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From: Elaine Walby on behalf of Planning.Responses
Sent: 06 August 2026 14:53
To: Planning Scanning
Subject: FW: Planning Consultation on: A/43/26/PL

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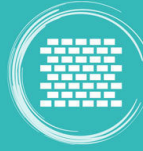
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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 04 August 2026 16:40
To: Planning.Responses <Planning.Responses@arun.gov.uk>; Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: Planning Consultation on: A/43/26/PL

From: Arun District Council Greenspace

Date: 04 August 2026

Application ref: A/43/26/PL

Description: Erection of 19 No dwellings. This application is in CIL Zone 2 and is CIL Liable as a new dwelling.

Location: Broadlees Dappers Lane Angmering BN16 4EN

Determining Authority: Arun DC

Summary recommendation: Recommend **no landscape objection** to the proposals within this A/43/26/PL application.

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.

South Downs National Park to the north.

Response

The proposals are an outline application for erection of 19 No dwellings. This application is in CIL Zone 2 and is CIL Liable as a new dwelling

This proposal would be CIL liable as new dwellings.

The indicative layout has shown 19 dwellings, within the proposals with small areas of POS, located within the site. There are significant trees including at the proposed entrance off Dappers Lane and others particularly to the northern boundary and within the site including hedges which will need to be considered, protected retained and incorporated into a meaningful landscape setting.

Developments of 19 dwellings are required to provide both onsite facilities and offsite financial contributions as outlined in ADC SPD Open Space, Playing Pitches, Indoor and Built Sports Facilities January 2020.

A development of this size will require the provision of onsite POS plus the provision of onsite, unequipped natural play LAP, which does appear to have been included within the application. The LAP will need to be a landscaped area and will need to include such features as landform, boulders or logs, seat and litter bin.

The Schedule of Accommodation indicates 1705sqm of POS being provided with this development, confirmation of this should be sought to ensure that it meets our SPD requirements. There is a requirement for 1338m² of POS or 1568m² with play to be provided for a development of 19 dwellings.

Based solely on the Schedule of Accommodation figure of 1,705m² the proposal appear to meet the ADC Open Space SPD 2020 public open space quantum requirement derived from 19 dwellings at 2.2 persons per dwelling. Compliance is dependent upon the extent to which the 1,705 m² comprises usable public open space rather than incidental landscaping, highway verges, drainage infrastructure or other areas that would not normally be regarded as functional public open space.

The Schedule of Accommodation identifies 1,705 m² of open space, and that figure includes:

- the main equipped play/open space,
- the open space at the frontage,
- grass verges within the development,

Landscaping

Detailed landscaping proposals has been provided within DETAILED PLANTING PLAN SHEET 1 to 4 of 4 401G, 402G, 403 G, 404 G, which have proposed a scheme which includes trees, shrubs, herbaceous and grasses, hedgerows and native shrub and hedge mixes and bulb mixes. The proposals would apply to the location and will provide all year round interest, providing green infrastructure to the site and biodiversity habitat.

Offsite financial contributions would also be sought via CIL towards playing pitches and ancillary/built facilities, swimming pools, arts and sports hall contributions.

Allotment provision/contribution would not be required from this development.

Consideration of existing trees and hedges within the site would be required and any removals agreed with Arun District Councils Tree Officer. Existing vegetation to the perimeter of these proposals may conflict and come under pressure to be removed or pruned. There appear to be several trees within the site indicated for removal to facilitate these proposals.

Pedestrian and cycle routes within the development should be considered design features and their meaningful connection within and beyond the site detailed. Pathways will need to be DDA compliant and all weather accessible.

A Calculation of Biodiversity Net gain using Metric 3.0 (July 2022) has been submitted with this application which concludes a net gain for both habitat and hedgerow units all achievable on-site.

Impact

The potential impact on the location would require that Landscaping be provided as mitigation towards screening and softening of the development.

Mitigation/requirements

An existing green boundary is evident in places, this will require further boundary planting treatment to enhance and improve. Further landscaping would be required within the development, POS areas and be mindful of the proposed adjacent Care Home to the south of the proposals.

All greenspaces should be considered and valued and their connection for biodiversity and habitat explored. A robust and comprehensive 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.

There is a requirement for any scheme, in accordance with policy to be of High-Quality Design. The emerging landscape design aims should be:

- To design and implement a scheme that reflects and incorporates elements of its surroundings and enhances the atmosphere of local distinctiveness.
- To create a visually pleasing and interesting landscape for owners, employees and visitors to the development.
- To enhance the landscape quality of the site when viewed from the surrounding area.
- To provide a planting scheme that includes native species to blend with the surrounding location, enhance biodiversity and create enhanced wildlife corridor opportunity.
- To provide a sense of flow and cohesion between the different elements of the landscape, buildings, open areas and surrounding environment

A clear indication of the proposed future management of the site and open space would be required. A clear directive of responsibility explaining how the site will be maintained ie responsibility and regime. Commuted sums would be required should the POS areas be considered for transfer to the LPA for maintenance.

A full and detailed landscape scheme has been proposed for this development which has included detail re species choice and quantities, position, densities and size at time of planting.

Biodiversity Net Gain - in line with Policy ENV DM5 of the Arun District Local Plan information on Biodiversity Net Gain will need to be provided. A Biodiversity Metric Report has been submitted demonstrating what will be included within the scheme and what level of net gain will be created from this.

Recommendation/Conclusion

Recommend **no landscape objection** to the proposals within this A/43/26/PL application. POS quantum recommended be confirmed.

Sue Howell
Landscape Officer
Environment and Climate Change

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E: sue.howell@arun.gov.uk

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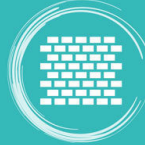
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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 22 April 2026 14:49
To: Tree Landscape <Tree.Landscape@arun.gov.uk>
Subject: Planning Consultation on: A/43/26/PL

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/43/26/PL
Registered:	22nd April 2026
Site Address:	Broadlees Dappers Lane Angmering BN16 4EN
Grid Reference:	507322 104587
Description of Works:	Erection of 19 No dwellings. This application is in CIL Zone 2 and is CIL Liable as a new dwelling.

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 22nd May 2026 . 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

Kathryn Welch

Planning Officer- Arun District Council

Telephone: 01903 737789

Email: kathryn.welch@arun.gov.uk

PLCONSULT (ODB) 2020

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