

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: 21 October 2021 18:40
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: Planning Consultation on: CM/48/21/RES

Response to Planning Application

From: Arun District Council Greenspace

Date: 21/10/2021

Application ref: CM/48/21/RES

Description: Approval of reserved matters following the grant of CM/1/17/OUT for the erection of 300 No dwellings & a building within use class E, together with public open space, LAPs, LEAP & ancillary works, including car parking & drainage arrangements, with access off Church Lane & Horsemere Green Lane. This application may affect the setting of listed buildings & is in CIL Zone 4 (HSP2) & is not CIL Liable.

Location: Land to the West of Church Lane South of Horsemere Green Lane Climping

Determining Authority: Arun DC

Summary recommendation: Recommend a landscape objection at present to the details presented based on la and under provision of play offer throughout the site within this application CM/48/21/RES following outline CM/1/17/OUT.

Comments

Response

This application seeks approval of reserved matters following the grant of CM/1/17/OUT for the erection of 300 No dwellings

Consultation comments were given under the outline application CM/1/17/OUT which still stand and remain valid.

Green infrastructure appears to have been considered in the layout proposals and improvements shown in relation to the proposal for a north south green corridor within the eastern section of the site, however this could be seen as being at the expense of the green buffer area particularly on the eastern edge, which has been depleted within the masterplan and which now appears to house significant SuDS features.

The central village green area is small in relation to the POS at the western end of the development, an increased central area would assist in the formation of sense of place and would provide a softer feel to the centre of the development.

The commercial building now appears to be surrounded by significant areas of SuDS and potentially water holding bodies.

The Masterplan appears to give greater space between the development and to existing dwellings to the north, again a swale or SuDS feature appears in this location. It would be recommended that a good green buffer is incorporated in this location to give separation and some screening to allow privacy to the existing and new dwellings in this location.

Recommendations under CM/1/17/OUT with the number of dwellings on the proposal being up to 300no, that this would trigger the need for onsite LEAP, LAP, MUGA - Multi Use Games area and NEAP contribution as well as landscaped open space areas. The details within this application have shown the provision of 1no LEAP and 6no LAPs which is under provision in line with our Open Space, Playing Pitches, Indoor and Built Sports Facilities SPD, Jan 2020. And also that detailed within the adopted Arun Design Guide Jan 2021. Further Play needs to be incorporated within this development and active play in the form of a fairness trail considered in addition to a good quality accessible and inclusive play offer. The play offer needs to demonstrate a variety of formal and informal play opportunities catering for a wide age and ability range in order to satisfy the play requirements.

Six LAPs have been indicated within the layout, these when detailed need to demonstrate a cohesive play offer, to provide for and bolster the LEAP provision being provided. Whilst LAPs would generally cater for the very young and often form unequipped areas of play, these due to the inadequate play presently shown need to be demonstrating a true worth and form a holistic approach to the play across the development site. The LAPs need to be viewed in conjunction with the LEAP in connected provision and play value.

Consideration appears to have been made to the siting of buffer areas and the existing vegetation which will form a green frame to the proposals which will in turn provide a softening and green link along the southern and western boundaries and to adjacent existing residential development on this fringe.

- The Site Plan 20.050.02.REVI has shown pathways within the site, these will need to be confirmed re surfacing and show a connected link within and beyond the site. The POS and play areas and primary pathways for pedestrian and cycleways throughout the site and across the POS areas to be DDA compliant and of Tarmac finish in order to allow year round access in these high trafficked access.

The landscape scheme in general has been shown in indicative form in the landscape General Arrangement Plans 1-7 of 7 LO1-LO7 these will need further detail to be submitted for approval and will need to demonstrate a good mix of evergreen and deciduous mixed ornamental and native species. The plant choices in some part will play a role in the character areas definition, however the built form will need to be strong in order for this to be realised. The landscape detail will need to be submitted in plan form and detail species mix, actual quantities, planting densities and size at time of planting. Tree sizes specified should incorporate trees EHS 14-16cm girth and above to give some instant impact and soften the proposals in this rural location.

Seats, litter bins, dog bins and cycle stands all need to be incorporated into a coherent and comprehensive landscape scheme across this development parcel.

Maintenance responsibility should be confirmed in conjunction with the maintenance specification detail.

Recommendation/Conclusion

Recommend a landscape objection at present to the details based on lack of detail and under provision of play offer throughout the site within this application CM/48/21/RES following outline approval CM/1/17/OUT.

Sue Howell

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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 07 September 2021 14:49

To: Tree Landscape <Tree.Landscape@arun.gov.uk>
Subject: Planning Consultation on: CM/48/21/RES

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

The Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Approval of Reserved Matters Following Outline Approval

Application No: CM/48/21/RES
Registered: 7th September 2021
Site Address: Land to the West of Church Lane South of Horsemere Green Lane Climping
Grid Reference: 500058 102025
Description of Works: Approval of reserved matters following the grant of CM/1/17/OUT for the erection of 300 No dwellings & a building within use class E, together with public open space, LAPs, LEAP & ancillary works, including car parking & drainage arrangements, with access off Church Lane & Horsemere Green Lane. This application may affect the setting of listed buildings & is in CIL Zone 4 (HSP2) & is not CIL Liable.

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 7th October 2021 . 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

Michael Eastham

Planning Officer- Arun District Council

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Email: michael.eastham@arun.gov.uk

PLCONSULT (GOB) 2020