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DISTRICT COUNCIL

## Response to Planning Application

**Date: 03/10/2025**

**Application ref: F/19/25/OUT**

Outline planning application with all matters reserved (except access proposed along Ford Lane) for development of up to 400 dwellings, associated sports pitches and facilities, a community hub building of up to 600 sqm, new pedestrian and cycle routes, Public Open Space, sustainable urban drainage system, landscaping and associated infrastructure. This application lies within the parish of Ford and Yapton, affects the setting of listed buildings, affects a Public Right of Way and is a Departure from the Development Plan. This is a CIL liable development.

**Location:** Land to the South of Ford Lane Arundel BN18 0DF

**Determining Authority:** Arun DC

**Summary recommendation:** Recommend no landscape objection to the proposals under this application F/19/25/OUT subject to condition of play requirements and further submission of detailed landscape proposals as stated above.

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**Comments****Relevant landscape designations:**

The site does not lie within a statutory landscape designation. The nearest statutory landscape designation is the South Downs National Park (SDNP), which lies approximately 1.75km to the north-east of the site.

The site is located across two parishes within the Arun District in West Sussex. The east portion of the site is located within the Parish of Ford and the west portion of the site falls within the Parish of Yapton.

The site is not subject to any statutory or non-statutory heritage designations however there are two Conservation Areas within the vicinity of the site, the Yapton Road / North End Road Conservation Area and the Yapton Church Lane Conservation Area. The Yapton Church Lane Conservation Area abuts part of the south-western boundary.

The site falls within the National Character Area 126 - South Coast Plain and more locally the West Sussex Landscape Character Area SC9 - Chichester to Yapton Coastal Plain

**Response**

The proposal under this application is an Outline planning application with all matters reserved (except access proposed along Ford Lane) for development of up to 400 dwellings, a 8-10 form entry secondary school with associated sports pitches and facilities, a community hub building of up to 600 sqm, new pedestrian and cycle routes, Public Open Space, sustainable urban drainage system, landscaping and associated infrastructure. This application lies within the parish of Ford and Yapton, affects the setting of listed buildings, affects a Public Right of Way and is a Departure from the Development Plan. This is a CIL liable development.

The site occupies an area of approximately 34.7ha and predominately comprises agricultural land, currently utilised for agriculture. The site is bounded by the village of Yapton to the south and west, Ford Lane to the north, with further agricultural land to the north east of the site.

The proposals include for 12.9ha of Residential Development (up to 400 dwellings) with an 8.4ha 10FE Secondary School. The proposals include 13.1ha Public Open Space (POS) including a 7.8ha

Country Park, green corridors, play areas, habitat creation and green infrastructure. In context to surroundings the former Ford Airfield (Housing Allocation SD8), located to the immediate east of the site, has recently received planning consent for a mixed-use development (referred to as The Landings) which will comprise of circa. 1,500 dwellings, a new local centre and a 2FE primary school.

The site is considered to be within the setting of the National Park, however the preliminary landscape appraisal identified only limited intervisibility of the site from within the SDNP.

The site is characterised by intensive cropland, modified grassland margins, trees and hedgerows. These habitats are considered to be common and widespread, and providing either limited ecological value or being in poor condition. It is noted within the application detail that the most valuable ecological features on site to be retained are the mature trees and hedgerows.

The Illustrative masterplan shows the proposed secondary school to be positioned in the southeast corner of the site, to create a prominent gateway, enhancing the connection between the site and The Landings, and ensuring accessibility for both existing and future communities. The masterplan seeks to reinforce existing green infrastructure networks and to create strong green links through the parcels of development, aligning with the proposed green links through The Landings.

The submitted landscape strategy states that existing landscape features that contribute significantly to local character will be preserved and celebrated to foster a strong sense of place. Proposed landscape elements to include tree planting, scrub, meadows, amenity grassland, and SuDS, designed to sensitively reflect the site's rural landscape character.

A key component of the landscape strategy includes the delivery of a 7.8ha Country Park to provide valuable recreational space for existing and future communities, this feature would also maintain the visual separation between Yapton and Ford. The Country Park is proposed to provide a green buffer in response to local heritage assets, whilst preserving views to the South Downs National Park (SDNP) to the north and the Conservation Area to the south. The incorporation of structural planting, strategically located would further break up views of the development from local heritage assets and from Ford Lane, and areas further to the north including the SDNP.

The proposals would require need for alterations to the two PRoW's which pass through the site, which are proposed to improve efficient use of the land and provide stronger connections through the site and to the surrounding network.

Success of the landscape proposals would be strengthened by the establishment of specific landscape character types which are proposed to be applied across the development. These are to include the Country Park which is proposed to be divided into two distinctive character types - Country Park (South) and Country Park (North), the Gateway Site connecting to The Landings, the Rural Frontage along Ford Lane, Green Corridors and Green Streets.

