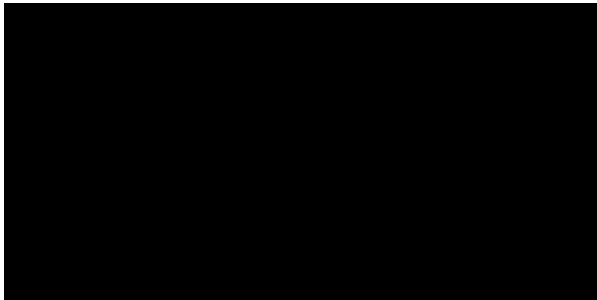


FW: Planning Consultation on: AL/143/24/RES

Arun District Council Leisure & Greenspace response

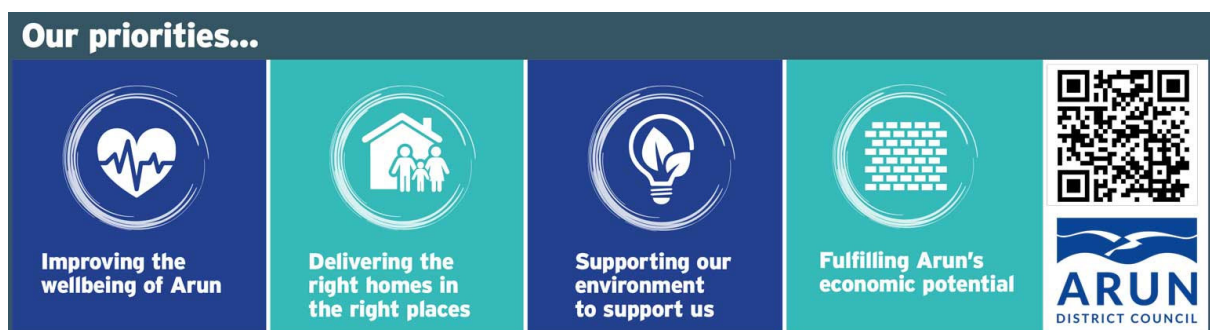


Arun District Council, Civic Centre, Maltravers Rd

Littlehampton, West Sussex, BN17 5LF

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

Sent: 14 May 2025 16:36

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: 13/05/2025

Application ref: AL/143/24/RES

Description: Approval of reserved matters following outline consent AL/129/21/OUT for 93 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.

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

Determining Authority: Arun DC

Summary recommendation:

Play in the form of LEAP and LAP provision would appear inadequate in offer, detail, surfacing and overall appearance and will require further amend in line with guidelines – **Recommend not to approve the Play detail** under this AL/143/24/RES application as shown. (Play also subject to confirmation of RoSPA approval in relation to indicated SuDS)

Hard Landscaping – street furniture proposals to be confirmed.

Soft Landscaping proposals would appear suitable for site and therefore **recommend to approve the Soft landscape detail** under this reserved matters application

Comments

Relevant landscape designations

This proposed development site is open agricultural, located west of the A29 and south of the railway crossing at Woodgate.

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

South Downs National Park to the north

Response

This application for approval of reserved matters following outline consent AL/129/21/OUT for 93 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.

This proposal for this site is for residential development now shown as 93no dwellings. The site is located adjacent to Woodgate Nurseries, Woodgate, West Sussex, 1 mile to the south of Westergate and 4 miles to the north of Bognor Regis. The site sits outside a defined built-up area

boundary, but adjacent to the west of the BEW Strategic Housing Allocation. The site is approximately 3.5 hectares and comprises three agricultural fields, two to the south of Woodgate House that are regular in shape and one irregular field to the rear and north. The site benefits from a relatively flat topography, and is visible from the A29 which runs along its south eastern boundary. The northern and north eastern boundaries abut existing residential dwellings. To the south and west of the site is open countryside and agricultural / horticultural holdings. The site is not located within the setting of any heritage assets, however, the southern section of the site does lie within an SSSI Impact Zone.

The areas of POS would appear to allow for a generally central placement of the main LEAP area which is slightly overshadowed by the adjacent SuDS provision which takes away somewhat from the formation of a village green area. Retained within the proposals are areas that cater for the existing trees and hedges along the boundaries and within the site, where some worthy of retention trees and hedges are located. Existing trees along the A29 road frontage will provide screening and are contributing to wildlife habitat in this location.

Play LEAP

The position of the LEAP is shown fairly central to the development and as detailed within the outline Masterplan. The LEAP has been detailed in conjunction with one of the LAPS which generally we would want to see separated. A clear separation or zoning of these would better allow for the two distinct age ranges that these cater for. A second LAP is located away from the LEAP area.

LEAP/LAP detail as shown within Play and Open Space Sheet 1 GLS_020_170_P1_2001 Rev C has provided detail of a combined LEAP/LAP play area. The play offer here would not meet our guidelines in our Open Spaces SPD and Arun Design Guide. The LEAP has not provided a good inclusive and accessible play scheme with a bespoke element and strong theme.

The play pieces have not included any truly accessible elements and appear repetitive in choice of activity. They have been set within coloured wet pour safety surfacing which in specification is suitable but in location forms a very large hard area devoid of any topography for interest or planting to soften the area. There is one tree shown within a small grass area immediately adjacent the footpath, which gives no area for quiet contemplation or away from the noise space. No further soft landscaping has been included within the play area which we would want to see. The Agility trail and boulders provide low value play with no accessibility consideration for the main play feature. The LEAP play experiences combined with the LAP features give a very young age feel to this play area which when designed to cater for a development of 93 dwellings should be focussing on a generally older age range of children which the offer presently doesn't. Agility or fitness trail could be added outside of the LEAP area to cater for the lacking older age range element, but would need to be in conjunction with an enhanced selection of play experiences making up the LEAP.

