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Arun Parks & Landscapes response

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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:** 15 January 2025 17:14  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Cc:** Simon Davis <Simon.Davis@arun.gov.uk>  
**Subject:** RE: Planning Consultation on: A/222/24/PL

### Response to Planning Application

**From:** Arun District Council Greenspace

**Date:** 15/01/2025

**Application ref:** A/222/24/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. This application is a Departure from the Development Plan and 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.

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## 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.

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. This application is a Departure from the Development Plan and 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.

Consideration has been given to the arrangement of the various sports pitches, hub building, car park and other facilities on the site. The proposals locate the 5x5 mini soccer, multi-use games area (MUGA) and local equipped area for play that are more suited to recreational use at the eastern end of the site. The new pavilion is located in the centre of the site to minimise walking distance to pitches at the perimeter. The 3G and further 7x7 mini soccer grass pitches to the west of the pavilion and further pitch layouts not included within this application but forming part of the Sports Hub layout to the north of the development zone abutting the new residential parcel to the north. 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 indicated onsite children's play area proposals are to be further detailed and submitted for approval. These proposals need to provide an exciting and challenging play offer and include accessible and inclusive play features.

Active design principles have been explored and the proposals incorporate active leisure in the form of an outdoor gym and fitness facility. This will require further detail to be submitted re 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 with 42 spaces has been shown to the east of the pavilion building.

The soft landscaping as presently shown is largely indicative as shown within the Public Open Space site plan 5009 REVP02. 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 (which appear presently sparse- but only indicative at this stage) 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 submitted Design and Access statement (DAS) has indicated that the artificial pitch has a requirement for a 3m run off area. This in conjunction with run off requirements for all pitches needs to be considered in the landscape layout proposals to ensure that these are established and not overlooked. Where ball stop fencing is proposed (4.5m around the AGP perimeter) consideration should be given to any visual softening to limit the impact of this where appropriate.

## **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 are subject to a biodiversity and ecological survey 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 will require tree survey and 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](mailto:Planning.Responses@arun.gov.uk)>  
**Sent:** 13 December 2024 13:51  
**To:** Tree Landscape <[Tree.Landscape@arun.gov.uk](mailto:Tree.Landscape@arun.gov.uk)>  
**Subject:** Planning Consultation on: A/222/24/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/222/24/PL  
**Registered:** 13th December 2024  
**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. This application is a Departure from the Development Plan and is in CIL Zone 3 (Zero Rated) as other development.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 18th 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](mailto:Simon.Davis@arun.gov.uk)

PLCONSULT (ODS) 2020