

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)



From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 06 October 2021 17:52
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: FW: Planning Consultation on: A/168/21/PL

Response to Planning Application

From: Arun District Council Leisure & Greenspace

Date: 06/10/2021

Application ref: A/168/21/PL

Description: Erection of 76 No. dwellings, means of access, public open space, play areas, associated infrastructure & landscaping. This application is a Departure from the Development plan, is in CIL Zone 5 and is CIL Liable as new dwellings & affects a Public Right of Way.

Location: Land South Of Littlehampton Road and East of Worthing Road Angmering BN12 6PN

Determining Authority: Arun DC

Summary recommendation: Recommend no landscape objection to the proposals within this A/168/21/PL application with the advisories as detailed in conclusion below.

Comments

Relevant landscape designations

This proposed development site is open agricultural, located south of Littlehampton Road, east of Worthing Road Angmering.

There are no Special Protection Area (SPA), Ramsar or Site of Specific Scientific Interest associated with this site.

No Conservation area within or adjoining the site. Site is bordered by the A259 to the north and railway line to the south.

South Downs National Park to the north

Response

This proposal for this site is for residential development of up to 76no dwellings. The information provided within the Planning Layout 03 REV W dwg indicates a site with good areas of POS surrounding areas of housing. The indicative location of the areas of POS would appear to allow for the formation of a village green area and cater also for the existing trees and hedges along the northern boundary, where some worthy of retention trees and hedges are located. There would not appear to be any other canopy cover in general across this site. Of note in particular are the trees along the northern boundary particularly those in the north eastern corner where a potential access point separate from that shown from the roundabout is indicated. Any trees in this location which are worthy of retention must be considered, protected and retained. Trees along this road frontage will provide valuable screening along with aesthetic importance, have the potential to become veteran trees and are contributing to wildlife habitat in this location.

Due to the presence of trees on this northern boundary consultation would need to be made with Arun District Councils Tree Officer re any works in conjunction with these.

This site does not form part of any strategic allocation identified for development in ADCs adopted Local Plan 2011-2031 (July 2018) It would therefore be assumed that CIL contributions would be sought accordingly, these will need to include contributions towards playing pitches, sport, leisure, pools, halls and ancillary facilities as set out in ADC SPD Open Space, Playing Pitches, Indoor and Built Sports Facilities January 2020.

Quality, well-designed Public Open Spaces will be fundamental to the schemes success, these will need to accord with Arun District Councils OS SPD January 2020. There is requirement for confirmation of the areas of public open space being proposed with this development, and clarification re quantum. The Landscape Masterplan shows where these are proposed, but also includes SuDS features within these areas. Our SPD January 2020 would require 6,270m² as a minimum of well connected, usable, quality POS provision within this development.

The soft landscape proposals dwgs RED 23031-11-Sheets 1-4 of 4 appear to have proposed a good scheme for both plots and POS areas, with a suitable mix of trees and shrubs both native and ornamental and shown with quantities and size at time of planting. The Community Orchard is a nice addition to the POS area and one which will add value to the POS areas as the site matures. Confirmation re the shown fencing and gates to be confirmed.

This development will trigger the requirement for play in the form of onsite LAPs and LEAP provision, which needs to be suitable for location in material choice and play experience offer. Both LAP and LEAP have been indicated and appear to be well located within the development which is good to see. Further detail re Play would need to be submitted for approval: LEAP proposals dwg RED 23031-20 has propose a scheme which does not entirely meet requirements re play experiences or inclusion. Accessibility would need to also be confirmed along with pathways which appear to be grassed at present but which would need to allow for all weather access by pedestrian and wheeled users. The fencing type is indicated as timber post and rail with matching gates? These need to be self-closing and allow for maintenance operations. Confirmation of maintenance re the play areas would need to be confirmed as the LPA may not be supportive of timber fencing if the areas were to be considered for LPA maintenance adoption.

Further detail required re LAP proposals dwg RED 23031-21 DR which requires further detail also re fencing and access.

No off-site allotment contribution would be triggered from this development.

POS areas will need to connect within and beyond the development site promoting and enhancing footpath and cycle links and their use within the wider area. Consideration should be made to the siting of open space and buffer areas and their use in softening and integrating the proposals with any existing residential development on this fringe. POS should be considered not only for any larger open character areas but also any perimeter buffer areas. Buffer areas will be particularly important in this setting because of the A259 and railway location and proximity to these dwellings. Planting within the boundaries will be needed with a varied species composition and create buffer zones which will assist in providing screening to these properties.

The gardens backing the railway line to the south need to conform to the Arun Design Guide Jan 2021 re size and usability. Note should be made also of the proximity here to the proposed acoustic fence which has no screening or buffer area indicated.

SuDS Policy W DM3 of the Arun Local Plan requires development to integrate SuDS into the overall design of the development. The primary purpose of SuDS is to minimise the impact of urban development on the water environment, reduce flood risk and provide habitats for wildlife. SuDS should increase the levels of water capture and storage. It is essential that SuDS do not impact on the usable levels of public open space whilst providing benefit in the correct capacity within the development and should not be included in the 'usable open space calculations' SuDS feature are presently shown within the POS areas. The SuDS as shown do appear to large areas within the POS so these need to be quantified and assured safe re location to play and dwelling proximity.

Impact

The potential impact on the location would require that Landscaping be provided as mitigation towards screening and softening of the development. Consideration will be required re the access into the site and the Impact this may have on existing trees and hedges on any boundaries. Consideration would also need to be made re access assumed to be from the A259/roundabout junction. Consideration re connectivity re pedestrian and cycle routes within and beyond the site and the connection of these to established routes as indicated.

Mitigation/requirements

Existing green vegetation is evident in part along the boundaries of this site and further enhancement and improvement will be imperative. A detailed landscape scheme has been proposed with some concern re additional screening to boundaries which appears sparse particularly along the southern aspect of the proposals. Biodiversity net gain will need to be detailed for this development within this rural fringe site. Opportunities to enhance the landscape in association with any development of the site, by implementing an ambitious soft landscape and tree planting programme should be sought.

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

Recommend no landscape objection to the proposals within A/168/21/PL with the following advisories: Early and continued landscape consultation throughout development progression. A landscape led development in this location advised in order to blend this development proposal into the character of this rural fringe area. Recommend further detail is provided re quantum of POS being proposed, play area detail to be further submitted with amends for approval, pathways and connectivity to be clearly indicated, boundary planting, particularly to the second potential shown access to the north east corner (where existing vegetation losses would appear to be proposed) and southern boundary planting to be further considered and detailed.

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning

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



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)



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

Sent: 18 August 2021 08:34

To: Tree Landscape [REDACTED]

Subject: Planning Consultation on: A/168/21/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/168/21/PL
Registered: 17th August 2021
Site Address: Land South Of Littlehampton Road and East of Worthing Road Angmering BN12 6PN
Grid Reference: 508006 103111
Description of Works: Erection of 76 No. dwellings, means of access, public open space, play areas, associated infrastructure & landscaping. This application is a Departure from the Development plan, is in CIL Zone 5 and is CIL Liable as new dwellings & affects a Public Right of Way.

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 17th September 2021 . 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

Mrs A Gardner

Planning Officer- Arun District Council

Telephone: 01903 737529

Email: Anita.Gardner@arun.gov.uk

