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Save the environment - think before you print.

From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 28 January 2021 17:32
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Raymond Cole <Raymond.Cole@arun.gov.uk>
Subject: Planning Consultation on: BN/142/20/OUT

Response to Planning Application

From: Arun District Council Leisure & Greenspace

Date: 28/01/2020

Application ref: BN/142/20/OUT

Description: Outline planning application with all matters reserved, other than principal means of access, for up to 200 No. dwellings, with access taken from Marshall Close, associated infrastructure & landscaping & demolition of existing buildings. This application is a Departure from the Development Plan, may affect the setting of listed buildings, may affect the Church Lane, Barnham Conservation Area & affects a Public Right of Way.

Location: Land south of Barnham Station Barnham

Determining Authority: Arun DC

Summary recommendation: A landscape led development in this location would be advised in order to blend this development proposal into the character of this local area. I would have no landscape objection to the BN/142/20/OUT proposals as presented based on the Illustrative site layout submitted. Further detailed landscape information will be required to be submitted to support this application.

Comments

Relevant landscape designations

This proposed development site is open agricultural, located in central Barnham, immediately adjacent across the railway line from SD5 Strategic BEW housing allocation.

There are no Special Protection Area (SPA), Ramsar or Site of Specific Scientific Interest associated with this site.

Conservation area south south/east but not adjoining the site. Railway line beyond the site to the north and along the western boundary.

South Downs National Park to the north

Response

This proposal for this site is for residential development of up to 200no dwellings. The information provided within the Illustrative Site Layout 1311.03 indicates a significantly sized development with good areas of POS surrounding areas of housing. The limited detail submitted with this application indicates areas of POS which would appear to cater for the existing trees and hedges along the western and southern boundaries where some significant and worthy of retention trees and hedges are located. There would not appear to be a significant canopy cover in general across this site, but of note in particular are 3no significant individual Oak Trees on the southern boundary which are worthy of retention and must be protected and retained. These have the potential to become veteran trees and are contributing hugely aesthetically and to wildlife habitat in this location.

This site does not form part of the SD5 or any other strategic allocation identified for development in ADCs adopted Local Plan 2011-2031 (July 2018) It would therefore be assumed that CIL contributions would be sought accordingly, these will need to include 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.

LVIA and Environmental Impact Assessment information is lacking from this application and will be required for submission.

Quality, well-designed Public Open Space will be fundamental to any proposal submission, these will need to accord with Arun District Councils OS SPD January 2020. There would be requirement for confirmation of the areas of public open space being proposed with this development, and clarification re quantum. The Illustrative site layout shows where these could be located and also of note indicates substantial SuDS

features within these areas. The quantum of POS being proposed for this development would need to be confirmed. Our SPD January 2020 would require 16,500m² as a minimum of well connected, usable, quality POS provision within this development.

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 would 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 woodland within the site, and not just limit it to the boundaries would be encouraged. Planting within the boundaries will improve the species composition and diversify the age structure, woodland belt deepening will improve screening properties to neighbouring dwellings.

This development will trigger the requirement for play in the form of onsite LAPs LEAP/NEAP provision, which would need to be suitable for location in material choice and play experience offer. Off-site allotment contribution would also be triggered from this development.

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'

Impact

The potential impact on the location would require that landscaping be provided as mitigation towards screening and softening of the development. Consideration will be required re the access into the site and the impact this may have on existing trees and hedges on any boundaries. Consideration would also need to be made re access which is proposed through Marshall Close, where an existing District play area is located.

Early consideration should be made of existing topography and assets and any considered tree works within the site in consultation with Arun District Councils Tree Officer. Further information concerning the existing hedges across the site and proposed TPO for 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

Existing green vegetation is evident along the boundaries of this site and further enhancement and improvement would be required. 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. Opportunities to enhance the landscape in association with any development of the site, by implementing an ambitious soft landscape and tree planting programme would be sought. A detailed landscape scheme which would incorporate a good selection of native tree species in conjunction with suitable ornamentals would be required.

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 public realm areas.

Recommendation/Conclusion

A landscape led development in this location would be advised in order to blend this development proposal into the character of this local area. I would have no landscape objection to the BN/142/20/OUT proposals as presented based on the Illustrative site layout submitted. Further detailed landscape information will be required to be submitted to support this application.

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

Sent: 26 November 2020 11:49

To: Tree Landscape [REDACTED]

Subject: Planning Consultation on: BN/142/20/OUT

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Outline Consent

Application No: BN/142/20/OUT
Registered: 24th November 2020
Site Address: Land south of Barnham Station Barnham
Grid Reference: 495741 104191
Description of Works: Outline planning application with all matters reserved, other than principal means of access, for up to 200 No. dwellings, with access taken from Marshall Close, associated infrastructure & landscaping & demolition of existing buildings. This application is a Departure from the Development Plan, may affect the setting of listed buildings, may affect the Church Lane, Barnham Conservation Area & 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 2nd 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

Raymond Cole

Planning Officer- Arun District Council

Telephone: 01903 737598

Email: raymond.cole@arun.gov.uk

PLCONSULT (COB) 2020