



Response to Planning Application

From: Arun District Council Greenspace

Date: 01/04/2020

Application ref: F/4/20/OUT

Description: Outline planning application (with all matters reserved except for access) for the development of up to 1,500 dwellings (Use Class C3), 60-bed care home (Use Class C2), up to 9,000 sqm of employment floorspace (Use Classes B1), local centre of up to 2,350 sqm including up to 900 sqm retail / commercial (Use Classes A1-A5) and 1,450 sqm community / leisure floorspace (Use Classes D1-D2), land for a two-form entry primary school (Use Class D1), public open space, allotments, new sports pitches and associated facilities, drainage, parking and associated access, infrastructure, landscape, ancillary and site preparation works, including demolition of existing buildings and part removal of existing runway hardstanding. This application affects a Public Right of Way. This application is the subject of an Environmental Statement. This application falls within CIL Zone 1 - Zero Rated.

Location: Land at Ford Airfield Ford, West Sussex

Determining Authority: Arun DC

Summary recommendation: I would recommend that considerable further detail is required on all landscape aspects relating to this site from layout, included provision, mitigation and detailed proposals. I would have to therefore recommend no objection in principal to the development of this site for residential purposes, but a landscape objection until the above information is confirmed, sufficiently detailed and submitted for approval.

Comments

Relevant landscape designations

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 plain 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 site's special character.

Response

This site is a known strategic allocation identified in ADCs adopted Local Plan 2011-2031 (July 2018)

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.

A development of proposed 1500 dwellings will generate an anticipated 3300 new population based on 2.2 persons/dwelling.

There will be the requirement for standards of greenspace and leisure provision as set out in Arun District Councils SPD - Open Spaces, Playing Pitches, Indoor and Built Sports Facilities; January 2020 This provision will need to include at least minimum standard calculated POS areas (12.38 ha) multiple LAP, LEAP, NEAP, MUGA, allotment, sports pitches and ancillary facilities along with a robust and enhancing landscape scheme across the site.

Green and Blue infrastructure parameter plan 121 J indicates most of the green POS to the east of the development site much of which fringes the adjoining existing commercial/industrial works. These areas need to be considered within good design principles, not only for convenience of avoiding for example 'odour zones'.

Greening will be required also within the plot areas, which would appear to be particularly devoid as shown. Greening throughout the development must be incorporated, creating a sense of place, connecting green corridors and softening what otherwise is shown as hard looking street scenes. We would want to see the inclusion of outward facing plots fronting greens and connectivity of these.

Developments of this scale are required to provide both onsite facilities and additional offsite financial contributions as outlined in ADC SPD Open Space, Playing Pitches, Indoor and Built Sports Facilities January 2020.

Whilst this is a large strategic development which will largely cater for provision within the development proposals, offsite financial contribution within the District would also need concluding with contributions for playing pitches (including artificial turf pitches) and ancillary facilities, swimming pools, sport halls and health & fitness contributions.

The illustrative masterplan 78s has indicated the retention of existing sports facilities and the provision of land of 3.23Ha sufficient to accommodate 2 full size adult football pitches. Further consultation will be required regarding this proposed provision and further for related changing facilities and associated carparking considerations.

Shown allotment provision will also require accessibility by car users and associated parking for these.

The commercial, retail, school and care home provision elements of this application will also require specific landscape elements, tailored to their needs and to the cohesive integration of these within the development.

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 Environmental statement has demonstrated that much survey work re protecting sites, species and habitat has been done. There does not however appear to be any mitigation strategies to follow this, which will be required in more detail.

The Green Infrastructure proposals are lacking in detail and will be required to demonstrate how green infrastructure will be incorporated. Green infrastructure which can be dual purpose as combined leisure and commuter routes should be explored in order to both retain wildlife and provide enhanced access to the wider countryside.

Protected species associated with the development site under the Arun Valley SPA will require mitigation proposals.

The site has been identified as providing good connective bat commuting habitat networks particularly in the northwest and southwest of the site via off site hedgerows and treelines. Mitigation would require extensive green infrastructure provision with trees and shrubs across the site.

