

From: Amanda Scholes on behalf of Planning.Responses
Sent: 16 November 2020 20:15
To: Planning Scanning
Subject: FW: Planning Consultation on: M/68/20/PL

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Save the environment - think before you print.

From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 16 November 2020 15:25
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: Planning Consultation on: M/68/20/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 16 November 2020

Application ref: M/80/19/PL

Description: Demolition of the existing structures & redevelopment to provide a new 66- bedroom care home (Use Class C2) arranged over two storeys together with associated access, car and cycle parking, structural landscaping and amenity space provision

Location: Former Poultry Farm Land West of Yapton Road Middleton on Sea PO22 6DY

Determining Authority: Arun DC

Summary recommendation: My recommendation would be **no landscape objection to the proposals**, but in order to provide a quality setting for this development further thought and improvements made to the landscape proposals should be encouraged to those presented at present.

Comments

Relevant landscape designations:

There are no physical, visual, historical or cultural links, protected landscapes, scheduled ancient monuments, listed buildings, conservation area or Historic Parks or Gardens with this proposed site.

Response

This application site has previously received comment under appealed application M/80/19/PL. Greenspace consultation comments were sought at that time which remain valid and largely unchanged by this revision (to reduce the height of the proposals) and which I reiterate below.

As this is a proposal for a development of a care home there would be no requirement for play, play area contribution or formal Public Open Space. 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.

Landscape proposals were submitted in Softworks Plan 402.6594.8-SWP-002-PO3 Rev 3 which had addressed comments from ADC's Tree Officer re tree species choice along the northern boundary. I would also be in agreement with the Tree Officer that *should the removal of Ash T04 be required to facilitate a more standard form of construction across the culvert and on direct approach to the main site access that there be replacement planting of a semi mature pedunculate oak (minimum 30cm girth) containerised stock, UK grown) to be planted in undisturbed open ground immediately to the north of T04 and made subject to a new Tree Preservation Order*.

Landscape details under this application submitted in Softworks Plan 402.6594.8-SWP-002-PO3 Rev 0 in general provide a tree and shrub species mix for the site whilst would be suitable, lacks imagination with a narrow species palate replicated across the whole proposed site. Confirmation is required re the boundary treatment to the northern boundary which was previously shown as close board fencing, which would not allow distant views over the open farm land beyond at ground level. Whilst the site needs to be secure a mesh fence could provide the same level of security whilst being more sympathetic to this boundary treatment and rural edge.

The planting proposals cater for blocks of planting which agreeably are easier to maintain, however location of which are largely peripheral rather than allowing for the formation of garden areas which would allow the residents to dwell in such areas. Planting beds have been proposed which will give an element of greening, but certainly not great aesthetic benefit to what will be quite a hard scheme. Individual patio areas appear particularly hard and for residents who may potentially be confined to these areas, the stimulation of what's outside would appear to be lacking. These in general could be improved upon with a more carefully thought out planting scheme.

Impact

The potential impact of the proposals could be blended into the surrounding environment with further thought given to the landscape offer and greening to counteract this.

Mitigation/requirements

Further detailed landscape provision should be submitted for approval to the comments above and the incorporation of mitigation tree planting (also as detailed above) All areas should be considered and their

connection for biodiversity and habitat explored. Trees specified should be at a size which allows instant impact, but which will establish and mature as the site develops.

Recommendation/Conclusion

My recommendation would be that the landscape proposals for this development are only just adequate and could be better, with less repetition and more thought given to all external and particularly communal dwelling areas. My recommendation would be **no landscape objection to the proposals**, but in order to provide a quality setting for this development further thought and improvements made to the landscape proposals should be encouraged to those presented at present.

Sue Howell

Leisure and Landscape Officer,
Greenspace + Emergency Planning

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

Sent: 16 September 2020 09:25

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

Subject: Planning Consultation on: M/68/20/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: M/68/20/PL
Registered: 11th September 2020
Site Address: Poultry Farm 87 Yapton Road Middleton-On-Sea PO22 6DY
Grid Reference: 497415 100727
Description of Works: Demolition of the existing structures & redevelopment to provide a new 66-bedroom care home arranged over two storeys together with associated access, car & cycle parking, structural landscaping & amenity space provision (resubmission following M/80/19/PL). This application is in CIL Zone 4 (Zero Rated) as 'other development'.

The Council have received the above application.

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

Should you have any comments to make, these should be sent by replying to this email by 15th October 2020 . You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning.

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 the the leaflet how to respond to planning applications <https://www.arun.gov.uk/planning-application-comments> which deals with material planning considerations.

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://www.planningportal.co.uk/info/200207/appeals> 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 (ODS) 2020