

Cala Homes
Dorking Business Park
Dorking
RH4 1HJ

Date: 17th February 2026

Please ask for: Jessica Riches

Tel: 01903 737852

Your Ref:

Our Ref: A/2/26/DOC

Dear Ms Sparkes,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under reference A/88/24/S73 relating to condition number 6-height, width and landscaping details of bund along northern boundary with A27.

Land north of Water Lane Angmering BN16 4EJ

Notification regarding the above application:

Condition Number 6

Prior to the occupation of the 150th dwelling details confirming the height and width as well as landscaping details for the bund along the northern boundary with the A27 shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of plant species, heights and locations as well as cross sections showing the peak and trough of the bund. All planting, seeding or turfing comprised in the approved details shall be carried out in the first planting and seeding seasons following the completion of the bund, and any trees or plants which within a period of 5 years from the completion of the bund die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of landscape character in accordance with policy LAN DM1 of the Arun Local Plan.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The Council have previously refused an application for this condition (A/118/25/DOC), and have received withdrawal requests on others (A/158/23/DOC, A/23/24/DOC).

In previous applications, there were concerns that the proposed planting did not provide a mature planting scheme in order to create a strong screening of planting to screen the A27 and aid the transition from the South Downs National Park, help reduce noise of the A27 and provide dormouse suitable habitat within the site. Whilst the Ecologist was satisfied with the dormouse planting at this

time, officers requested additional trees within the scheme closest to the A27 in order to provide a quicker establishment of screening.

This application seeks to address the issues raised previously by increasing the number of individual trees, which is supported, and will allow a thicker canopy on establishment, whilst retaining mixed scrub understorey suitable for dormouse.

Officers received representation from Angmering Parish Council which requested that the planting scheme is amended to add evergreen trees, in particular conifer trees. However, whilst conifer trees may provide some noise attenuation, this is considered to be low impact, and in addition the noise levels were assessed and considered acceptable without the provision or need for planting in this location. Furthermore, the bund itself and the levels of the site with the dwellings are located lower than the A27 meaning that the addition of conifer trees would have negligible impact on the dwellings.

Whilst the Ecology officer has supported the representation from the Council to provide some Yew tree species within the site, the previous comments suggest the mix is acceptable in its current form and Yew trees are not specifically required in order to create a suitable Dormouse woodland mix.

The condition requires details of plant species, heights and locations as well as cross sections showing the peak and trough of the bund. This has been provided in full and is acceptable. Therefore, the details below are approved:

- HBA-875-400 Illustrative Sections Bund
- SOFT LANDSCAPE PLAN -BUND HBA-875-2106 REVA
- SOFT LANDSCAPE PLAN BUND HBA-875-2107 REVA
- SOFT LANDSCAPE PLAN BUND HBA-875-2108 REVA
- SOFT LANDSCAPE PLAN BUND HBA-875-2109 REVA
- BUND PLANTING SCHEDULE SHEET 1 OF 1 HBA-875-2110 REVA

The condition still requires that all approved planting shall be replaced should they be removed, damaged or die within the period of 5 years from the completion of the bund die.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely



Neil Crowther
Group Head of Planning