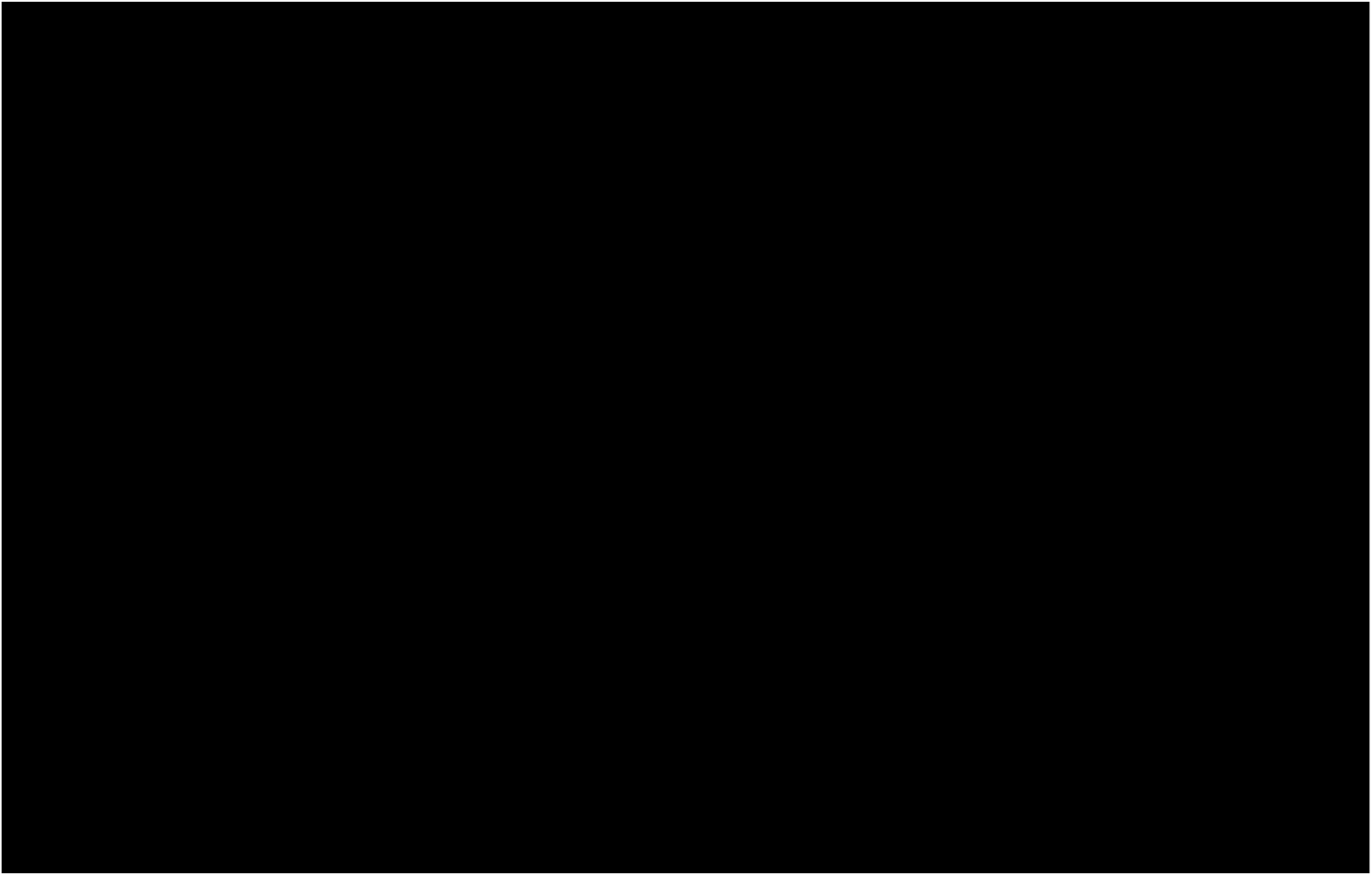




From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 14 January 2021 13:38
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: James Cross <James.Cross@arun.gov.uk>
Subject: Planning Consultation on: BN/155/20/EIS

Response to Planning Application

From: Arun District Council Leisure & Greenspace

Date: 14/01/2021

Application ref: BN/155/20/EIS

Description: Scoping opinion for up to 600 residential dwellings and care home.

Location: Land North of Barnham Road Eastergate

Determining Authority: Arun DC

Comments

Greenspace reiterate the comments put forward in scoping opinion request submitted under BN/122/19/EIS which remain relevant and valid.

Relevant landscape designations:

The site is presently a greenfield site with considerable woodland and scrubland cover. The site is approximately 23Ha irregular in shape with established ProW.

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 will form part of a known strategic allocation SD5 identified in ADCs adopted Local Plan 2011-2031 (July 2018)

The scale of the development proposals up to 600 dwellings plus Care Home, is such that the impact of the development will be significant and the capacity of the infrastructure to serve the development critical. Developments of this scale are required to provide both onsite facilities and additional offsite financial contributions as outlined in ADC SPD Open Space, Playing Pitches, Indoor and Built Sports Facilities January 2020.

Whilst this is a large strategic development which will largely cater for provision within the development proposals, offsite financial contribution within the District would also need concluding with contributions for playing pitches (including artificial turf pitches) and ancillary facilities, swimming pools, sport halls and health & fitness contributions.

Crucial to the design of the development is the need for a detailed masterplan in order to better understand the differing elements and inform where the uses will be. Measures to enhance biodiversity as part of the masterplan design should be made. All nature conservation features within the development site including existing habitats, watercourses and other features should be incorporated into the site design and protected from change.