It is proposed that the landscape will contribute in providing a setting for people and nature, whilst providing a suitable green buffer to the local heritage assets and retaining views towards the South Downs National Park to the north and the Conservation Area to the south. The Country Park would form the main recreation area and also provide for formal play as well as informal recreation, designed to bring existing, new and future communities together. The southern portion of the Country Park is proposed to be primarily an Arcadian landscape character in response to the local heritage assets, with specimen tree planting, structural woodland planting, meadow planting, native



and ornamental planting with the terrain remodelling to create enclosure. The character of the landscape is proposed to become more informal to the north to respond to the rural countryside to the north of Ford Lane. The open spaces are proposed to integrate the required SuDS features and the informal and formal play provision.

These areas will require well defined, high-quality and year round accessible footpaths, with clear signage and wayfinding. High quality public realm furniture will need to be incorporated to include benches, bins, public art installation, interpretation, cycle stands etc

Green corridors will be required to run through the development to establish strong physical and perceptual connections with the wider landscape. The landscape characters will need to reflect the existing rural qualities of the area, with enhanced planting and the creation of informal spaces for doorstep play, seating, and other forms of social interaction. Within the residential parcels structural planting will be required to help to break up the built form and soften views of the development when viewed from the both the local heritage assets and the proposed country park looking east. Primary and secondary road typology shouldn't rely on trees within private domain frontages alone to form the green infrastructure, but must be incorporated into verge and green buffer strips giving trees space to establish and thrive, with appropriate selection of tree and shrub species for location.

The proposed secondary school will require appropriate landscaping for setting, integration and screening purposes, which will also allow for safe and accessible pedestrian access routes. Such routes are being considered within The Landings parcel to allow appropriate considered connectivity.

Landscape value has been assessed in the Landscape and Visual Appraisal (LVA) The assessment has determined that the site, and its immediate context is of Medium landscape value. This is due to the flat landform and lack of distinctive landscape features as well as the influence of adjacent settlement and other forms of development. The landscape has limited features of natural and cultural heritage directly associated with the site and views are limited by existing lines of trees and nearby development. The visual appraisal was undertaken in March 2025 where a series of key representative viewpoints were assessed having been determined and agreed through consultation. The locations of the viewpoints were defined through the production of computer modelled Zone of Theoretical Visibility (ZTV) used to identify the surrounding land from within which views towards any part of the proposed development are likely to be possible.

Proposed new tree planting and new landscaping is indicated but not detailed at this stage. The new trees would be required for enhancing green infrastructure, green corridor creation, biodiversity purposes and would be required to offset the loss of any existing. The proposal details do not show the extent of any proposed tree, hedgerow or vegetation removal. Any proposed or considered tree works would need to be in consultation with the LPA Tree Officer. Any hedges or trees worthy of retention must be protected and retained. The boundary treatment trees and hedges associated both within and adjoining this site need to be protected and retained.

There is no ancient woodland within the site, with the nearest located approximately 1.3km east of the site, however, there are several notable specimen trees associated with the field margins along the western boundary of the site. The trees within the north-western part of the site are protected by a Tree Preservation Order (TPO). Of note is the clear line of mature trees which surround part of the conservation area and are clearly visible from the fields that abut to the north and east. Planting within the boundaries will improve the species composition and diversify the age structure, woodland belt deepening will improve screening properties to neighbouring dwellings.

Assuming this site does not form part of any strategic or other allocation identified for development in ADCs adopted Local Plan 2011-2031 (July 2018) It would therefore be assumed that CIL contributions would be sought accordingly, these will need to include contributions towards playing pitches, sport, leisure, pools, halls and ancillary facilities as set out in ADC SPD Open Space, Playing Pitches, Indoor and Built Sports Facilities January 2020.

Quality, well-designed Public Open Space will be fundamental to any proposal submission, these will need to accord with Arun District Councils OS SPD January 2020. The Masterplan would appear to indicate that the minimum standard requirement of POS is being significantly exceeded for this development which is good to see. Our SPD January 2020 would require 3.3Ha (including play space) as a minimum of well connected, usable, quality POS provision within this development.

This development will trigger the requirement for play in the form of onsite LAPs LEAPs and Neighbourhood Equipped Area of Play, NEAP provision, which would need to be suitable for location in material choice and play experience offer. Play would need to be accessible and inclusive. All play provision will need to give a quality, challenging and exciting offer with an element of bespoke provision and theme which runs and links throughout the areas. Detailed submission of the play provision will need to be submitted for approval.

It is noted within the submission that reference is made to recreation and the several recreation spaces and play areas within Yapton, with the nearest play area within Meadow Gardens to the east, and the nearest recreation ground associated with the Village Hall to the south-west of the site. It must be further noted that these offsite areas cannot be counted towards the play provision requirements for this site, whereby play must be provided on site in line with the ADC Local Plan, SPD and Arun Design Guide as a standalone development.

