

From:
Sent:
To:
Subject:

Nicola Spencer on behalf of Planning.Responses
11 December 2025 16:20
Planning Scanning
FW: Planning Consultation on: CM/34/25/PL

PL- Consultation- Landscapes response

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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 10 December 2025 15:16
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: Planning Consultation on: CM/34/25/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 09/12/2025

Application ref: CM/34/25/PL

Description: Relocation of visitor facilities including car parking, toilets, cafe and ancillary development. This application is a Departure from the Development Plan, may affect the setting of listed buildings and is in CIL Zone 5 (Zero Rated) as other development.

Location: Land South East of St Marys C of E Primary School Crookthorn Lane Climping

Determining Authority: Arun DC

Summary recommendation: Recommend No landscape objection to the proposals submitted within CM/34/25/PL subject to submission of detail landscape proposals in line with LLD3515-LAN-REP-001-00/JD/30.07.25

Comments

Relevant landscape designations

There are no physical, visual, historical or cultural links, protected landscapes, scheduled ancient monuments or Historic Parks or Gardens associated with this site.

The Site lies in the Climping Lower Coastal Plain Local Landscape Character Area and is located to the south of Crookthorn Lane and Brookpits Lane, Climping.

The proposed site is 2.25 hectares, located to the northern end of an arable field and located south of St Marys C of E Primary School, separated from the proposed site by an access road. The proposed site is located adjacent to a public footpath on the bend of Crookthorne Lane.

South Downs National Park to the north

Response

This proposal for this site is for relocation of visitor facilities including car parking, toilets, cafe and ancillary development. This application is a Departure from the Development Plan, may affect the setting of listed buildings and is in CIL Zone 5 (Zero Rated) as other development.

The proposal is for visitor facilities including car parking, toilets, a café, and ancillary development, the proposals will therefore change the setting's character, from agricultural to visitor use.

Smith Simmons and Partners Proposed Site Plan states that the development proposals consists of the construction of a visitor centre with cafe and car parking for 130 vehicles.

The Landscape Design Strategy for the proposals discusses aims to integrate the site into the surrounding landscape and to enhance site biodiversity. A Landscape and Visual Impact Appraisal has been submitted with the application which assesses the impacts of the development and sets out the mitigation measures for the proposals.

The proposed landscape enhancements aim to incorporate a proposed tree and shelter belt to screening the parking area with the enhancement of existing habitat resources to the northern, western and eastern perimeters to the site along with the addition of native shrub and tree planting to the southern boundary. The proposals aim to re-establish more coherent field boundaries and wildlife corridors in line with management guidelines for the Chichester to Yapton Coastal Plain Landscape Character Area, (LCA SC9)

The proposals include the formalisation of the existing Crookthorn Lane entrance to minimise impact on landform and vegetation.

The proposals include the introduction of soft landscaping and sympathetic material choices to the parking area (permeable hoggin surfacing and reinforced gravel footpath) to provide a functional area sympathetic to the surrounding rural character.

It is proposed to retain views to Kents Farm (identified as a Local landmark within the Clymping LCA, January 2015) gained from Public Footpaths to the west of the Site through the positioning of the proposed Visitor Centre and proposed gap in the proposed tree and scrub line to the north-western corner of the Site.

It is noted that the existing predominance of the site is arable field use and that the habitat lost therefore could be compensated for within the scheme. Of note ecologically are the existing treelines and mature hedgerow habitats, which would need to be protected and retained through the inclusion of suitable semi-natural buffers within the scheme.

The proposals include a 15-40m wide belt of new habitat provision, comprising of tree groups with scrub to varying heights surrounding the parking area on the south, east and western edges. The proposed landscape enhancements would allow the integration of the proposed scheme into the surrounding landscape, while preserving views through the site. It is proposed that the existing belt of dead elm trees and associated scrub vegetation located along the ditch to the west of the vehicular access would be retained for ecological purposes, These would need to be monitored and suitably managed where they become in the public domain. Supplementary planting with trees and scrub species is proposed to the south with the parking area interspersed with ornamental trees, and hedgerows dividing and formalising the parking areas.

