

From: Sue Howell
Sent: 26 February 2025 13:39
To: Planning.Responses; Jessica Riches
Subject: Planning Consultation on: F/14/24/RES, F/15/24/RES, F/16/24/RES

Response to Planning Application

From: Arun District Council Leisure & Greenspace

Date: 20/02/2025 Amended 26/02/2025

Application ref: F/14/24/RES, F/15/24/RES, F/16/24/RES

Description:

F/14/24/RES - Approval of reserved matters (layout, scale, appearance and landscaping) following outline matters including the provision of a primary spine road and associated secondary road junctions, pavement wide drainage infrastructure including foul pumping stations, foul sewer infrastructure, SUDS basins, SUDS public open space including landscape details, play areas, footpaths & associated works. This application is a Listed Building and falls within CIL Zone 1 (Ford strategic site - zero rated).

F/15/24/RES - Approval of reserved matters (layout, scale, appearance and landscaping) following outline erection of 341 No. residential dwellings plus associated roads, infrastructure, parking, landscaping and a of Way, may affect the setting of a Listed Building and falls within CIL Zone 1 (Ford strategic site - zero rated).

F/16/24/RES - Approval of reserved matters following outline permission F/4/20/OUT for phase reserved residential dwellings plus associated roads, infrastructure, parking, landscaping, open space & play areas and a of Way, may affect the setting of a Listed Building and falls within CIL Zone 1 (Ford strategic site - zero rated).

Location: Land at Ford Airfield Ford

Determining Authority: Arun DC

Summary recommendation: Recommend various requests, confirmations and conditions as detailed to be sought in relation to F/14/24/RES, F/14/24/RES F/14/24/RES.

Comments

Response 26/02/2025 Amended comment added to F/14/24/RES re structure tree selection/specification

Land at Ford Airfield: ref. F/14/24/RES

Trees previously requested to allow a greater volume of street trees along spinal road, and of a larger specification than 8-10cm girth. Tree specifications have been increased with detail contained within Planting schedule RM4 TOR-RM4-XX-DR-L-P-028 REV A

Request details on tree pits and servicing infrastructure – Still to be detailed and confirmed.

Trees positioned in swales or watercourse areas previously requested to be relocated. Street trees along the spinal road have been reviewed with limitations relating to visibility splays, lighting columns and drainage with the requirement for trees to be located 3m from the central channel of the swales.

Previous query - Spine Road / Runway: Whilst the central main road runs through the entire of the site, roundabouts excluded from the plans. This is particularly important along the Ford Lane frontage, where much time has been spent in order to ensure that the simple character of the lane is preserved, and the roundabout could potentially have a large impact upon this.

As in the case of the canal, the spine road cuts through the line of the runway. This road and verge feature will interrupt the line, flow and visibility of the runway, and the proposed new area of open space which has been designed to reflect the shape dimensions and open character of this heritage asset. Essentially, rather than having one larger space, it will look and feel like two smaller linear parks. This is not positive and harms the impact that has been created through the retention of the runway. Ideally, the landscaping in this section of the road corridor should be informed by the runway. The result should be one long continuous green corridor along the route of the runway.

Reply The roundabouts were approved in detail as part of the Outline permission and outside the redline of the submitted RM applications.

The runway / spine road crossing has been reviewed and now indicates the central footpath prioritised across the spine road in accordance with the Design Code. The section of road is on a raised table to aid in traffic calming crossing the runway and indicated by change of surface to block paving. Tree planting has been sensitively positioned to align to the runway corridor and are of medium species size to ensure strong visual links and open character are maintained running through the runway corridor. **Request** confirmation of what is meant by medium species size ie is this ultimate growth spec or size at time of planting?

26/02/2025 Amended comment added Imperative to this section of the development and its interface with the surrounds, will be the importance of how the runway will function as a POS area. The tree species selection and impact these will have right from implementation will set the scene for the design of this and equally how these will impact on future phases. Tree species selection will need to be continuous to create a linear element and strong visual impact. Correct species selection and size at time of planting minimum 18-20cm/20-25cm girth would ensure that these provide this impact and provide some vandal resistance to ensure these trees establish with a uniform timescale avoiding replacement.

The submitted detail has indicated *Prunus padus* for the runway tree selection, however recommendation would be for a stronger avenue forming tree to be selected such as *Ulmus New Horizon*. *Ulmus* has recently been reintroduced within the district to great success forming a strong and architectural avenue. Keen to further introduce this species within the area, having been lost in its native form through Dutch Elm disease in the 1970's. *Ulmus New Horizons* form and habit lend this tree to an ideal species choice for the runway situation, being a medium-sized tree, growing to around 12 metres high, with one straight central leader. It has an upright canopy which becomes rounded as it matures. Its structural form allows for easy maintenance and works well when avenue planted, producing emerald green leaves even in drought conditions, tolerating compact soils and stress from traffic, wind and frost. *Prunus padus* whilst a native tree and ultimately greater in stature up to 25m has a much more open and erratic growing habit. Not generally associated with avenue formation and being a shorter lived tree than the *Ulmus*. The *Prunus* bark is smooth and peeling and can emit an unpleasant acrid odour. *Prunus padus* does have many qualities in the correct location with flower and fruit production, but again not in an avenue situation with foot traffic below. *Prunus padus* is better suited to mixed native group plantings or as a stand-alone tree in its own space.

