the surroundings and the proposals to follow. This is an important gateway section and will require appropriate landscaping in order for it to be visually pleasing as well as functional.

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

Sent: 07 August 2020 14:49

To: Tree Landscape [REDACTED]

Subject: Planning Consultation on: BE/81/20/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/81/20/OUT

Registered: 6th August 2020

Site Address: Chalcroft Nursery Chalcraft Lane Bersted PO21 5TS

Grid Reference: 491797 100522

Description of Works: Outline application with some matters reserved for the development of 20 residential dwellings, 2,240 sqm of commercial space (Use Class A1, B1(b) B1(c) and B8), landscaping, access, parking and associated infrastructure

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 11th September 2020. 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

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