



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: 23 December 2021 16:56
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Planning Consultation on: BN/147/21/OUT

Response to Planning Application

From: Arun District Council Greenspace

Date: 23 December 2021

Application ref: BN/147/21/OUT

Description: Outline application with all matters reserved (except access) for the erection of up to 8 No. dwellings.. This application also lies within the parish of Aldingbourne. This application is a Departure from the Development Plan.

Location: Land West of Fontwell Avenue Fontwell Eastergate PO20 3RX

Determining Authority: Arun DC

Summary recommendation: Recommend **no objection on landscape grounds** to the layout proposals, subject to the considerations and confirmations below.

Comments

Relevant landscape designations:

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

The site is approx. 0.38Ha presently a horse menage and associated buildings.

South Downs National Park to the north

Response

The outline application with all matters reserved (except access) is for the erection of up to 8 No. dwellings. The site has vehicular access through the approved development directly to the north application ref: BN/50/20/PL. The site borders Fontwell Avenue A29 to the east.

The layout has shown 8no dwellings within the proposals, which take up the majority of the indicated site with small strip areas indicated for landscape buffer. There is no significant POS indicated, however for a stand-alone development of 8no dwellings there would be no trigger for formal POS areas to be supplied.

POS areas should however need to work in conjunction with the adjacent approved development, which indicate areas of POS, located mainly to the periphery of the development, largely to accommodate existing trees. Open space areas must be usable open space not just left over parcels of land or infill areas.

Developments of 8no dwellings are required to provide both financial contributions as outlined in ADC SPD Open Space, Playing Pitches, Indoor and Built Sports Facilities January 2020.

No allotment provision/contribution would be required from this development.

Consideration of existing trees and hedges within the site would be required and any removals agreed with Arun District Councils Tree Officer. Significant hedgerows and trees to the periphery are evident and may be under threat with the road connection to the development to the north. Existing vegetation to the perimeter of these proposals may conflict with private gardens and come under pressure to be removed or pruned. It is good to see that the indicated green buffer shown to the boundaries of this development would go some way to accommodate existing trees and allow for their retention.

Pedestrian and cycle routes within the development should be a considered design feature and their meaningful connection to beyond the site detailed.

Impact

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

Mitigation/requirements

An existing green boundary is evident in places, this may require further boundary planting treatment to enhance and improve. Further landscaping would be required within the development and buffer areas to increase biodiversity net gain and habitat within this rural site.

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 full and detailed landscape scheme will be required to be submitted for approval, detailing species choice, position, densities and size at time of planting. This should be plotted in plan and list form and in relation to the trees and vegetation to be retained so that a clear picture of the proposals can be seen. These details are required to ensure that appropriate screening is provided, maintaining and uncompromising the setting and ensuring that the proposals fit within the area of neighbouring properties, providing screening as required, increasing biodiversity and wildlife habitat.

Recommendation/Conclusion

Recommend **no objection on landscape grounds** to the layout proposals, subject to the considerations and confirmations above.

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning

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

Sent: 22 November 2021 12:04

To: Tree Landscape [REDACTED]

Subject: Planning Consultation on: BN/147/21/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: BN/147/21/OUT

Registered: 19th November 2021

Site Address: Land West of Fontwell Avenue Fontwell Eastergate PO20 3RX

Grid Reference: 494655 106139

Description of Works: Outline application with all matters reserved (except access) for the erection of up to 8 No. dwellings.. This application also lies within the parish of Aldingbourne. This application is a Departure from the Development Plan.

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 23rd December 2021 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

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 information on what comments we can consider

<https://www.arun.gov.uk/planning-application-comments>

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://app.planninginspectorate.gov.uk/> 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

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONSULT (ODS) 2020