Recommendation would be to condition species choice and specification for these important green infrastructure trees within the development.

Request that Hardworks plans need to provide specification detail re seat, bins and street furniture proposed. Drawings presently say 'Timber seat' 'Timber bench' the street furniture palette needs to be uniform across the whole development.

Land at Ford Airfield: ref. F/15/24/RES)

Public Art & Interpretation Boards have now been detailed as *items identified on the landscape hard works drawings*. **Request** confirm where these are as not identified within the hardworks legends?

Request and confirm details on exact location of public art and interpretation boards. **Confirm** that street furniture bins, benches, cycle stands etc. have been provided in the wider area, not just within the LAPs and LEAPs. To ensure provision of regular seating is provided (especially where fitness and senior trails are provided).

To be conditioned. Soft Landscaping & Planting is limited in detail - Larger sized trees, greater than standard and extra heavy standard at the time of planting have been specified in some locations. Some semi mature / mature tree stock has been added to detailed planting plans. Native hedgerows along N/W Ford Road entrance and western boundary should be min. double staggered row.

Trees have been specified to be planted larger than extra heavy standard (semi mature and mature) along new western boundary. Trees have now been listed in the planting schedule and now show quantities and specification. Soft landscaping to plot areas and shrub planting to all open and POS are **only shown as indicative** and Planting Schedule states '*On plot planting schedule - a selection of plants to be used within individual plots*' This is insufficient detail and full landscape planting plans will be required detailing species choice, plant quantities in locations, planting densities and size at time of planting **Recommend:** this information will be required to be conditioned. **Request** Details of tree pits should be provided.

POS – Play – It is not entirely clear what the boundary formation to the play areas is? Some of these are on close proximity to SuDS features and will require physical separation by fencing or dense planting. **Request** Further detail of play area containment needs to be submitted to confirm this detail. **Recommend** RoSPA certification should be sought where play is within 30m of SuDS areas.

Request whether details on play will be submitted later.

Land at Ford Airfield: RM4 ref. F/16/24/RES

Previously queried was Public Art & Interpretation Boards have now been detailed as items identified on the landscape hard works drawings. **Request** confirm where these are as not identified within the hardworks legends?

A greater quantity of trees were requested to be included along the area facing the allotments and from Horsemere Green Lane north along the footpath and within the corner strip. Additional tree planting has been added to landscape edge between Horsemere Green Lane and the allotments

Play Areas were previously advised required amendments to maximise play space and reduce duplication of play items - Note on drawings RM4-XX-DR-L-P-031 and RM4-XX-DR-L-P-

032 explains the play spaces are shown indicatively, to be agreed in consultation with ADC and secured by condition. **Request** condition for play

Recommendation/Conclusion

Recommend various requests, confirmations and conditions as detailed above to be sought in relation to F/14/24/RES, F/14/24/RES F/14/24/RES.

Sue Howell
Leisure and Landscape Officer
Environment and Climate Change



Arun District Council, Bognor Regis Town Hall,
Clarence Road, Bognor Regis, PO21 1LD

www.arun.gov.uk



From: Planning.Responses [REDACTED]
Sent: 28 January 2025 14:48
To: Tree Landscape [REDACTED]
Subject: Planning Consultation on: F/14/24/RES

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: F/14/24/RES
Registered: 11th September 2024
Site Address: Land at Ford Airfield Ford
Grid Reference: 499204 102967

Category: Plan Applicat'n

Description of Works: Approval of reserved matters (layout, scale, appearance and landscaping) following outline consent F/4/20/OUT for the infrastructure reserved matters including the provision of a primary spine road and associated secondary road junctions, pavement, footpaths, cycle infrastructure and bus stops; site wide drainage infrastructure including foul pumping stations, foul sewer infrastructure, SUDS basins, SUDS swales, surface water infrastructure; acoustic fencing; public open space including landscape details, play areas, footpaths & associated works. This application affects a Public Right of Way, may affect the setting of a Listed Building and falls within CIL Zone 1 (Ford strategic site - zero rated).

I am able to inform you that I have received an amendment to the above application dated 27th January 2025 relating to:- Resubmission of all plans including red line edge

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'Enter comment'.

[Click here to make further comments](#)

Please make any further comment by **27th February 2025**.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. We will aim to redact signatures, telephone numbers and email addresses but please help us by not incorporating them in the body of your text. Please make sure that you only include information that you are happy will be published in this way. If you supply information belonging to a third party, you must make sure you have their permission to do so.

Yours sincerely

Jessica Riches

Planning Case Officer- Arun District Council



PURECON (ODS) 2016