

From: Sue Howell
Sent: 15 August 2018 11:40
To: Planning.Responses
Cc: Anita Gardner
Subject: RE: Planning Consultation on: CM/16/18/PL

Comment from Greenspace

As this is a proposal for a development of a 64 bed Specialist Dementia Care Centre there would be no requirement for play or play area contribution. However greening to soften the development would be required on a development of any kind.

Our SPG states that in the case of developments aimed at non-family dwellings, such as accommodation for the elderly, there will be the requirement for other forms of open space more appropriate to the needs of these or other groups of people. These areas need to be attractive, accessible and appropriately designed.

The landscape strategy plan 11423/P08c May 18 has provided an indicative scheme which appears to have been well thought out with the inclusion of several beneficial elements appropriate to the purpose of this proposal, the inclusion of formal and informal, educational, activity promoting along with purely aesthetic consideration is great to see.

The indicative landscape scheme has provided a plan which is varied and provides a scheme which is appropriate for location and use. It incorporates thought out areas and zones specific to certain function which with the incorporation of a good variety of plant species has the potential to promote desirable areas which would allow the residents to enjoy and to dwell in such spaces. The inclusion of specimen shrubs and larger trees would give a certain degree of screening to what is largely quite a hard development. Communal patio and outdoor areas will be particularly important for residents who may potentially be confined to these areas, the stimulation of what's outside needs to be a high priority of the design. Good quality outdoor space is beneficial to wellbeing and the importance of such should not be underestimated.

Landscape

The proposed site is screened to a small degree, with particular note to the existing tree, shrub and scrub cover to the west. Additional planting will be required to gap up existing, to provide mitigation and to provide screening to the new buildings, this must also be considered also in relation to the wider viewpoints. Consideration should be given to species choice for these locations. The indicative drawings would need to be detailed with consideration for creating outdoor open space for the users as well as fitting this proposed development within the existing landscape.

Proposed planting would need to be sufficient in height with a mix of both tree and shrub species. Any screening proposed will need to provide a good mix of native species which when planted should establish quickly to form a balanced and appropriate planting scheme. This would be realised as it matures and the effects on the landscape of the development will diminish over time. The proposals could provide the opportunity to enhance existing planting and to secure on-going management of all structural vegetation to the periphery of the site.

Forming part of or conditioned with any decision must be a full detailed landscape scheme which would need 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 mitigation is provided, maintaining and uncompromising the setting and ensuring that the proposals fit within the area of neighbouring properties, whilst adding to and enhancing the setting, benefiting the potential of the proposed developments usage.

Long term management of the developing landscape would need to be considered. The landscape scheme should maximise the biodiversity of the site with the inclusion of native species and the retention of a variety of habitats.

The proposed planting is recommended to be in place prior to, but no later than the first planting season following the construction of any proposed development.

Arboriculture

A comprehensive tree survey in accordance with BS5738 would need to be undertaken and tree protection fencing identified with the tree protection plan to be identified and applied to any permission.

Any trees or vegetation that fall within the proposed or periphery of the development, may provide significant aesthetic impact to the location. Any trees in particular along the boundaries, which adjoin neighbouring land could provide potential valuable screening and should be retained particularly those adjoining the development boundary. Any considered tree removal from this site should be agreed with Arun District Councils Tree Officer. Root protection Areas (RPA) should extend into the development site and to those in neighbouring land. Before construction, a tree protection scheme must be in place for any retained trees including trees whose root protection areas fall within the construction zone from neighbouring land. This should be in accordance with BS 5837:2012 'Trees in relation to construction' Any removed trees should be mitigated for allowing for inclusion of native species for biodiversity purposes and fitting to the semi-rural setting.

I would recommend no landscape objection to the proposals subject to the submission and approval of details above.

Sue Howell | Leisure and Landscape Officer, Greenspace, Engineering and Emergency Planning, Arun District Council | Location: Bognor Regis Town Hall, Clarendon Road, Bognor Regis, West Sussex, PO21 1LD

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

Sent: 19 June 2018 10:34

To: parks

Subject: Planning Consultation on: CM/16/18/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

CM/16/18/PL

NO:

Registered: 30th May
2018

Site Address: Land to the rear of Bairds Farm Shop
Crookthorne Lane Climping OX27 7LT

Grid Reference: 499972 101710

Description of Works: Development of a 64-bed Specialist Dementia Care Centre together with access, parking & landscaping (Use Class C2). This application is a Departure from the Development Plan & affects the setting of a Listed Building.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email
by 19-JUL-18.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

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.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

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 as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Mrs A Gardner who can be contacted on telephone number 01903 737529.

Regards
Planning Officer

consultee_email