In line with Policy ENV DM5 of the Arun District Local Plan, information regarding Biodiversity Net Gain would need to be provided.

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.

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 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. SuDS features must not be taken from the quantum of usable open space provided within the proposals. ROSPA consultation made where in the vicinity of residential dwellings and play.

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 including responsibility and regime of play and public realm areas.

Impact

Because the nature of the existing site is open, barren and devoid of key features, the potential impact on the surrounding location would require that landscaping be provided as mitigation towards screening and softening of the development and to provide green improvements in this location.

Any existing trees or vegetation that fall within the proposed or periphery of the development, may provide aesthetic impact and should where suitable be retained. Any trees along the boundaries, which adjoin neighbouring development have the potential to provide 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. This should be 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

Mitigation/requirements

An existing green boundary is evident in places, this will require further boundary planting treatment to enhance and improve. A substantial, robust and detailed landscaping scheme will be required within the development and POS area to increase biodiversity and habitat within this rural fringe site.

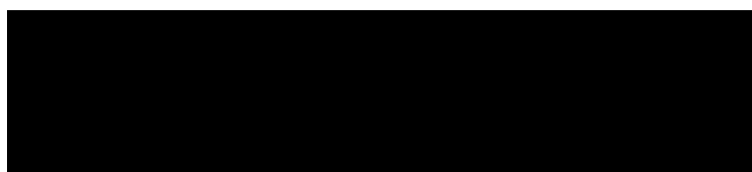
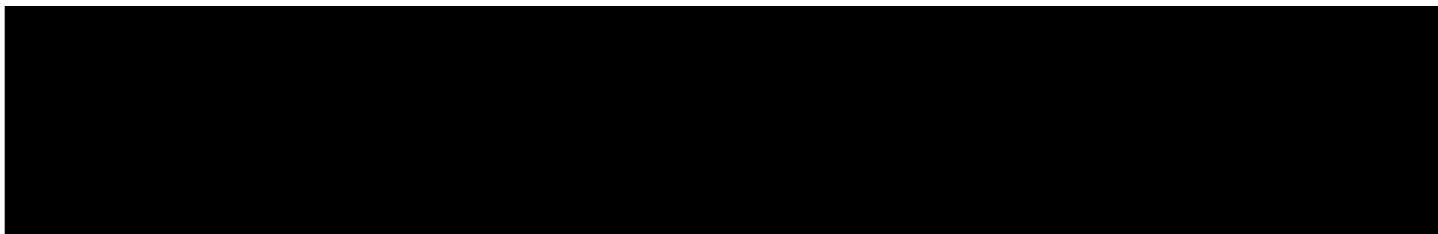
All greenspaces should be considered and valued and their connection for biodiversity and habitat explored. A planting scheme will need to be developed which includes a mix of evergreen and deciduous, native and ornamentals. Tree specification should be at a size which allows instant impact, but which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

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.

Recommendation/Conclusion

I would recommend that considerable further detail is required on all landscape aspects relating to this site from layout, included provision, mitigation and detailed proposals. I would have to therefore recommend no objection in principal to the development of this site for residential purposes, but a landscape objection until the above information is confirmed, sufficiently detailed and submitted for approval.



To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline Consent

APPLICATION NO: F/4/20/OUT

Registered: 28th February
2020

Site Address: Land at Ford Airfield Ford, West Sussex

Grid Reference: 499204 102967

Description of Works: Outline planning application (with all matters reserved except for access) for the development of up to 1,500 dwellings (Use Class C3), 60-bed care home (Use Class C2), up to 9,000 sqm of employment floorspace (Use Classes B1), local centre of up to 2,350 sqm including up to 900 sqm retail / commercial (Use Classes A1-A5) and 1,450 sqm community / leisure floorspace (Use Classes D1-D2), land for a two-form entry primary school (Use Class D1), public open space, allotments, new sports pitches and associated facilities, drainage, parking and associated access, infrastructure, landscape, ancillary and site preparation works, including demolition of existing buildings and part removal of existing runway hardstanding. This application affects a Public Right of Way. This application is the subject of an Environmental Statement. This application falls within CIL Zone 1 - Zero Rated.

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 02-APR-20.

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 Raymond Cole who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email
