



From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 12 July 2021 15:43
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Planning Consultation on: BN/62/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 12 July 2021

Application ref: BN/62/21/PL

Description: Medical centre with pharmacy retail unit & other ancillary uses together with access onto Barnham Road, associated car parking and other hard and soft landscaping works. This site is in CIL zone 2 (Zero Rated) as other development.

Location: The Croft Surgery Barnham Road Eastergate PO20 3RP

Determining Authority: Arun DC

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

South Downs National Park to the north.

Response

Landscape comments submitted under previous application for this site EG/57/16/PL remain valid.

The proposals are for the construction of a Medical centre with pharmacy retail unit & other ancillary uses together with access onto Barnham Road, associated car parking and other hard

and soft landscaping works, to serve the existing and expanding residential population in this location.

This site is in CIL zone 2 (Zero Rated) as other development.

The proposals indicate a building, well set back from the road with a good area of associated carparking facility. Several existing mature trees and hedgerows are situated within this development parcel and will need consideration and protection. New planting will require detail to be supplied for approval and the proposed landscape scheme will need to maximise the biodiversity of the site with the inclusion of native species and the retention of a variety of habitats.

Existing trees and hedgerows along boundaries where established must be protected and retained and would require further planting to infill if found to be required. New tree and hedge planting would be required to infill sections where there are gaps and missing sections. This is particularly required to the southern and western boundaries of the site, where the proposals border neighbouring properties.

Consideration of existing trees and hedges within the site would be required and any removals agreed with Arun District Councils Tree Officer.

Pedestrian and cycle routes to this facility should be a considered design features 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

A full landscape scheme should 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 assure the adjacent properties privacy is maintained and the surrounding landscape is uncompromised. The landscape masterplan overall 957-MP-01-Rev C shows this in some detail but in indicative form only, further plan detail with annotation would be required. The privacy and views of the adjacent existing properties have the potential to be compromised by the proposals and full consideration of mitigation planting to offset the impact should be considered within the landscape design.

Arun District Councils Tree officer would need to be consulted regarding any proposed tree works. We note the tree cover to the periphery of the site which possess several existing significant trees including those located to the proposed access road and to the east of the site, which would require tree protection zones to be in place before any construction begins. This would be required for any retained trees including trees those whose root protection areas fall within the construction zone from neighbouring land; beyond the site boundary. This should be in accordance with BS 5837:2012 'Trees in relation to construction'

Biodiversity Net Gain

In line with Policy ENV DM5 of the Arun District Local Plan information on Biodiversity Net Gain will need to be provided. Further information would be required demonstrating what will be included within the scheme and what level of net gain will be created from this.

Recommendation/Conclusion

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

Sue Howell

Leisure and Landscape Officer,
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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 21 May 2021 13:49

To: Tree Landscape <Tree.Landscape@arun.gov.uk>

Subject: Planning Consultation on: BN/62/21/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/62/21/PL

Registered: 20th May 2021

Site Address: The Croft Surgery Barnham Road Eastergate PO20 3RP

Grid Reference: 494676 105538

Description of Works: Medical centre with pharmacy retail unit & other ancillary uses together with access onto Barnham Road, associated car parking and other hard and soft landscaping works. This site is in CIL zone 2 (Zero Rated) as other development.

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 24th June 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

Mr S Davis

Planning Officer- Arun District Council

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Email: Simon.Davis@arun.gov.uk

PLCONSULT (OD8) 2020