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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 21 December 2021 16:03
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: FW: Planning Consultation on: F/22/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 21 December 2021

Application ref: F/22/21/PL

Description: 23 No dwellings with associated access, infrastructure, landscape and open space (resubmission following F/5/21/PL). This application is a Departure from the Development Plan & is in CIL Zone 3 and is CIL Liable as new dwellings.

Location: Land rear of Paynters Croft Burndell Road Yapton BN18 0HR

Determining Authority: Arun DC

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

Comments

Relevant landscape designations:

There are no physical, visual, historical or cultural links, protected landscapes, Historic Parks or Gardens associated with this site.

The site comprises an open area of land, roughly rectangular with only peripheral trees and well screened by mature hedgerows.

South Downs National Park to the north.

Response

The indicative layout has shown 23 dwellings within an open plot to land rear of Paynters Croft Burndell Road Yapton. The site is mostly grassland with trees to the boundary, the site is accessed via a drive off Burndell Road. Any proposed development would have the potential to change the character of the open countryside in this location.

Developments of 23 dwellings are required to provide both onsite facilities and offsite financial contributions as outlined in ADC SPD Open Space, Playing Pitches, Indoor and Built Sports Facilities January 2020. (CIL liable development)

A development of this size will require the provision of onsite POS minimum area of 1,898m² plus the provision of an onsite, unequipped natural play LAP area to include such features as landform, boulders or logs, seat and litter bin. **Confirmation of the area of POS being proposed, to comply with our SPD, would be required, plus confirmation of LAP provision.**

The indicated layout has proposed a central green area which is good to see with properties facing onto this open area. The Landscape Strategy Plan and Statement 03 A has shown indicative landscape proposals, however this would require further detail and specification in plan form. Confirmation of quantum of POS being provided will need to be provided.

Consideration of existing trees and hedges within and to the perimeter of the site would be required and any removals agreed with Arun District Councils Tree Officer. Existing vegetation is evident to the perimeter of these proposals particularly significant is tree cover to the north and west of these proposals which will provide valuable screening to these proposals and beyond.

The indicated layout would appear to show that trees on the northern and western edge are to be incorporated into a landscape buffer zone that should perpetuate the existing wildlife corridor within and beyond the site. It should be noted that existing trees and hedges contribute greatly to the character of the area and their future growth and influence should be a major consideration of the site layout.

Pedestrian and cycle routes within the development should be a considered design features and their meaningful connection both within and beyond the site detailed. Detail will need to be provided re the connection of these to the wider village setting and confirmation of these along with surfacing materials would need to be shown.

The layout plans will need to detail areas to be used as SuDS features. SuDS are required to be fitting with the development and well designed to be an asset to the site, to provide interest, visually and biodiversity enhancement.

This development would not trigger allotment contribution requirement.

Impact

The potential impact on the location would be minimal on the street scene because of location off a long driveway, but development of any kind would still require that landscaping be provided as mitigation towards screening and softening of the development.

Mitigation/requirements

An existing green boundary is evident to the perimeter of the proposals, this would require further boundary planting treatment to enhance and improve. Further landscaping would be required within the development and POS areas to increase biodiversity and habitat within this rural fringe site.

All greenspaces should be considered and valued and their connection for biodiversity and habitat explored. A robust and comprehensive planting scheme will need to be developed which includes a mix of evergreen and deciduous, native and ornamentals. Tree specification should be at a size which allows instant impact, but which will establish and mature as the site develops.

Landscape – Existing trees or vegetation that fall within the proposed or periphery of the development, provide significant aesthetic impact to the location. Any trees along the boundaries, which adjoin neighbouring properties provide potential valuable screening and should be protected and retained. Any considered tree works within the site should be agreed with Arun District Councils Tree Officer. Before construction, a tree protection scheme must be in place in accordance with BS 5837:2012 'Trees in relation to construction'

There is a requirement for any scheme, in accordance with policy to be of High-Quality Design. 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 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 site will be maintained ie responsibility and regime of all POS and public realm areas.

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 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 screening is provided, maintaining

and uncompromising the setting and ensuring that the proposals fit within the area of neighbouring properties, providing screening as required, increasing biodiversity and wildlife habitat.

Arun Local Plan policy ENV DM5 states that: "Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not). Development schemes shall also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces. Together, these should provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement.

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.

Recommendation/Conclusion

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

Sue Howell
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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 09 November 2021 09:04

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

Subject: Planning Consultation on: F/22/21/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: F/22/21/PL
Registered: 9th November 2021
Site Address: Land rear of Paynters Croft Burndell Road Yapton BN18 0HR
Grid Reference: 498595 102723
Description of Works: 23 No dwellings with associated access, infrastructure, landscape and open space (resubmission following F/5/21/PL). This application is a Departure from the Development Plan & is in CIL Zone 3 and is CIL Liable as new dwellings.

The Council have received the above application.

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

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 9th December 2021 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

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 information on what comments we can consider

<https://www.arun.gov.uk/planning-application-comments>

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://acp.planninginspectorate.gov.uk/> 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

Mrs A Gardner

Planning Officer- Arun District Council

Telephone: 01903 737529

Email: Anita.Gardner@arun.gov.uk

PLCONSULT (ODE) 2020