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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: 02 September 2021 14:11
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: Planning Consultation on: LU/116/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 02 September 2021

Application ref: LU/116/21/PL - Revision

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 (Zero Rated).

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

Determining Authority: Arun DC

Summary recommendation: Recommend landscape approval of the relocating of the children's play via Section 106 contributions into the adjacent Rosemead play area for improvement and therefore allowing the shown central POS area now available as suitable POS (considering also the adjacent greenspace) for the whole development. Landscape whole site scheme detail to be submitted and approved.

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 REVISED application LU/116/21/PL now revised under substitute drawings Landscape Masterplan LTH-NTA-XX-00-DR-L-0501 Rev P04 Landscape GA softworks Sheets 1 of 2 LTH-NTA-XX-00-DR-L-0504 Rev P04 and Landscape GA softworks Sheets 2 of 2 LTH-NTA-XX-00-DR-L-0505 Rev P04 show a central POS area which is now allocated as POS with the children's play omitted in favour of 106 contribution which would be preferable. In addition also have been indicated within the 106 agreement 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 had 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. 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 shown now to the rear of the apartment block area (removed from the apartment block frontage which is preferable) the full implication of SuDS 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 landscape approval of the relocating of the children's play via Section 106 contributions into the adjacent Rosemead play area for improvement and therefore allowing the shown central POS area now available as suitable POS (considering also the adjacent greenspace) for the whole development.

Sue Howell

Leisure and Landscape Officer,
Greenspace + Emergency Planning

T: 01903 737943

E: sue.howell@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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

Sent: 06 August 2021 20:04

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 AND COUNTRY PLANNING ACT 1990

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
Category: Plan Applicat'n
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 (Zero Rated).

I am able to inform you that I have received an amendment to the above application dated 15th July 2021 relating to:- Amended landscape plans, affordable housing and illustrative site plan

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'Enter comment'.

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Please make any further comment by **27th August 2021**.

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

Mrs A Gardner

Planning Case Officer- Arun District Council

Telephone: 01903 737529

Email: Anita.Gardner@arun.gov.uk

PLRECON (OOB) 2018