

Arun District Council, Civic Centre, Maltavers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 20 February 2025 17:31
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Planning Consultation on: AL/143/24/RES

Response to Planning Application

From: Arun District Council Leisure & Greenspace

Date: 20/02/2025

Application ref: AL/143/24/RES

Description: Approval of reserved matters following outline consent AL/129/21/OUT for 95 No residential space (including play areas), infrastructure and works. This application is in CIL Zone 3 and is CIL Liable

Location: Land adjacent to Woodgate Nurseries Lidsey Road Aldingbourne PO20 3SU

Determining Authority: Arun DC

Summary recommendation: Recommend that the play proposal LEAP does not meet SPD requirements re provision of play offer. Recommend that the LAP 1 (Sheet 2) location needs to be reconsidered and choice of play amended to a more natural theme. Recommend that the soft landscape detail has not been detailed other than indicative and will need to be conditioned as part of any decision.

Recommend a **landscape objection** pending submission of further detail and amends under this AL/143/24/RES application following outline consent AL/129/21/OUT.

Comments

Response

This application is for approval of reserved matters following outline consent AL/129/21/OUT for 95 No residential dwellings with associated parking, landscaping, open space (including play areas), infrastructure and works. This application is in CIL Zone 3 and is CIL Liable as new dwellings.

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 7,838m² as a minimum of well connected, usable, quality POS provision within this development for 95no dwellings. The Landscape general Arrangement GLS-020-170-OL-1300 REV A shows the sites general arrangement with a large central area of Public Open Space with SuDS and LEAP provision and existing vegetation generally accommodated within the layout and predominantly to the periphery of the site boundaries.

The indicated POS 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 calculation relating to this site, this information needs to be confirmed.

PLAY - As 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, age range and play experience offer. Play is referenced to be detailed within Play dwgs Play and Open Space Proposals Sheets 1-3 GLS-020170-PL-2001 REV A – LEAP, GLS-020170-PL-2002 REV A – LAP 1, GLS-020170-PL-2003 REV A – LAP 2

Play and Open Space Proposals Sheets 1-3 GLS-020170-PL-2001 REV A – **LEAP** - Play proposals fall below the standard that would be required and within our SPD and Design Guide requirements. 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 GLS-020170-PL-2001 REV A – LEAP dwg falls short on provision and specification, with little variety of play experience, no theme, no inclusive or accessible items, no pathway connection to facilitate accessible play and low value choices. An element of bespoke inclusion with timber theme is to be encouraged without brightly coloured panels however the scheme presented would not be supported. The LEAP has no indicated containment, required because of proximity to the adjacent SuDS feature. Physical separation between the LEAP and SuDS area would be required. Seating and bins should be positioned together, cycle stands and signage incorporated. Self-binding gravel destination pathways are not supported, requiring all weather macadam pathways for these high trafficked routes. RoSPA certification required if play within 30m of SuDS features.

Play and Open Space Proposals Sheets GLS-020170-PL-2002 REV A – **LAP 1**(sheet 2) – Location of LAP would appear inappropriate for the use of the wider site. The location would appear in conflict with dwelling plots 60-65 where it could be seen as a nuisance, but also equally tucked away so as to be seen as exclusively for use of these dwellings. There is a pathway which runs adjacent

however LAPs should generally be located within landscaped areas, allowing for quiet and imaginative play for the very young. Location of this LAP should be questioned and suitable alternative explored. LAPs should generally be natural areas with simple features such as mounds, boulders, natural features, seat and bin and soft landscaping to encourage imaginative rather than formal play experiences.

Play and Open Space Proposals Sheets GLS-020170-PL-2003 REV A – **LAP 2** – Location and formation of LAP 2 would be supported. The proposals have included natural elements with some play additions aimed at the very young. Further soft landscaping could be incorporated to allow some enclosure of this space.

On all Play drawings omit the term or similar approved once items have been agreed.

SOFT LANDSCAPING - The detail re soft landscaping proposals contained within Landscape general Arrangement dwg is indicative only. Detailed planting plans need to be submitted detailing POS and on plot detail of proposals to include quantities, species choice, planting densities and size at time of planting. The landscape scheme will need to include native and ornamental species with trees supplied at suitable size to allow instant impact and that will mature as they establish. Soft landscaping detail will need to consider biodiversity enhancement for the creation of habitats and green corridor links.

Tree and shrub enhancement planting to the existing green infrastructure and periphery areas needs to be considered to provide screening for the development and to diversify species composition within these areas. The POS and SuDS areas need to maximise the opportunity for enhancement and an appropriate SuDS planting scheme proposed as appropriate.

Hard works elements such as seating, bins, signage, cycle stands, dog bins and interpretation needs to be uniform across the development and detailed within the hard works plans.

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 proposal LEAP does not meet SPD requirements re provision of play offer. Recommend that the LAP 1 (Sheet 2) location needs to be reconsidered and choice of play amended to a more natural theme. Recommend that the soft landscape detail has not been detailed other than indicative and will need to be conditioned as part of any decision.

Recommend a **landscape objection** pending submission of further detail and amends under this AL/143/24/RES application following outline consent AL/129/21/OUT.

Sue Howell
Leisure and Landscape Officer
Environment and Climate Change

T: 01903 737943
E: sue.howell@arun.gov.uk

Arun District Council, Bognor Regis Town Hall,
Clarence Road, Bognor Regis, PO21 1LD

www.arun.gov.uk



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

Sent: 15 January 2025 11:03

Subject: Planning Consultation on: AL/143/24/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/143/24/RES

Registered: 14th January 2025

Site Address: Land adjacent to Woodgate Nurseries Lidsey Road Aldingbourne PO20 3SU

Grid Reference: 493764 103833

Description of Works: Approval of reserved matters following outline consent AL/129/21/OUT for 95 No residential dwellings with associated parking, landscaping, open space (including play areas), infrastructure and works. 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 13th February 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://aco.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 (DOB) 2020