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From: Daun Johnson <Daun.Johnson@arun.gov.uk>
Sent: 29 January 2021 15:05
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Planning Consultation on: BN/135/20/PL

Please upload email as consultee response from Parks and Landscapes to N/135/20/PL

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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 28 January 2021 16:48
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: James Cross <James.Cross@arun.gov.uk>
Subject: Planning Consultation on: BN/135/20/PL

Response to Planning Application

From: Arun District Council Leisure & Greenspace

Date: 28/01/2021

Application ref: BN/135/20/PL

Description: Construction of 30 no. dwellings, new access, public open space, landscaping and associated works (submission following EG/22/19/OUT). This site is a Strategic Site in SP2 (Zero Rated).

Location: Boweries Barnham Road Eastergate PO20 3RT

Determining Authority: Arun DC

Summary recommendation: A landscape led development for this and the adjacent SD5 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 BN/135/20/PL application subject to the submission of further detailed information.

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.

South Downs National Park and ANOB to the north

Response

This site; The Boweries is located to the south of Barnham Road, Eastergate and will form part of a known strategic allocation SD5 identified in ADCs adopted Local Plan 2011-2031 (July 2018)

This proposed development is for 30no dwellings and forms part of ADCs SD5 Strategic allocation forming part of the BEW Masterplan.

PRoW Footpath FP321 runs along the southern boundary of this development parcel. 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.

This site has some distinct and notable existing trees and hedge vegetation particularly along the site frontage of Barnham Road and to the south of the site along the PRoW.

The notable high quality trees along the Barnham Road frontage will require protection and be retained as a valuable and attractive feature within the development, there needs to be consideration of these with the entrance proposals.

This site forms part of the BEW 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. 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 Detailed Site Layout sheets 1 PL 106- Rev B & sheet 2 PL-107 Rev B indicate that approximately 4,355m² of POS will be made available within 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. This tranche of the allocation would not trigger the need for onsite LEAP play provision, but contribution and access to this within adjacent parcels will be required.

The POS areas shown now including a 10m wide ecological corridor buffer to include a 3m wide cycle link which is good to see and appears to have considered existing topography and incorporated these within the layout. Two larger areas of POS located one to the entrance to the north setting the dwellings back from the road and forming a green entrance to the development and a section to the south adjacent to the PRoW are also shown.

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. The connection of the footpath/cycle link from the south of the site to the wider allocation will need to be confirmed.

Quality landscape planting 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.

The management proposals for all public open space areas 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 indicated within the POS areas will be required 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.

Mitigation/requirements

An existing green boundary is partially evident along within 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 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

A landscape led development for this and the adjacent SD5 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 BN/135/20/PL application subject to the submission of further detailed information above.

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning

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

Sent: 07 December 2020 08:34

To: Tree Landscape [REDACTED]

Subject: Planning Consultation on: BN/135/20/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: BN/135/20/PL

Registered: 4th December 2020

Site Address: Boweries Barnham Road Eastergate PO20 3RT

Grid Reference: 495055 105138

Description of Works: Construction of 30 no. dwellings, new access, public open space, landscaping and associated works (submission following EG/22/19/OUT). This site is a Strategic Site in SP2 (Zero Rated).

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 10th 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