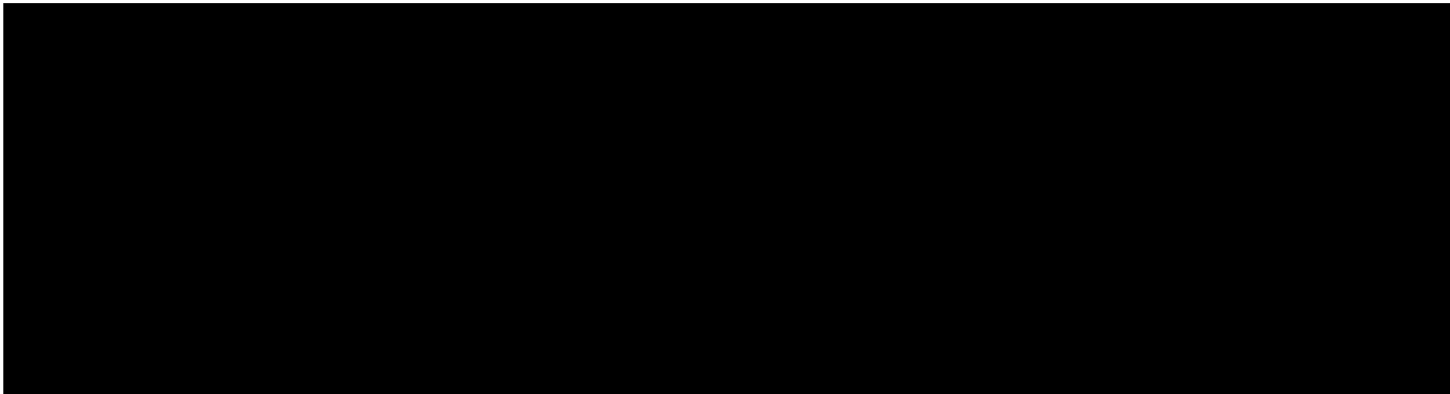




From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 27 May 2021 17:23
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: Planning Consultation on: LU/116/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 27 May 2021

Application ref: LU/116/21/PL

Description: Erection of 112 No. residential units with access from Fitzalan Road, open space, hard and soft landscaping works,

internal roads/footways, car and cycle parking, substation, bin store and associated engineering and infrastructure works.

This site is in CIL Zone 4 & is CIL Liable as new dwellings.

Location: Land South Of The Littlehampton Academy Fitzalan Road Littlehampton BN17 6ED

Determining Authority: Arun DC

Summary recommendation: Recommend that it would appear that POS requirements do not meet our SPD guidelines considering the

proposed onsite play provision, which will take up a large proportion of the central POS area as proposed.

Quantum of POS to meet our SPD requirements to be confirmed.

Landscape scheme detail to be submitted and approved.

Comments

Relevant landscape designations

There are no physical, visual, historical or cultural links, protected landscapes, scheduled ancient monuments, listed buildings, conservation area or Historic Parks or Gardens associated with this site.

South Downs National Park to the north

Response

This is a development previously approved with 106 obligations under application LU/55/15/OUT

The site is clear and presently grassed open space with some trees mostly to the periphery and offsite. This site is not a strategic allocation in the local plan, but is a housing site allocation in the LH Neighbourhood Plan as Land south of Littlehampton Academy for delivery of up to 70 dwellings (and site just below is a Local Green Space).

This would be a CIL liable development, public open space will be required onsite and to contribute to achieving a significant green space along the Link road. This development will be accessed from the new Fitzalan Link road to the west.

The detail under LU/55/15/OUT (68 dwellings) included a Public open space area centrally located within the development. The proposals under this application LU/116/21/PL show a central POS area which appears to now contain children's play, plus an area of private open space to the apartment block which now houses SuDS provision. The density of dwellings now proposed 112no units will need to demonstrate that the POS minimum standards are being met with these dwelling numbers, excluding and SuDS areas which should not form part of the POS calculations. It should be noted that 9240sqm of onsite POS is required in addition to offsite financial contributions for playing pitches/3G pools/ halls and ancillary facilities as outlined in ADC SPD Open Space, Playing Pitches, Indoor and Built Sports Facilities January 2020.

