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Arun District Council, Civic Centre, Maltravers Rd
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 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 20 November 2025 15:49
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Planning Consultation on: A/159/25/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 20/11/2025

Application ref: A/159/25/PL

Description: Demolition of existing pavilion; erection of new Sports and Community Hub comprising of new 3G football pitch, improved turf pitches for football, multi-use games area, locally equipped play area, hub building, storage facility, car parking, EV charging points, access road, landscaping, associated works and infrastructure (resubmission following A/222/24/PL). This application is in CIL Zone 3 (Zero Rated) as other development.

Location: Sports Pavilion Decoy Drive Angmering BN16 4DN

Determining Authority: Arun DC

Summary recommendation: Recommend **no objection on landscape grounds**, subject to the considerations and confirmations below.

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 associated with this site.

The existing Palmer Road Recreation Ground site is 4.1ha and will total approximately 6.2 ha with the addition of the Sport Pitch Land to be transferred to the Council by Redrow Homes. At the southern boundary there are south facing semi-detached and terraced housing on Palmer Road and Decoy Drive. At the eastern boundary there are east facing semi-detached and terraced housing on Arundel Road. There are trees along the west and north boundaries. The site slopes gently from north east to south west.

The majority of the existing site comprises of a recreational field with short sward amenity / modified grassland, of low ecological value. Bordering the Site is a woodland belt and strip of scrub. An existing basketball court and cricket pitch are present in the centre of the grassland and small children's play area is located to the south. The 'Angmering Sports and Social Club' building and associated car parking is located at the main entrance to the Site, along the southern boundary. A small number of individual trees are present on the grassland, towards the perimeter of the Site.

South Downs National Park to the north.

Response

This application for demolition of existing pavilion; erection of new Sports and Community Hub comprising of new 3G football pitch, improved turf pitches for football, multi-use games area, locally equipped play area, hub building, storage facility, car parking, EV charging points, access road, landscaping, associated works and infrastructure (resubmission following A/222/24/PL). This application is in CIL Zone 3 (Zero Rated) as other development.

Previous application and advice briefing note concluded that given the location of the site, the current use and the scale of the development proposals it is considered that the site is suitable in for the proposed development. The proposed new facilities will have significant benefits to the sports clubs that are based at Palmer Road Recreation Centre and other visitors to the site. The development proposals are in keeping with the policies of the Local Plan which relate to health & wellbeing and open space, sport and recreation.

A main focus of these proposals is to bring the S106 land into public use, alongside the proposed redevelopment of the existing recreational ground and link the proposal to the new residential developments to the North. Of note is that the Section 106 land to the north has been removed from the site boundary after confirmation that the pitches proposed in this area have planning permission approved under A/122/19/OUT.

The development proposals include a new bell mouth junction access to the east of site from Arundel Road. The proposed access would be located at an existing pedestrian access point to the site, opposite St Margarets C of E Primary School.

The proposals include a new 3G pitch and associated spectator areas to be located next to the sports hub building with surrounding grass pitches to the west and north of the site. The mini football pitches, MUGA and locally equipped play area (LEAP) have been located to the east of the site with further full size football and mini football pitches located to the west of the site allowing greater separation from the residential properties to the south. It is noted that the specification of the pitches are in line with Sports England requirements.

The new pavilion to be located in the centre of the site will minimise walking distance to pitches at the perimeter. The proposals include an enlarged parking provision to meet future parking demand from the enhanced sport and community facilities.

For context the north and eastern edges of the sports pitch land are to be transferred to the Council from the Redrow Homes development and will incorporate a 0.1 ha ecological buffer which will form part of the green infrastructure to the residential development and will also enhance the biodiversity of the existing Palmer Road Recreation Ground site. The ecological buffer will help mitigate the loss of trees along the northern boundary of the recreation ground where it abuts the sports pitch land and residential development.

The Design and Access Statement (DAS) details that the existing play area will be replaced with a new grass based LEAP play area with location to the east of the new Spots Hub pavilion building allowing more natural surveillance over the equipment and users. The area of the play has been indicated and will need to be conditioned for design to be formalised at a later stage. The play proposals will need to provide an exciting and challenging play offer and include accessible and inclusive play features.

A new fenced Multi Use Games Area (MUGA) is proposed to replace the existing hardstanding MUGA which will further allow a variety of sports to be played including Basketball, Netball and Tennis. In addition to the MUGA there are proposals for an area of outdoor gym equipment which is proposed to be open for public use, promoting exercise in the community. The proposals promote Active design principles, which are being addressed with the outdoor gym and fitness facility. This will require further detail to be submitted regarding equipment choice for the intended user demographic.

