

Kinsted

Arun District Council
Planning Department
1 Matravers Road
Littlehampton
BN17 5LF

27th April 2026

Dear Hannah

Supporting Planning Statement

NMA: Alterations to boundary treatments to Mews entrances and tree planting plan. Minor amendment to acoustic fence line between development site and Cornfield School.

Re: Land North of Littlehampton Academy, Fitzalan Road, Littlehampton

Introduction

1. This planning statement is submitted on behalf of Kinsted Developments LLP ("the Applicant") in support of an NMA application to planning permission LU/299/22/PL for the alterations to the proposed boundary treatment plan, tree planting plan and amendment to the acoustic fence line along the boundary with the Cornfield School.
2. The NMA is seeking to introduce timber fencing in lieu of brick and timber boundary walls previously approved to the Mews entrances and to reduce the number of trees in favour of increased density of shrub planting.
3. The following information have been submitted with this application:
 - Supporting Planning Statement (this statement) highlighting the change detailing why it is non-material.
 - 1444-HED-03-DR-L-203 Littlehampton Boundary and Fencing Plan – Rev C09
 - 1444-HED-03-DR-L-301 Littlehampton Soft Landscape Plan – Rev C05
 - 1444-HED-03-DR-L-302 Littlehampton Soft Landscape Palette – Rev C03
 - 1444-HED-03-DR-L-303 Littlehampton Landscape Management Plan – Rev C04
 - 1444-HED-03-DR-L-307 Littlehampton Planting Schedule – Rev C04
 - 1444-HED-03-DR-L-310 Tree Pit Plan – Rev C04
 - 1444-HED-03-DR-L-529 Type 11 Vertical Closeboard Fences – Rev C03

Site and Location:

4. The site is located within the 'Fitzalan Corridor' area of Littlehampton which is identified within the Neighbourhood Plan as the core of the spatial plan for the town - a focus for 'future housing, economic and community-related development'. See figure 1 below
5. The site lies approximately 1.5km to the north of the town centre, and to the south of the villages of Toddington and Wick, which were absorbed by the post-war expansion of Littlehampton. See figure 1 below

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6. The site is not significantly influenced or constrained by nearby heritage assets.

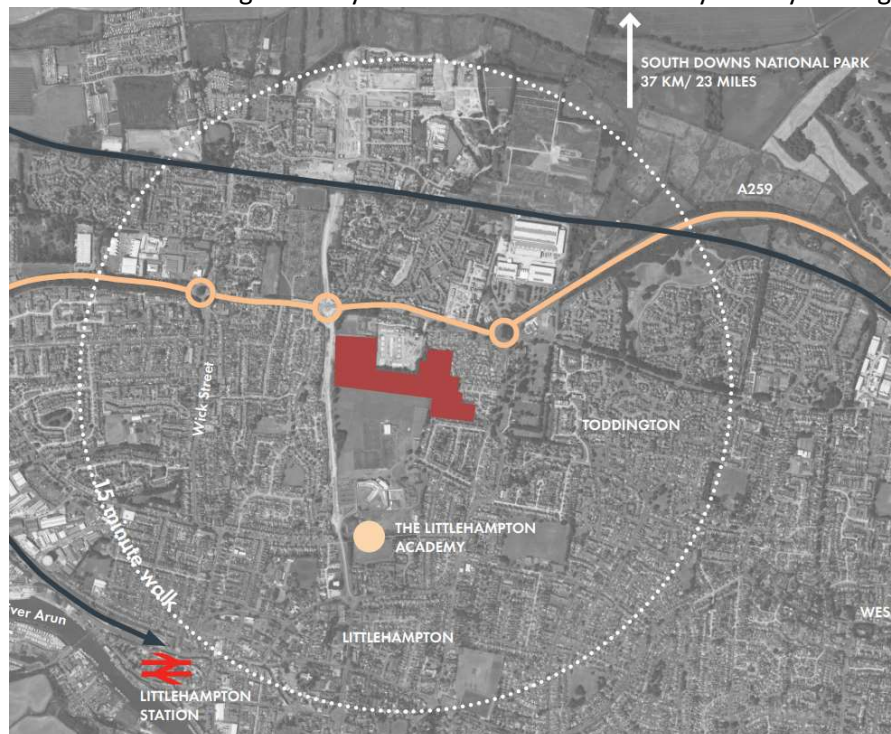


Figure 1: Site Location

7. Development of the site to provide 101 dwellings and associated car parking, cycle parking and landscaping. Planning consent for the development was granted on 18 March 2024 (Application ref: LU/299/22/PL)
8. Other NMAs approved on the site are: LU/15/26/NMA for the removal of all the metal louvre panels to ground floors windows and LU/51/26/NMA proposing design changes to the detached dormer house type.