It has previously been recommended for play that a preference for offsite provision with a financial contribution for offsite provision made. It would be advised that play would be better situated as an offsite contribution and as agreed in the previous 106 application rather than located on this site. In addition, the total quantum required for POS and play on site for 112 dwellings would be 9240sqm (including 1356sqm of play space) which from the layout shown would appear to not be achievable. On these grounds alone recommendation would be that the POS being provided for this development is insufficient to accommodate play as well as general Public Open Space.

LAP provision in the form of natural unequipped play spaces, would also be required within the proposals, but not presently shown.

The POS being shown with this application would appear insufficient for a development of this many dwellings, clarification to be sought re quantum being provided.

The previously drafted 106 agreement recognised the requirement for children's play and 106 monies were agreed for offsite improvements to Rosemead Park play area immediately to the south which is a Parish owned facility.

Active design principles should be explored and as there is an increase in dwellings from this site the incorporation of active leisure features including outdoor gym and fitness equipment could be (with agreement with the Parish) provided and incorporated into the adjacent POS areas.

SuDS provision appears to have been incorporated to the apartment block area, the full implication of these including future management and maintenance must be considered, also the proximity to these residential dwellings. The recommendation that these are subject to RoSPA or similar organisation inspection should be noted. Detail to be provided as to whether these are likely to be wet or dry areas; this has implications where situated near to residents and play areas. Where they are to remain wet for long periods their safety must be assessed regarding the proximity to residential areas. Any such SUDS features should be designed as beneficial wildlife, amenity and landscape features and incorporated as part of an open space or landscaping scheme for the development.

Pedestrian and cycle routes within the development will need to provide purposeful links for connectivity beyond the development site. Pedestrian and cycle links to Fitzalan Road, Elm Grove Road and the POS to the south of the site need to be ensured.

Impact

The potential impact on this setting and location would require that Landscaping be provided as mitigation towards screening and softening of the development also to provide some buffer to this site from the link road to the west.

Existing established native trees and hedges provide important ecological value, create buffer zones, mammal commuter belts and screening opportunities. All existing trees or vegetation that fall within the proposed or periphery of the development, may provide significant aesthetic impact and should be protected and retained. Any considered tree works within the site should be agreed with Arun District Councils Tree Officer.

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.

Mitigation/requirements

As some existing green boundary is evident in places, this will require further boundary planting treatment to enhance and improve. A detailed, comprehensive and robust landscaping scheme will be required within the development and POS areas to increase biodiversity of which Net Gain requirements will need to be demonstrated.

All greenspaces should be considered and valued and their connection for biodiversity and habitat explored. A planting scheme will need to be developed which includes a mix of evergreen and deciduous, native and ornamentals. Tree specification should be at a size which allows instant impact, but which will establish and mature as the site develops.

A full and detailed landscape scheme will be required to be submitted for approval, detailing quantities, species choice, position, densities and size at time of planting. This should be plotted in plan and list form and in relation to the trees and vegetation to be retained so that a clear picture of the proposals can be seen. These details are required to ensure that appropriate screening is provided, maintaining and uncompromising the setting and ensuring that the proposals fit within the area of neighbouring properties, providing screening as required, increasing biodiversity and wildlife habitat.

Recommendation/Conclusion

Recommend that it would appear that POS requirements do not meet our SPD guidelines considering the proposed onsite play provision, which will take up a large proportion of the central POS area as proposed. Quantum of POS to meet our SPD requirements to be confirmed.

Sue Howell

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Greenspace + Emergency Planning

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

Sent: 20 April 2021 15:12

To: Tree Landscape <Tree.Landscape@arun.gov.uk>

Subject: Planning Consultation on: LU/116/21/PL

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

Application No: LU/116/21/PL

Registered: 20th April 2021

Site Address: Land South Of The Littlehampton Academy Fitzalan Road Littlehampton
BN17 6ED

Grid Reference: 503354 102629

Description of Works: Erection of 112 No. residential units with access from Fitzalan Road, open space, hard and soft landscaping works, internal roads/footways, car and cycle parking, substation, bin store and associated engineering and infrastructure works. This site is in CIL Zone 4 & is CIL Liable as new dwellings.

The Council have received the above application.

[Click here to view the application details](#)

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 21st May 2021 . You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning.

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 the leaflet how to respond to planning applications <https://www.arun.gov.uk/planning-application-comments> which deals with material planning considerations.

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://www.planningportal.co.uk/info/200207/appeals> 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

Mrs A Gardner

Planning Officer- Arun District Council

Telephone: 01903 737529

Email: Anita.Gardner@arun.gov.uk

PLCONSULT (COB) 2020