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**From:** Sue Howell <Sue.Howell@arun.gov.uk>  
**Sent:** 21 July 2022 16:58  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Cc:** Katie Sharp <Katie.Sharp@arun.gov.uk>  
**Subject:** Planning Consultation on: CM/48/21/RES

## **Response to Planning Application**

**From:** Arun District Council Greenspace

**Date:** 21/07/2022

**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 within use class E, together with public open space, LAPs, LEAP & ancillary works, including car parking & with access off Church Lane & Horsemere Green Lane. This application may affect the setting of listed building 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** to the details presented re poor LEAP provision, incomplete and inadequate soft landscape provision within this revised application CM/48/21/RES following

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## **Comments** Revised comments following additional landscape detail submission

### **Response**

This application seeks approval of revised details submitted under 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 and CM/48/21/RES dated 21/10/2021 which still stand and remain valid.

Green infrastructure appears to have been considered in the layout proposals 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 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, The LEAP and 1no LAP have also now been included within this small village green area which doesn't assist in the formation of sense of place or providing an aesthetic green space at the centre of this development.

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 was previously 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. **This requested enhanced green buffer to the north of the development is not apparent and does not appear to have been enhanced following previous consultation.**

Previous recommendation re under provision and play on this development and in consideration of the outline recommendation and 106 agreement still requires that the play proposed is suitable and adequate for location.

There **is** policy and SPD in place that requires the need to provide POS within development under our Open Space , Playing Pitches, Indoor and Built Sports facilities SPD Jan 2020 and also in the Arun Design Guide Jan 2021. The contributions towards a sports hall, a sports 3G pitch, a sports pitch and a swimming pool are completely separate requirement to that of the POS and play requirements of which the above SPD sets out this information.

**The LEAP detail proposals (LEAP Design L09) submitted are extremely poor and not accessible or inclusive** which is in contravention of the Arun Design Guide and our Open Spaces SPD. The LEAP detail shown does not form an exciting or challenging play area and appears to be an inadequate mix of ill matched equipment with little play value or experiences. Pathway surfacing is shown as self-binding gravel which would also not be encouraged for high trafficked area for wheeled users. The illustrations are misleading against the detail and a cohesive play area is not being demonstrated.

**The 6no LAPS** which were agreed to be equipped to bolster the under provision of only 1no LEAP within this development again **have proposed a poor offer proposing 1no item within an area reliant on planting to give any character.** There are no seats indicated in these LAPS which is the whole point of a LAP as an area for the very young to start and explore the outdoors within supervision. LAPS should be designed to be fun outdoor spaces to include landform, mounds, natural elements such as boulders, climbing and exploring features, as well as in this sites case an element of formal play equipment too. 6no areas with one standalone wooden element without some integration and thought re form will not make a LAP of any meaningful value to the development.

The combination of the LEAP and the 6no LAPs 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.

**The fitness trail to the west of the development also appears inadequate.** Fitness trail dwg L11 indicates a poor and basic selection of 6no stand alone pieces, more area than trail with little to excite the imagination or engage the user.

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.

Extensive detailed planting plans have been submitted which are largely suitable for location with species choice and plant specification. **Detailed Planting Plan 20 of 30 which contains the specification needs to show the omitted plant sizes for the Native Buffer planting. Confirmation needs also to be provided re the planting densities** which are shown as 0.1-0.5/m<sup>2</sup> for this element. A planting matrix should be provided in plan form to confirm the proposal for the native buffer and for clarity on planting density of such.

**The Landscape GA drawings (ie seen in L03 Rev E) depict narrow street scenes with little scope for meaningful planting.** Where trees are shown within these street scenes they appear in garden frontages and parking divisions and do not appear to allow sufficient space to allow long term establishment of the trees proposed for these areas.

**Across the development and seen in plan 5 of 7 L05 Rev E are trees extensively proposed into made-up ground mounds.** Trees in these locations will struggle to establish and have the potential to be unstable. Trees should be proposed into areas where there is space to establish and become meaningful contributors to the landscape.

- 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 need to be DDA compliant and of Tarmac finish in order to allow year round access in these high trafficked access.

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.

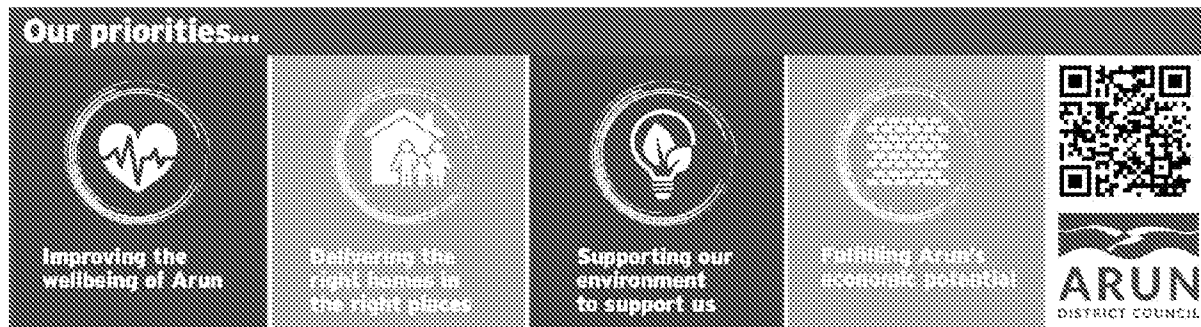
### **Recommendation/Conclusion**

Recommend a **landscape objection** to the details presented based re poor LEAP/LAP play/fitness offer throughout the site and incomplete and inadequate soft landscape provision within this revised application CM/48/21/RES following outline approval CM/1/17/OUT.

**Sue Howell**  
**Leisure and Landscape Officer**  
Environment and Climate Change

T: 01903 737943  
E: [sue.howell@arun.gov.uk](mailto:sue.howell@arun.gov.uk)

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



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**From:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>  
**Sent:** 07 September 2021 14:49  
**To:** Tree Landscape <[Tree.Landscape@arun.gov.uk](mailto: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://app.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

Telephone: 01903 737772

Email: [michael.eastham@arun.gov.uk](mailto:michael.eastham@arun.gov.uk)

PLCONSULT (CDS) 2020