Current Design

9. The planning approved boundary and fencing plan 1444-HED-DR-03-009 P06 indicates brickwork dwarf walls with supporting brick piers and timber close boarded fencing along each side of the mews entrance roadways. This also includes the returning of the brick/timber walling along the rear boundaries of plots 49, 54, 59, 65, 70, 76, 81, 87, 92 & 98.
10. The planning approved boundary and fencing plan 1444-HED-DR-03-009 P06 indicates brickwork dwarf walls with supporting brick piers and timber close boarded fencing between to the north boundary lines of plots 08 and 35.
11. The planning approved boundary and fencing plan 1444-HED-DR-03-009 P06 indicates a 600mm high brick dwarf wall separating the front driveways of plots 88 & 89. There is also a short section of wall comprising brick piers and timber close boarded fence panels between the rear garden of plot 89 and the front driveway area of plot 88.

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12. The planning approved boundary and fencing plan 1444-HED-DR-03-009 P06 indicates a large step in the boundary lines to plots 95, 96, 97 & 101 to accommodate a new substation behind a bank of trees along Fitzalan Road.



Figure 2: Substation location

13. The planning approved proposed planting scheme indicates 8no trees (4no each side) to the mews roadways between plots 16 & 21 and 26 & 31, and 6no (3no each side) to the other mews roadways.

Proposals and Justifications

14. The proposals include the increased use of timber boundary treatments between plots and the adjoining public realm whilst maintaining the brickwork walls to the key views into the development, such as those from Fitzalan Road and from the eastern meadow area between the development site and Oakcroft Gardens. The Design and Access Statement produced to support the planning application states that *“materials will be robust yet contemporary and provide a warm palette to the residential development. Boundary treatments will similarly echo a rustic feel and include timber boundary treatments.”* Therefore, the developer believes that leaning more towards timber boundary treatments would meet the original design philosophy and have no detrimental overall impact on the development.
15. In the case of plots 88 & 89, the driveways are separated by a narrow boundary strip measuring circa 800mm wide which, is to accommodate both a 215mm thick brick wall and native hedge planting. Omitting the brick wall will increase the available space for the native hedge planting to thrive and will provide a more nature visual separation.
16. The number of trees with the public realm is a balance between delivering a considered landscape scheme which, responds to various aspects such as opportunities for enhancements to ecology, providing a softer more natural visual appearance and greener open spaces whilst, also ensuring these features can have the opportunity to thrive and be effectively managed and maintained. The planting scheme in the to the key open spaces of the development has not been altered by the proposals. Therefore, the reduction on the number of trees should be considered non-material.

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17. By reducing the number of trees, the density of shrub planting will be increased thus having a negligible impact of the overall vegetation. Shrubs will have a more immediate visual impact and will reach maturity many years before a young tree.
18. It is proposed that the boundary treatments along the mews entrances are to have a high quality close boarded timber fencing for a natural, more "*rustic feel*" whilst also providing high levels of screening from the public realm. Consideration has been given to the aesthetic of these fences so there is no loss of placemaking and to offer a more open feel to the entrances into the mews areas.
19. The substation noted in figure 2 above has subsequently been omitted from the scheme as there is no requirement to provide one for this development. The space which this was to occupy can be given back to the adjoining plots which will enhance the amenity for the residents.
20. The landscape buffer between the Cornfield School and the acoustic timber fencing to the development site has been omitted after concerns were raised by the school regarding access and future maintenance. The existing metal fencing to the school is to remain and will therefore create a very narrow "*litter trap*" which, would be very difficult to access and maintain. The line of this new acoustic fence should not be considered material.

Conclusions

21. The developer believes that the design proposals provide a better balance between a softer visual appearance and ongoing management of the development. The proposals will not affect the key areas of planting to the public realm and will have no negative impact of the proposed ecological enhancements previously approved.
22. The proposals meet the original design concept in noted in the Design and Access Statement to "*include timber boundary treatments*" whilst also maintaining "*robust yet contemporary*" walls to the key views into the development site.
23. It is considered that the proposed changes are non-material and should be approved under Section 96A of the Town and Country Planning Act 1990. Previous comments made by Arun District Council planning would support this view.

Yours Sincerely



Duncan Bayley
Technical Manager