Pedestrian and cycle routes within the development have been shown which appear to provide purposeful links for connectivity within and beyond the development site. The detail shows that the proposals will facilitate better accessibility for the surrounding community, have considered existing access and desire lines and provided new access from the proposed Arundel Road access point. Cycle stand provision and carparking spaces has been shown to the east of the pavilion building.

The soft landscaping as presently shown is largely indicative and detailed further within Landscape Strategy Plan 5

Existing and to be retained green infrastructure has been shown along with proposed tree removals; which will be required to accommodate the southern end of the cricket pitch proposals. Detailed soft landscaping plans in line with screening and Biodiversity Net Gain (BNG) requirements will need to be submitted for approval proposing a comprehensive scheme to include native and ornamental species with a good range of species composition allowing for diversity across the site. Tree proposals will need to be selected for suitability to location and supplied at a size which will allow instant impact and form a well-structured scheme. Soft landscape detail will need to be submitted in scaled plan form detailing species choice, quantities, planting densities and size at time of planting. A maintenance and management programme will also need to be submitted to ensure adequate provision to support establishment and ensure the scheme will thrive to maturity. Buffer zone planting areas need to be of suitable depth and species composition.

The Pitch Measurements Plan 2072-SBA-XX-S1-DR-A-5008 REV P05, Site Plan 2072-SBA-XX-S1-DR-A-5002 REVP25 and Public Open Space Site Plan 2072-SBA-XX-S1-DR-A-5009 REVP04

appear to have considered that the artificial pitch has a requirement for a 3m run off area. In conjunction with run off requirements for all pitches, which will need to be further confirmed within the detailed landscape proposals to ensure that these are established and not overlooked. Where ball stop fencing is proposed consideration should be given to any visual softening to limit the impact of this where appropriate. The proposed pitch locations in conjunction with soft landscape proposals do not appear to be in conflict.

Impact

The impact on this setting must be viewed in context of the existing facility where the proposals would be considered a visual improvement. These in conjunction with the provision of new landscaping as mitigation and screening, softening of the proposals and providing additional buffer to this site for existing and new adjacent residents.

Existing established native trees and hedges provide important ecological value, create buffer zones, mammal commuter belts and screening opportunities. All existing trees or vegetation that fall within the proposed or periphery of the development, may provide significant aesthetic impact and where retained need to be protected during the construction phases. Any considered tree works within the site should be agreed with the LPA Tree Officer.

This application for the Sports and Community Hub proposals will be subject to biodiversity and ecological considerations under separate consultation.

Mitigation/requirements

The existing green boundary evident in places will require further boundary planting treatment to enhance and improve.

A full and detailed landscape scheme will be required to be submitted for approval, detailing quantities, 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.

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.

This application requires arboricultural assessment. Study of the adjacent site suggests that the works will not affect two trees on the western boundary of the playing pitch land that are subject to tree preservation orders and the trees that are required to be removed along the northern boundary of the recreation ground are of moderate quality only and their loss will be mitigated by the ecology mitigation and enhancement strategy.

An ecology mitigation and enhancement strategy should be developed to deliver benefits for wildlife in the form of additional habitats with the opportunity to provide additional biodiversity enhancement measures alongside the new sports facilities.

Recommendation/Conclusion

Recommend **no objection on landscape grounds**, subject to the considerations and confirmations above.

Sue Howell
Leisure and Landscape Officer
Environment and Climate Change





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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 22 October 2025 08:19
To: Tree Landscape <Tree.Landscape@arun.gov.uk>
Subject: Planning Consultation on: A/159/25/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: A/159/25/PL
Registered: 21st October 2025
Site Address: Sports Pavilion Decoy Drive Angmering BN16 4DN
Grid Reference: 506595 105101
Description of Works: Demolition of existing pavilion; erection of new Sports and Community Hub comprising of new 3G football pitch, improved turf pitches for football, multi-use games area, locally equipped play area, hub building, storage facility, car parking, EV charging points, access road, landscaping, associated works and infrastructure (resubmission following A/222/24/PL). This application is in CIL Zone 3 (Zero Rated) as other development.

The Council have received the above application.

[Click here to view the application and documents](#) The website is updated once a day in the evening, so you may need to wait until the day after this notification to view the documents.

Should you have any comments to make, these should be sent by replying to this email by 20th November 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://acp.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 (ODB) 2020