Further detail would need to be provided to detail the play offer and the experiences being proposed which will be required to be accessible and inclusive and detail of fencing/gates and connectivity to pathways with surfacing along with site furniture of seats/bins and cycle racks confirmed.

Caution should be noted re the SuDS position in proximity to play. The Landscape specification states that on completion RoSPA will be consulted re suitability of the proximity of the SuDS to play, this will need to be confirmed.

Timber material choice is good to see and avoidance of brightly coloured panels with metal more urban materials discouraged.

It is not clear if the LEAP area is fenced and gated or open with just the timber post and rail shown to the SuDS edge – confirmation needed.

Pathways adjacent to the LEAP are shown as Tarmac which is the preferred surfacing, detail elsewhere suggests that the pathways are Bredon Gravel Amber self-binding which would not be supported for a destination pathway surface.

LAP 2

LAP 2 is shown within a post and rail fenced area with safety surfacing, grassed areas and planting. LAPs are generally aimed at the very young venturing out with a carer. LAPs are generally natural areas with natural elements such as landform, and natural play features rather than formal play pieces. It is generally not supported to have wet pour surfacing in LAP areas with a more natural approach considered more appropriate. The play offer in the LAP would be supported if wetpour changed to grass matting to soften the look of the area.

Hard Landscaping

It is not clear from the drawings the proposals for street furniture, benches, cycle stands, dog bins, litter bins etc this information will need to be confirmed, if not already submitted in plan form.

Soft Landscaping

Soft landscape detail has been provided within General Arrangement
GLS_020_170_P1_1300 Rev E

Substitute Plan A	23-04-25	Planting Plan Sheet 1 GLS_020_170_P1_1501 Rev
Substitute Plan A	23-04-25	Planting Plan sheet 2 GLS_020_170_P1_1502 Rev
Substitute Plan A	23-04-25	Planting Plan Sheet 3 GLS_020_170_P1_1503 Rev
Substitute Plan A	23-04-25	Planting Plan Sheet 4 GLS_020_170_P1_1504 Rev
Substitute Plan A	23-04-25	Planting Plan Sheet 5 GLS_020_170_P1_1505 Rev
Substitute Plan A	23-04-25	Planting Plan Sheet 6 GLS_020_170_P1_1506 Rev

The information provided would appear appropriate for location in species choice and planting composition. The planting has been detailed in plan form and has included species mix, quantities, planting densities and size at time of planting. The planting proposals detail a scheme of native and ornamental varieties which each have value in location either for biodiversity purposes or ornamental habit, softening and screening.

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 ie responsibility of play and public open space areas.

Recommendation/Conclusion

Play in the form of LEAP and LAP provision would appear inadequate in offer, detail, surfacing and overall appearance and will require further amend in line with guidelines – **Recommend not to approve the Play detail** under this AL/143/24/RES application as shown. (Play also subject to confirmation of RoSPA approval in relation to indicated SuDS)

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Soft Landscaping proposals would appear suitable for site and therefore **recommend to approve the Soft landscape detail** under this reserved matters application

Sue Howell

Leisure and Landscape Officer

Environment and Climate Change

T: 01903 737943

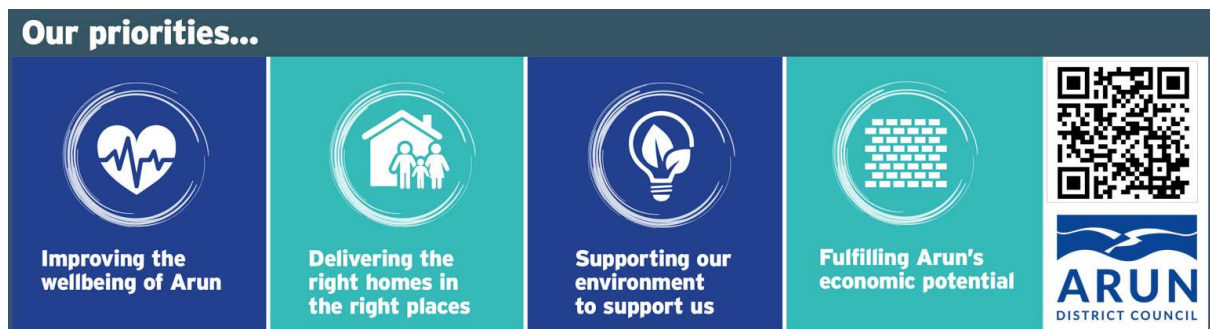
E: sue.howell@arun.gov.uk

Arun District Council, Bognor Regis Town Hall,

Clarence Road, Bognor Regis, PO21 1LD

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

Sent: 26 March 2025 13:19

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

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

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

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

Category: Plan Applicat'n

Description of Works: Approval of reserved matters following outline consent AL/129/21/OUT for 93 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.

I am able to inform you that I have received an amendment to the above application dated 21st March 2025 relating to:- Revised description & amended plans in response to feedback including a reduction in the scheme from 95 to 93 dwellings.

If you should wish to make further representations as a result of this amendment, please make any further comment by **26th April 2025**.

[Click here to view the application, documents and make further comments](#)

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. We will aim to redact signatures, telephone numbers and email addresses but please help us by not incorporating them in the body of your text. Please make sure that you only include information that you are happy will be published in this way. If you supply information belonging to a third party, you must make sure you have their permission to do so.

Yours sincerely

Mr S Davis

Planning Case Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLRECON (ODB) 2018