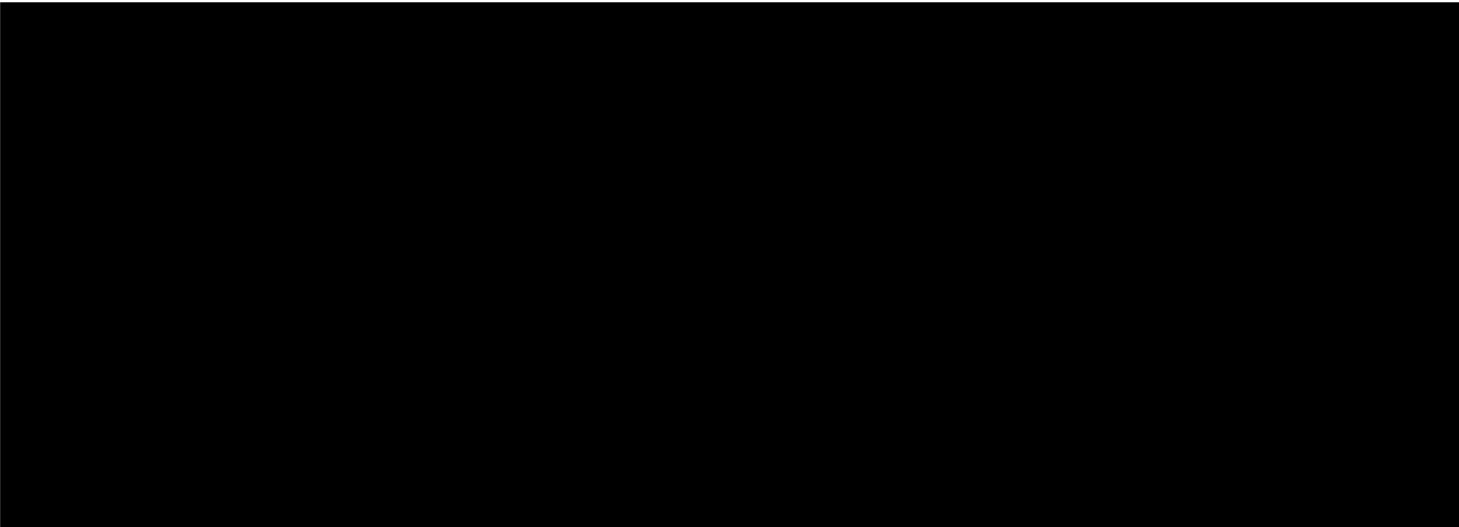




From: Sue Howell
Sent: 17 January 2019 14:37
To: Planning.Responses
Cc: David Easton
Subject: RE: Planning Consultation on: F/19/18/EIS

Comment from Greenspace

This site is a known strategic allocation identified in ADCs adopted Local Plan 2011-2031 (July2018)

The scale of the development is such that the impact of the development will be significant and the capacity of the infrastructure to serve the development critical.

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 existing site is predominantly a brownfield site with some significant local and national historic and heritage assets. There are numerous listed buildings to the vicinity (5 nearby to the east, 25 within 1 km of the site) There is conservation area in the immediate surrounding area, South Downs National Park to the north and coastal plane to the surrounds and south. There is a memorial garden in the vicinity which commemorates those who flew at the airfield all forming part of the sites special character. The development has the potential for habitat creation and enhancement to what is presently a predominantly hard site.

A LVIA will be 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, this development will connect some of these and has the potential to change significantly this area.

An EIA will be required to include assessments of the visual effects of the development on the surrounding areas landscape which will detail any physical effects of the development such as changes in topography. The EIA should 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.

Detailed consultation and discussion with Arun District Council will be required for the development brief to incorporate children's play, LAP, LEAP, NEAP and MUGA 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.

A clear indication of the proposed future management of the open space must be set out. A clear directive of responsibility should be 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 concluded where they are to come over to 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 and detailed landscape scheme will be required 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 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 and management must be considered.

Although sparse and of varying importance any existing trees and vegetation, copse and hedgerows that fall within the proposed or periphery of the development, may be worthy of 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 retained trees and existing hedgerows and their contribution to the landscape should be included.

The provision of any SuDS features within 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 | Leisure and Landscape Officer, Greenspace, Engineering and Emergency Planning, Arun District Council | Location: Bognor Regis Town Hall, Clarence Road, Bognor Regis, West Sussex, PO21 1LD
Internal: 37943 | External: +44 (0) 1903 737943 | E-mail: sue.howell@arun.gov.uk

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



Save the environment - think before you print.

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]

Sent: 22 November 2018 16:05

To: parks

Subject: Planning Consultation on: F/19/18/EIS

To: **Parks and Landscapes**

**NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Environmental Impact
Assessment) Regulations 2017 (as amended)**

APPLICATION F/19/18/EIS

NO:

Registered: 5th November
2018

Site Address: Ford Airfield Ford

Grid Reference: 499650 500000

Description of Works: Scoping opinion for development of up to 1,500 dwellings, up to 37,000 sqm of employment floor space, a local centre including retail, commercial and community facilities, primary school, nursery, a care/retirement home, healthcare facilities, public open space, new sports pitches and facilities, & associated access, infrastructure, landscape & ancillary works

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 .

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 Mr D Easton who can be contacted on telephone number 01903 737619.

Regards
Planning Officer

consultee_email