The proposed planting palette would combine native woodland and hedge planting with coastal native and non-native shrubs and perennials, which works with the landscape character of both the agricultural and coastal contexts and in consideration of visual amenity for site visitors. Existing boundary scrub is proposed to be interspersed with native trees and shrubs, with existing species bolstered. It is good to see that thought has been given to the introduction of the Dutch Elm resistant cultivar, Ulmus 'New Horizon', which is proposed to be planted to succeed native elms present on site. The planting of smaller stature native trees would over time provide a biodiverse environment and ecological buffer, in addition to screening the parking area from view.

The overflow parking area is proposed to be seeded with a durable amenity turf mix (reinforced with a polymer mesh) and mown regularly, adjoining areas to be maintained as flowering lawns and subjected to a less frequent mowing regime. This approach would act as a transitional buffer between the amenity turf and areas of scrub, woodland and hedgerow elsewhere on the site. The inclusion of hardy, non-native shrubs tolerant of coastal conditions is proposed such as rosemary, thyme and griselinia inter-planted with native and non-native herbaceous perennials and ornamental grasses. This planting choice is supported in reflecting the site's coastal character, in relation to location.

Indicative planting proposals have been included within the LLD3515-LAN-REP-001-00/JD/30.07.25 document which would need further specification detail to follow in plan form.

The design of the site should promote a high-quality development that respects, maintains and enhances the local landscape character. This new development should consider the character and distinctiveness of the area reflecting local design characteristics where possible and its setting with the surrounding countryside and rural fringe. All nature conservation features within the development site including existing habitats, trees, hedges, watercourses and other features should be incorporated into the site design and protected from change.

The proposed development is likely to result in a change to the landscape character of the site during the construction and operational phases. The impact at the site and on the surrounding landscape character would potentially reduce over time as the proposed planting matures and establishes.

Impact

The proposed visitor centre and a large car park in the setting, could be viewed as a significant change from the current agricultural context, with a shift in use, from open farmland to visitor facilities, altering the character of the setting with the new proposed infrastructure wholly different from the existing agricultural field. From a landscape perspective the choice of plant species, materials and layout appear to have been sympathetically considered in the setting.

Mitigation/requirements

Existing green vegetation is evident along the boundaries of this site and further enhancement and improvement would be required. A robust and detailed landscape scheme will be required within these proposals for all areas of development, boundaries and carparking areas, to increase biodiversity net gain and habitat within this site. Opportunities to enhance the landscape in association with any development of the site, by implementing an ambitious soft landscape and tree planting programme would be sought. A detailed landscape scheme which would incorporate the proposed landscape palate in plan form would be required to be submitted and approved.

Landscape detail would be a requirement of any submission in order to show greening and potential screening and in accordance with the ALP policy ENV DM5 details of biodiversity net gain would be required or to be conditioned. The proposed landscape scheme will be required to be submitted in plan form detailing species choice, quantities, planting densities and size at time of planting.

Recommendation/Conclusion

Recommend **No landscape objection** to the proposals submitted within CM/34/25/PL subject to submission of detail landscape proposals in line with LLD3515-LAN-REP-001-00/JD/30.07.25

Sue Howell
Leisure and Landscape Officer

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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 22 October 2025 10:04
To: Tree Landscape <Tree.Landscape@arun.gov.uk>
Subject: Planning Consultation on: CM/34/25/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:	CM/34/25/PL
Registered:	2nd October 2025
Site Address:	Land South East of St Marys C of E Primary School Crookthorn Lane Climping
Grid Reference:	500500 101700
Description of Works:	Relocation of visitor facilities including car parking, toilets, cafe and ancillary development. This application is a Departure from the Development Plan, may affect the setting of listed buildings and is in CIL Zone 5 (Zero Rated) as other development.

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 11th November 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

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