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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: 11 February 2021 15:16
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: James Cross <James.Cross@arun.gov.uk>
Subject: FW: Planning Consultation on: BN/153/20/PL

Response to Planning Application

From: Arun District Council Leisure & Greenspace

Date: 11/02/2021

Application ref: BN/153/20/PL

Description: 44 No. dwellings & associated infrastructure. This site falls within the BEW Strategic Site, CIL Zone 1 (Zero Rated).

Location: Warwick Nursery Barnham Road Eastergate Bognor Regis PO203RT

Determining Authority: Arun DC

Summary recommendation: The layout as shown at present despite being part of a wider allocation, fails to provide the minimum quantum of POS and play as required within our SPD. Further detail re connectivity and viability of the POS areas needs to be submitted and further in relation to Arun's Design Guide 2021 considered. 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 have to **recommend a landscape objection to the detail as presently submitted** within this application BN/153/20/PL.

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; Warwick Nurseries 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 44no dwellings and forms part of ADCs SD5 Strategic allocation forming part of the BEW Masterplan.

PRoW Footpath 3714 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 existing trees and hedge vegetation particularly along the site frontage of Barnham Road, some within the site and along the western boundary and also to the south of the site along the PRoW.

The trees along the Barnham Road frontage, where found to be worthy of retention, will require protection and be retained as a feature of the entrance to this development, there needs to be consideration of these with the entrance proposals and also to the neighbouring property of Little Warwick, who borders this entrance way.

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.

A development of 44no dwellings; whilst forming part of a wider allocation will also need to stand alone in its requirements re provision. A development of this size will trigger the need for POS in accordance with the Arun Open Space, Playing Pitches, Indoor and Built Sports Facilities SPD January 2020 and also triggers the requirement for onsite LAP and LEAP provision. Detail will need to be provided regarding how this requirement is to be met as presently not shown within the landscape layouts.

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 also fundamental to this proposal submission, and this needs to accord with Arun District Councils OS SPD January 2020. **The detail provided within the dwg Public Open Spaces PL-011 Rev B indicate that approximately 3044m² of POS will be made available within this section of the development, with 776m² of this as SuDS feature and therefore not to be included in the open space quantities. This development will trigger the requirement for 3630m² of quality usable POS as a minimum and therefore this proposal falls short of the POS minimum requirements as detailed within our SPD January 2020.**

The POS areas shown in dwg Public Open Spaces PL-011 Rev B appear disjointed and therefore not ideal for wildlife corridor habitat formation. The 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 better sized parcels of POS.

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.

The detail of the road proximity/verge/crossing point? and boundary treatment alongside Little Warwick will require further detail to ensure that there is no compromise to this existing neighbour and to outline the detail of what is being proposed here in consideration of Arun's Design Guide 2021.

The proposed site layout PL-005 Rev C, Proposed Landscape Strategy sheets 1 & 2 LAC-EAS-LS 001/002 are indicative at this stage, but will need to provide further detail. 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 and green infrastructure is partially evident along and 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

The layout as shown at present despite being part of a wider allocation, fails to provide the minimum quantum of POS and play as required within our SPD. Further detail re connectivity and viability of the POS areas needs to be submitted and further in relation to Arun's Design Guide 2021 considered. 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, Design Guide 2021 and SPG guidelines for this location.

I would have to **recommend a landscape objection to the detail as presently submitted** within this application BN/153/20/PL.

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

Sent: 13 January 2021 11:19

To: Tree Landscape [REDACTED]

Subject: Planning Consultation on: BN/153/20/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/153/20/PL
Registered: 13th January 2021
Site Address: Warwick Nursery Barnham Road Eastergate Bognor Regis PO203RT
Grid Reference: 494969 105256
Description of Works: 44 No. dwellings & associated infrastructure. This site falls within the BEW Strategic Site, CIL Zone 1 (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 11th February 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

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Email: james.cross@arun.gov.uk

PLCONSULT (ODS) 2020