The formation of the new A29 roadway will be intrinsic to these proposals and the two should be considered in conjunction.

The existing site is predominantly blocks of semi-improved grassland, improved grassland, scrub, broadleaved woodland and orchard. There are no designations within the site or 2km of the boundary. The whole site area falls within a Flood Zone 1 area. There are numerous listed buildings in the vicinity, 26 within 1 km of the site, most in Eastergate to the south/west. The South Downs National Park rises to the north and coastal plane to the surrounds and south. The development area has the potential for habitat creation and enhancement with considered thought regarding species choice and planting detail.

LVIA required with surrounding viewpoints to be agreed and assessment from public footpaths within and beyond the proposed development requested. Landscape assessment should include photomontages including long sightlines to assist with the assessment of the height and massing of the proposals, as well as summer and winter views.

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. The surrounding countryside is made up of a collection of hamlets, it will be imperative to preserve the separate identities of Barnham, Eastergate and Westergate through the delivery of a robust green infrastructure plan. Eastergate and Barnham will need to be protected from continuous urban form. This proposed development will connect some of these and has the potential to change significantly this area.

EIA, qualifying under Schedule 2 due to the size of development and development characteristics, including assessments of the visual effects of the development on the surrounding areas landscape which detail any physical effects of the development such as changes in topography. The EIA must include full assessment of the potential impacts of the development on local character. A LCA (Local Character Assessment) should be undertaken and used as the basis for guiding, informing and understanding the ability of the location to accommodate change and to inform positive proposals for conserving, enhancing and regenerating character as the detailed proposals are developed.

The proposals should incorporate measures to help encourage people to access the surrounding countryside. The retention and reinstatement of existing footpaths and the creation and incorporation of new footpaths and cycle ways to create links to other green networks. The sites urban fringes should be designed to promote the creation of a wider green infrastructure. The ADC strategy on green infrastructure to be considered and incorporated.

The proposals will need to consider and encompass the significant views to and from the South Downs and screening into the development which may also be required.

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.

Information concerning the existing hedges across the site and proposed TPO 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

Quality, well-designed Public Open Space will be a requirement of any submission, this 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, as a minimum proportionate to the proposed dwellings. 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 the existing residential development on this fringe.

The differing needs of the proposed development from housing to care home will each require a different approach to setting and how the immediate landscape works for both of these. Care home requirements may require safe and contained landscape areas within the close proximity of the buildings, but which also integrate with the wider setting.

Detailed consultation and discussion with Arun District Council will be required for the development brief to incorporate children's play, LAP, LEAP, NEAP and sports and ancillary facilities plus landscaped public open space (including a range of informal recreation opportunities) Formal pitch provision and indoor leisure/sports community facilities will need to be concluded and financial contributions sought.

An indication of the future management proposals for all open space areas will need to be detailed. This should include a clear directive of envisaged responsibility and set out with this statement explaining how the differing typologies will be maintained ie responsibility and regime. Conclusion of the POS areas and financial contribution towards maintenance would need to be concluded were they be become the responsibility of the LPA.

There is a requirement for any scheme, in accordance with policy to be of High Quality Design, the nature and usage of this development should not compromise this requirement. 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, detailed and robust landscape scheme will be required for approval, detailing species choice, position, densities and size at time of planting. This detail will be required in plan and list form and in relation to existing features and the setting and to include any trees and vegetation to be retained. Open space must be designed to be useable and secure, to include dog bins, litter bins, fencing and to prevent vehicular access except for maintenance. The site has the potential to provide quality and integrated POS, interpretation ecological and historical features (where applicable) and management must be considered.

Of key importance to this development setting will be any existing trees, copse and hedgerows that fall within the proposed or periphery of the development, which will require consideration, inclusion, protection and retention. Any considered tree works within the site should be agreed with Arun District Councils Tree Officer. A tree survey of the application site should be provided to highlight all trees and existing hedgerows and their contribution to the landscape will be required.

The site falls entirely within a Flood Zone 1 area. The provision and planning therefore of any SuDS features within the site and the POS will require consultation and detailing including future management and maintenance requirements. SuDS features including swales, wet balancing ponds, reed beds and wetland areas should be designed so as to be beneficial to wildlife, amenity and enhanced landscape features of the development. Wildlife and increased biodiversity areas along with ecological enhancements should be an intrinsic part of the plans to be able to provide additional new habitat.

Sue Howell
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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 22 December 2020 15:19
To: Tree Landscape [REDACTED]
Subject: Planning Consultation on: BN/155/20/EIS

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: BN/155/20/EIS
Registered: 21st December 2020
Site Address: Land North of Barnham Road Eastergate
Grid Reference: 495054 105616
Category:
Description of Works: Scoping opinion for up to 600 residential dwellings and care home.

Town & Country Planning Act 1990 (as amended)

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

Consultation on Request for a Scoping Opinion

An application has been lodged for a scoping opinion. The Council has to respond in writing stating what information needs to be provided as part of an Environmental Statement that might be required in connection with the proposed development.

The development is described in the attached plans and written material:

[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 on the website or by emailing to planning.responses@arun.gov.uk by **12th January 2021**.

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

Please note the importance of the scoping opinion to any subsequent Environmental appraisal process. If you are in any doubt as to what is being requested please see the above regulations.

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 Case Officer- Arun District Council

Telephone: 01903 737784

Email: james_cross@arun.gov.uk

PLCONEIS (ODE) 2020