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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: 17 September 2026 16:42
To: Planning.Responses <Planning.Responses@arun.gov.uk>; Amber Willard
<Amber.Willard@arun.gov.uk>
Subject: Planning Consultation on: F/36/26/OUT

Response to Planning Application

From: Arun District Council Leisure & Greenspace

Date: 17/09/2026

Application ref: F/36/26/OUT

Description: Outline planning application with some matters reserved (except for access and layout) for t
Burndell Road, provision of associated open space, alongside landscaping, drainage infrastructure and a
Development Plan.

Location: Paynters Croft Burndell Road Yapton BN18 0HR

Determining Authority: Arun DC

Summary recommendation: Recommend a holding objection; The applicant should provide a
Public Open Space Plan identifying the areas proposed to contribute towards the POS

requirement and demonstrating how the required 3,300m² POS provision is achieved. Details of the proposed play provision, including confirmation of compliance with the minimum 400m² LEAP requirement.

Comments

Relevant landscape designations

There are no known statutory or non-statutory landscape, heritage or biodiversity designations within the context of the site, physical, visual, historical or cultural links, protected landscapes, scheduled ancient monuments, listed buildings, conservation area or Historic Parks or Gardens associated with this site.

Response

This application is for Outline planning application with some matters reserved (except for access and layout) for the erection of 40 No dwellings with vehicular access from Burndell Road, provision of associated open space, alongside landscaping, drainage infrastructure and associated works. This application is a Departure from the Development Plan.

The proposed site does not form part of any strategic allocation identified for development in ADCs adopted Local Plan 2011-2031 (July 2018) and therefore it would 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.

The proposals detail a scheme that would deliver up to 40no dwellings. Green Infrastructure would be required and is shown within the detail, which in general look satisfactory.

Public open space provision is required for this development, which presently shows 1no LAP. Equipped/designated play areas, LAP and LEAP provision is triggered, requiring 15 dwellings or greater a LAP required and 34 dwellings or greater LEAP provision required. The submitted drawings do not at preset show this provision and therefore is under providing against our SPD policy.

Developments of 40no dwellings are required to provide both onsite facilities and financial contributions in line with CIL regulations as outlined in ADC SPD Open Space, Playing Pitches, Indoor and Built Sports Facilities January 2020.

A development of this size will require the provision of onsite POS minimum area of 3,300m² and facilitate onsite, unequipped natural play LAP to include such features as landform, boulders or logs, seat and litter bin plus an onsite LEAP which needs to be inclusive and accessible provide an exciting and challenging play offer with theme, zoned areas with a bespoke element and provide all weather access in line with the Arun Design Guide 2021.

No clearly identifiable Locally Equipped Area for Play (LEAP) is shown on the submitted layout.

A LEAP should provide a minimum equipped activity area of 400m² together with appropriate separation distances, accessibility and overlooking in accordance with the SPD and Arun Design Guide.

While areas of landscaping and green infrastructure are shown throughout the site, it is unclear which areas are intended to contribute towards the formal POS requirement.

The southern landscape strip and bunded areas appear narrow and elongated in form and may have limited recreational function.

It has not been demonstrated that a minimum of 3,300m² of usable and accessible public open space can be achieved once any non-qualifying areas are discounted.

The submitted plans do not include an open space schedule identifying the extent of POS, play provision, landscape buffers, ecological areas and any areas excluded from the open space calculation.

Accordingly, further information is required to demonstrate compliance with the Open Space, Playing Pitches and Built Sports Facilities SPD (2020) and the Arun Design Guide (2021).

The submitted layout includes an orchard area within the south-west corner of the site. Whilst this may provide landscape and biodiversity benefits, orchard provision is not a requirement of the Council's adopted open space standards. The orchard area may represent a more appropriate location for a LEAP and associated informal recreation space than the narrow peripheral landscape strips shown elsewhere within the development.

POS areas will need to connect within and beyond the development site promoting and enhancing footpath and cycle links and their use within the wider area.

Impact

The potential impact on the location would require that Landscaping be provided as mitigation towards screening and softening of the development.

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 and POS 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 a good selection of native tree species in conjunction with suitable ornamentals would be required.

Landscape detail would be required 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 proposed landscape scheme will be required to be submitted in plan form detailing species choice, quantities, planting densities and size at time of planting.

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

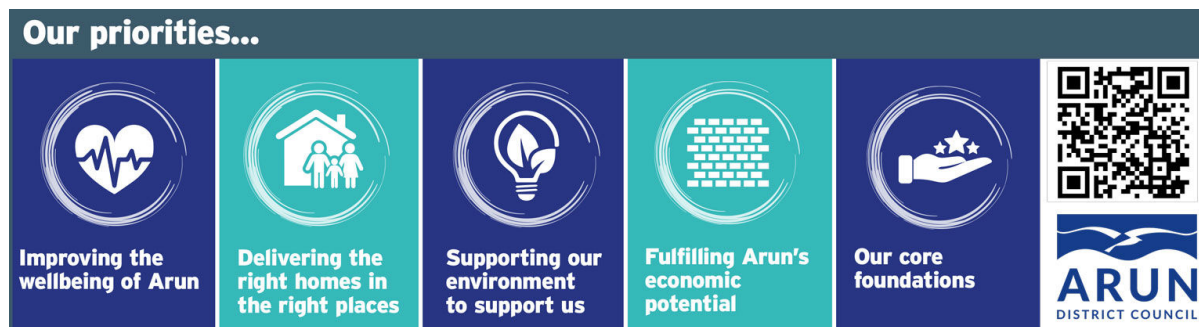
Recommendation/Conclusion

Recommend a holding objection; The applicant should provide a Public Open Space Plan identifying the areas proposed to contribute towards the POS requirement and demonstrating how the required 3,300m² POS provision is achieved. Details of the proposed play provision, including confirmation of compliance with the minimum 400m² LEAP requirement.

Sue Howell
Landscape Officer
 Environment and Climate Change

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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 15 July 2026 09:19
To: Tree Landscape <Tree.Landscape@arun.gov.uk>
Subject: Planning Consultation on: F/36/26/OUT

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Outline Consent

Application No: F/36/26/OUT
Registered: 8th July 2026
Site Address: Paynters Croft Burndell Road Yapton BN18 0HR
Grid Reference: 498595 102723
Description of Works: Outline planning application with some matters reserved (except for access and layout) for the erection of 40 No dwellings with vehicular access from Burndell Road, provision of associated open space, alongside landscaping, drainage infrastructure and associated works. This application is a Departure from the Development Plan.

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 13th August 2026 . 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