

From: Nicola Oktay on behalf of Planning.Responses
Sent: 30 May 2025 12:24
To: Planning Scanning
Subject: FW: Planning Consultation on: BN/46/25/PL

Arun Parks and Landscapes response

Nikki Oktay
Planning Receptionist, Planning Department

T: 01903 737965
E: Nicola.Oktay@arun.gov.uk

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

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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 29 May 2025 17:44
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: Planning Consultation on: BN/46/25/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 29 May 2025

Application ref: BN/46/25/PL

Description: Application for construction of 10 No dwellings with new access from Wandleys Lane, landscaping and areas for ecology & amenity space. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

Location: Land South of Wandleys Lane Eastergate PO20 3SE

Determining Authority: Arun DC

Summary recommendation: Recommend no objection on landscape grounds subject to future submission of landscape detail and confirmation of inclusion of LAP play land provision under this application BN/46/25/PL.

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

This application for construction of 10 No dwellings with new access from Wandleys Lane, landscaping and areas for ecology & amenity space. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

The Proposed Site Plan 05 Rev A and Proposed Landscape Strategy Plan 16A shows 10no dwellings within the proposals. Included within the proposals is indicated Ecology Areas/Open Space, located mainly to the periphery of the development, adjacent to Wandleys Lane which largely accommodate the existing trees in these areas.

A development of this size 10no dwellings does not trigger the need for Public Open Space but does trigger as within 10-14 dwellings – Offsite financial contribution as outlined in ADC SPD Open Space, Playing Pitches, Indoor and Built Sports Facilities January 2020.

Developments of 9-14 dwellings require on-site provision of land for play space which will need to be considered in the detailed landscape proposals and demonstrated that this provision has been considered and is appropriately located. This play space area must be safe and usable open space not just left over parcels of land in line with good design principles.

The LAP provision onsite should cater for unequipped natural play LAP to include such features as landform, boulders or logs, seat. There does not appear to be any provision for LAP area indicated on the submitted drawings.

Consideration of existing trees and hedges within the site and of note to the periphery of the site and along Wandleys Lane would be required and any tree protection measures agreed with the LPA Tree Officer. The frontage to Wandleys Lane offers higher ground with dense tree and hedge cover which needs to be considered in the detailed landscape proposals. The indicated green buffer ecology area shown would go some way to accommodate existing trees and allow for their retention.

Pedestrian and cycle routes within the development have been considered with a link indicated to the south of the proposals and into the area indicated as remainder of Housing Allocation Site (not included within this application)

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 may require further boundary planting treatment to enhance and improve. Further landscaping would be required within the development and open space area to increase biodiversity net gain and habitat within this rural site.

The landscape scheme will be required to be submitted detailing species choice, quantities, 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. These details are required to ensure that appropriate screening is provided, maintaining and uncompromising the setting and ensuring that the proposals fit within the area of neighbouring properties, providing screening as required, increasing biodiversity and wildlife habitat.

ALP Policy ENV DM5 states that development schemes should seek to achieve a net gain in biodiversity. Landscape proposals would need to be submitted in detailed plan with specification in order to show greening and potential screening to adjacent properties and also in accordance with the ALP policy ENV DM5 details of biodiversity net gain would be required. The Biodiversity Net Gain Design Stage Report states that the proposals represent a net gain of 21.61% habitat units and a net gain of 10.45% hedgerow units which are above the 10% net gain requirement however the inclusion of new tree planting needs to be demonstrated that this does not prejudice the formation and establishment of grassland provision through continuous canopy creation.

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

Recommendation/Conclusion

Recommend no objection on landscape grounds subject to future submission of landscape detail and confirmation of inclusion of LAP play land provision under this application BN/46/25/PL.

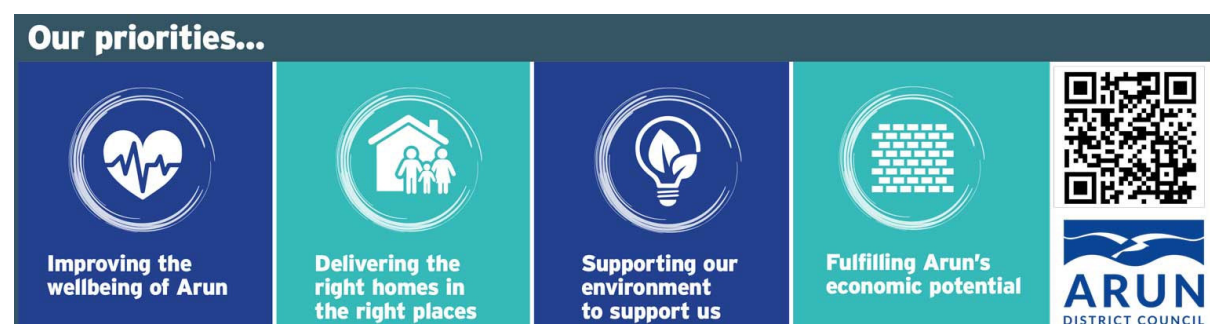
Sue Howell
Leisure and Landscape Officer
Environment and Climate Change

T: 01903 737943

E: sue.howell@arun.gov.uk

Arun District Council, Bognor Regis Town Hall,
Clarence Road, Bognor Regis, PO21 1LD

www.arun.gov.uk



From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 16 April 2025 10:04
To: Tree Landscape <Tree.Landscape@arun.gov.uk>
Subject: Planning Consultation on: BN/46/25/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:	BN/46/25/PL
Registered:	8th April 2025
Site Address:	Land South of Wandleys Lane Eastergate PO20 3SE
Grid Reference:	495021 106282
Description of Works:	Application for construction of 10 No dwellings with new access from Wandleys Lane, landscaping and areas for ecology & amenity space. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

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.

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 23rd May 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

Amber Willard

Planning Officer- Arun District Council

Telephone: 01903 737942

Email: amber.willard@arun.gov.uk