

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 13 February 2025 18:43
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Planning Consultation on: AL/137/24/RES

Response to Planning Application

From: Arun District Council Leisure & Greenspace

Date: 13/02/2025

Application ref: AL/137/24/RES

Description: Approval of reserved matters following outline consent AL/178/22/OUT for appearance, landscaping, layout and scale for 89 No. dwellings with open space and associated works (resubmission following AL/50/24/RES). This application is in CIL Zone 3 and is CIL Liab

Location: Rear of Meadow Way Westergate

Determining Authority: Arun DC

Summary recommendation: Recommend that this application has not provided confirmation that the POS areas conform to our SPD requirements in quantum and usability. Recommend that the play proposals have not been submitted in sufficient detail and that they are not meeting SPD requirements re number and location. Recommend that the landscape specification has not adequately considered the POS usability and setting due to the SuDS proposals and location of the available POS concentration to the east of the development proposals.

Recommend a **landscape objection** to the detail provided within the AL/137/24/RES application pursuant to outline permission AL/178/22/OUT

Comments

Response

This application is for approval of reserved matters following outline consent AL/178/22/OUT for appearance, landscaping, layout and scale for 89 No. dwellings with open space and associated works (resubmission following AL/50/24/RES). This application is in CIL Zone 3 and is CIL Liab as new dwellings.

This application, won on appeal, includes landscape detail which was not considered in detail at the outline application stage, but which was subject to submission under AL/50/24/RES.

POS - Previous Landscape consultation stated that quality, well-designed Public Open Space would be fundamental to any proposal and reserved matters submission, which would need to accord with Arun District Councils OS SPD January 2020. This would include providing evidence in plan form to confirm the areas of public open space coming forward with this development, this includes clarification re quantum.

Our SPD January 2020 would require 7,343m² as a minimum of well connected, usable, quality POS provision within this development for 89no dwellings. The submitted site layout plan B0457-1800 REVP3 still shows the predominance of POS located to the east of the site, where a more central offer would have been more desirable. The indicated POS still appears to accommodate a large area proposed for SuDS where previously advised that POS area allocations must not include SuDS features in the calculations. **The submitted documentation does not appear to show the confirmation of the POS calculations relating to this site and that they conform to our SPD requirements.**

The submitted Design and Access Statement Part 3, P35 also states that *A large space for an attenuation basin with swale extension has been retained in the northeast corner of the site. It is intended to retain a permanently wetted area within the infiltration basin so that biodiversity and visual amenity benefits can be created.* A permanently wetted area would not then allow for it to be used as accessible usable POS and therefore should not be included within the POS calculations.

PLAY - As previously advised this development triggers the requirement for play in the form of onsite LAPs (more than 1no) and LEAP provision, which need to be suitable for location in material

choice and play experience offer. Play is referenced to be detailed within Play dwg D3370-FAB-00-XX-DR-L-2003 and further detailed within Detailed Play area LAP and LEAP D3370-FAB-00-XX-DR-L-2003 REV PL01. The play proposed falls below the standard that would be required and within our Design Guide requirements. The play offer proposes only 1no LAP and 1no LEAP combined, with limited specification of the proposals. The play offer needs to provide inclusive and accessible play, providing an exciting and challenging offer with a good variety of play experiences. The list of play items indicated within the D3370-FAB-00-XX-DR-L-2003 REV PL04 dwg falls short on provision and specification, falls down on quantum and location and general play detail. Self-binding gravel destination pathways are not supported, requiring all weather macadam pathways for these high trafficked routes.

The play detail including further LAP provision needs detailed submission to include specification of play proposed, surfacing, fencing, street furniture, bins, pathway connection and pathway surfacing detail. 2no x LAP 1no x LEAP.

SOFT LANDSCAPING - The detail re soft landscaping proposals contained within Substitute plans D3370-FAB-00-XX-DR-L-3002 Soft Landscape Sheets 1 & 2 of 2 PL05/PL06 and Soft landscape Legend/plant schedule 3000 PL06 have provided some improved amendment. These propose a scheme for plot areas which would be suitable for location in shrub selection and some general uplift in tree specification across the site. Increased tree specification is good to see however there still appears to be a lack of good green infrastructure across the development as a whole due to layout constraints, leaving proposed trees little space to establish and thrive without the potential for future prune/removal. Tree and shrub planting to the periphery and POS areas still appears sparse, again linked to site layout and constraints of the SuDS features occupying the majority of the open space available and therefore not allowing for planting into these areas.

Due to the POS being shown as SuDS area provision, then this also then remains featureless and tree devoid except for perimeter planting which would not be conducive to the formation of an attractive POS area. POS areas need to connect within and beyond the development site, provide biodiversity enhancement opportunities with integrated tree planting and buffer areas which should form attractive welcoming spaces, softening and integrating the proposals with the existing residential development on this fringe.

Recommendation/Conclusion

Recommend that this application has not provided confirmation that the POS areas conform to our SPD requirements in quantum and usability. Recommend that the play proposals have not been submitted in sufficient detail and that they are not meeting SPD requirements re number and location. Recommend that the landscape specification has not adequately considered the POS usability and setting due to the SuDS proposals and location of the available POS concentration to the east of the development proposals.

Recommend a **landscape objection** to the detail provided within the AL/137/24/RES application pursuant to outline permission AL/178/22/OUT

Sue Howell
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Environment and Climate Change

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

Sent: 23 December 2024 13:19

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

Subject: Planning Consultation on: AL/137/24/RES

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

The Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Approval of Reserved Matters Following Outline Approval

Application No: AL/137/24/RES

Registered: 19th December 2024

Site Address: Land rear of Meadow Way including 24 Meadow Way Westergate

Grid Reference: 493620 104816

Description of Works: Approval of reserved matters following outline consent AL/178/22/OUT for appearance, landscaping, layout and scale for 89 No. dwellings with open space and associated works (resubmission following AL/50/24/RES). This application 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 23rd January 2025 . 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://app.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

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONSULT (QDB) 2020