It is noted within the Landscape Strategy the different play typologies will be integrated throughout the development and will vary from formal, equipped areas of play including LAPS/ LEAPS through to incidental play spaces including natural play and play trails. There is no mention of NEAP provision within the detail which is triggered by this many dwellings and would be required to be incorporated into the proposals. Play elements must be high-quality, durable and integrated with landscape elements to enrich the quality of these spaces. They should also be designed in response to the site's context and enforce a strong sense of place. Play areas need to include a variety of experiences to appeal to different user groups and create opportunities for skills development and advancement. They should also be designed in a way to promote accessibility and inclusivity, offering equal opportunities for young people with different abilities and requirements to utilise these spaces. A minimum requirement of 0.484ha of formal play space will be required from this development to be provided in accordance with the ADC Open Space, Playing Pitches, Indoor & Built Sports Facilities SPD. The detail, composition of areas and distribution of different play typologies could be conditioned to be determined and further agreed at a later stage.

Off-site allotment contribution would be triggered from this development.

A detailed DAS, LVA and BNG Metric have been submitted with the application.

SuDS Policy W DM3 of the Arun Local Plan requires development to integrate SuDS into the overall design of the development. The primary purpose of SuDS is to minimise the impact of urban development on the water environment, reduce flood risk and provide habitats for wildlife. SuDS should increase the levels of water capture and storage. It is essential that SuDS do not impact on

the usable levels of public open space whilst providing benefit in the correct capacity within the development and should not be included in the 'usable open space calculations'

### **Impact**

The potential impact on the location would require that Landscaping be provided as mitigation towards screening and softening of the development. Consideration will be required re the access into the site and the Impact this may have on existing trees and hedges on any boundaries.

### **Mitigation/requirements**

Strategic habitat creation and biodiversity enhancement across the site have been indicated to achieve a +21.03% net gain in habitat units and a +19.67% net gain in hedgerow units, creating an ecologically rich setting to the development. The application will need to be supported by a BNG Feasibility Assessment to provide further details, promoting a high quality, environmentally-driven design.

A robust and detailed landscape scheme would be required within the proposals for all areas of development and POS to increase biodiversity net gain and habitat within this rural fringe 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 a good selection of native tree species in conjunction with suitable ornamentals would be required.

All greenspaces should be considered and valued and their connection for biodiversity and habitat explored. 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 open space must be set out. A clear directive of responsibility should be set out with this statement explaining how the differing typologies will be maintained ie responsibility of play and public realm areas.

### **Recommendation/Conclusion**

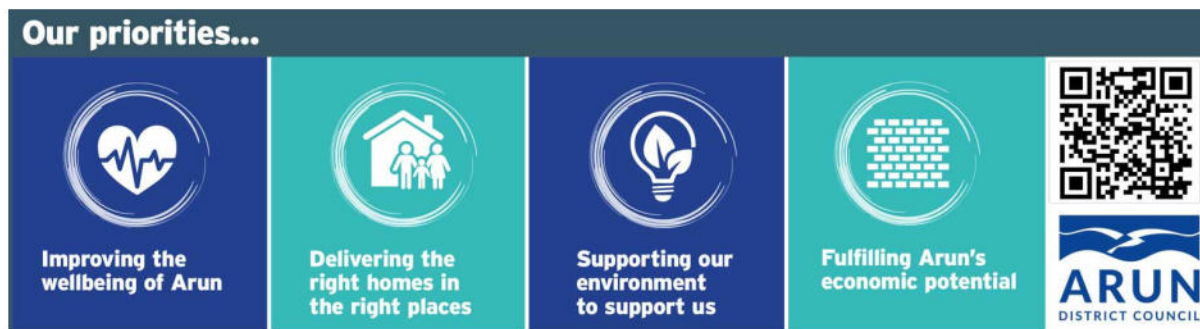
Recommend no landscape objection to the proposals under this application F/19/25/OUT subject to condition of play requirements and further submission of detailed landscape proposals as stated above.

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

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**From:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>  
**Sent:** 07 July 2025 08:34  
**To:** Tree Landscape <[Tree.Landscape@arun.gov.uk](mailto:Tree.Landscape@arun.gov.uk)>  
**Subject:** Planning Consultation on: F/19/25/OUT

To: **Parks and Landscapes**

## NOTIFICATION FROM ARUN DISTRICT COUNCIL

### TOWN AND COUNTRY PLANNING ACT 1990

<b>Application No:</b>	<b>F/19/25/OUT</b>
<b>Registered:</b>	30th June 2025
<b>Site Address:</b>	Land to the South of Ford Lane Arundel BN18 0DF
<b>Grid Reference:</b>	498519 103544
<b>Category:</b>	Plan Applicat'n
<b>Description of Works:</b>	Outline planning application with all matters reserved (except access pro entry secondary school with associated sports pitches and facilities, a co Open Space, sustainable urban drainage system, landscaping and asso affects the setting of listed buildings, affects a Public Right of Way and is

I am able to inform you that I have received an amendment to the above application dated 7th July 2025 relating to:- amended description

If you should wish to make further representations as a result of this amendment, please make any further comment by **7th August 2025**.

[Click here to view the application, documents and make further comments](#)

**Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. We will aim to redact signatures, telephone numbers and email addresses but please help us by not incorporating them in the body of your text. Please make sure that you only include information that you are happy will be published in this way. If you supply information belonging to a third party, you must make sure you have their permission to do so.**

Yours sincerely

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PLRECON (ODB) 2018