

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: 17 March 2022 19:16
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Claire Potts <Claire.Potts@arun.gov.uk>
Subject: Notification of an Environmental Statement BN/11/22/OUT

Response to Planning Application

From: Arun District Council Greenspace

Date: 17/03/2022

Application ref: BN/11/22/OUT

Description: Outline application with all matters reserved (except for the A29 Realignment) for the demolition of existing structures and mixed use development to provide residential dwellings (Use Class C3), Care Home/Senior Living Accommodation (Use Class E/F2/Sui Generis), a Primary School plus open space, landscaping, drainage and all other associated ancillary works; and realignment of the A29 and early connection to existing A29 including construction of a new road carriageway, junctions and associated infrastructure. This application also lies within the parish of Aldingbourne, affects the setting of listed buildings, affects the character & appearance of the Eastergate Church Lane Conservation Area and affects a Public Right of Way. This application is the subject of an Environmental Statement.

Location: Barnham, Eastergate, Westergate BEW Parcel SC1 Barnham

Determining Authority: Arun DC

Summary recommendation: Recommend that the Environment Statement appears comprehensive and sets out the findings of the Environmental Impact Assessment EIA.

The EIA has considered the requirement to assess landscape and views which in principal have highlighted the effects on visual receptors from varying viewpoints. Further detailed analysis regarding detailed landscape design and consideration of existing and formed Green Infrastructure (GI) will be paramount through the evolving development applications.

Comments

Relevant landscape designations:

This proposed Barnham, Eastergate, Westergate BEW Parcel SC1 development site has character areas, conservation areas and ancient monuments. The site borders the listed St Georges Church and 3 listed Farm buildings. The development site offers direct views to the South Downs National Park to the north.

Response

The Development Site is identified in the Arun Local Plan 2011-2031 as one of 11 strategic housing sites. These are areas of land that have been identified to make an important contribution to the future housing supply within the area in the period 2011 to 2031.

The Environment Statement appears comprehensive and sets out the findings of the Environmental Impact Assessment EIA which forms the base for all considerations and covers the Proposed Development known as 'BEW Parcel SC1'. The application site is on the Sussex coastal plain east of Chichester, north of Bognor Regis, and north-west of Littlehampton.

The EIA has considered the requirement to assess Landscape and views which in principal have highlighted the effects on visual receptors from varying viewpoints. Further detailed analysis regarding detailed design and incorporation including areas forming parks and gardens, amenity greenspaces, natural and semi natural space, sport pitches, allotments, play space and sustainable drainage systems will be required. The total amount of public open space proposed is 31.67ha

It is good to see the considerations also contained within the Design and Access Statements (DAS) and the integration of the existing and formed landscape within the proposals.

Masterplan context

The proposals have indicated an overview of the area with early consideration of how the space will be configured in relation to existing constraints and requirements. The concept masterplan provides some indication of the intention to provide a high level of green, blue and leisure infrastructure provision, however much further detail will be required particularly with the link between the Southern and other consortiums throughout the development demonstrated.

The masterplan provides detail of the differing elements and informs where the uses will be. Measures to include within the proposals such as well-connected leisure and recreation provision along with environmental, sustainability and biodiversity net gain will need to be shown. All nature conservation features within the development site including existing habitats, trees, hedges, watercourses and other features will need to be incorporated into the site design and protected from change.

Detailed design will be required to show and 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 reflect its setting with the surrounding countryside and rural fringe. This proposed development has the potential to change significantly this area.

This masterplan has highlighted the Lidsey Rife and a Linear Park concept which is proposed to form many functions not least to provide a publicly accessible valley country park feature, to preserve the separate

identities and avoid further coalescence of the Three villages. The concept is to protect these from continuous urban form, to facilitate pedestrian and cycle links north/south, to allow for nature recovery with the incorporation of wild areas; protecting natural connected areas to allow wildlife to be integrated within the wider landscape.

Quality, well-designed POS will be fundamental to the masterplan and this will need to accord with Arun District Council's Open Space SPD January 2020. The integration of ecological and recreational landscape features both in the main linear park area and throughout the whole development, including the residential parcels will require carefully designed POS areas.

Quality play provision throughout the development will need to be detailed. These will be required in many forms from unequipped natural play to equipped provision offering varied and challenging play opportunities. Connecting pathways for accessibility, seats, bins and signage all forming part of this provision.

Recommendation/Conclusion

Recommend that the Environment Statement appears comprehensive and sets out the findings of the Environmental Impact Assessment EIA.

The EIA has considered the requirement to assess landscape and views which in principal have highlighted the effects on visual receptors from varying viewpoints. Further detailed analysis regarding detailed landscape design and consideration of existing and formed Green Infrastructure (GI) will be paramount through the evolving development applications.

Sue Howell
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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 16 February 2022 07:34
To: Tree Landscape [REDACTED]
Subject: Notification of an Environmental Statement BN/11/22/OUT

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Application No: BN/11/22/OUT
Registered: 4th February 2022
Site Address: Barnham, Eastergate, Westergate BEW Parcel SC1 Barnham

Grid Reference: 494830 104610

Category:

Description of Works: Outline application with all matters reserved (except for the A29 Realignment) for the demolition of existing structures and mixed use development to provide residential dwellings (Use Class C3), Care Home/Senior Living Accommodation (Use Class E/F2/Sui Generis), a Primary School plus open space, landscaping, drainage and all other associated ancillary works; and realignment of the A29 and early connection to existing A29 including construction of a new road carriageway, junctions and associated infrastructure. This application also lies within the parish of Aldingbourne, affects the setting of listed buildings, affects the character & appearance of the Eastergate Church Lane Conservation Area and affects a Public Right of Way. This application is the subject of an Environmental Statement.

Town & Country Planning Act 1990 (as amended)

Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)

This Application is the subject of an Environmental Impact Assessment

I am in receipt of the above application, please click the link below to view the Environmental Statement that has been submitted with this application.

[Click here to view documents available on our website](#)

[Click here to view the status of the application](#)

I would be grateful for your electronic comments made either on line on the website or by emailing back to planning.responses@arun.gov.uk by **26th March 2022**

Please be aware that any comments you may make will be available on our website.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

Yours sincerely

Claire Potts

Planning Case Officer- Arun District Council

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Telephone: 01903 737698.

PLC0065 (006) 2020