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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 11:52
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: Planning Consultation on: LU/206/21/RES

Response to Planning Application

From: Arun District Council Greenspace

Date: 03/09/2021

Application ref: LU/206/21/RES

Description: Approval of reserved matters following outline consent LU/47/11/ for the development of 260 No. dwellings and the construction of the Central Spine Road running through Hampton Park. This site is in CIL zone SP2 and is not CIL Liable as strategic site.

Location: Phase 5 Hampton Park Toddington Lane Littlehampton BN17 7PL

Determining Authority: Arun DC

Summary recommendation: Recommend that further landscape detail is required to satisfy the play provision proposed within this parcel. **Recommendation that play provision as presently demonstrated in LEAP proposals is inadequate.** Recommend that tree sizes are re-considered in order to provide a be

of instant greening to this parcel. Recommend that safe and all weather access pathways are demonstrated and confirmed.

Comments

Response

Following submission of Landscape proposals and associated DAS I would comment as follows:

The landscape scheme in general has provided an adequate mix of evergreen and deciduous mixed ornamental and native species. The plant choices in some part will play a role in the four character areas definition, however the built form will need to be strong in order for this to be realised.

As a general observation I would conclude that the standard tree planting throughout the site and particularly within the avenue and key structural areas has been specified at an insufficient height to provide the instant greening and maturity required. The DAS mentions that this parcel of the development is to accommodate 260 no units which is a substantial amount of dwellings and also states that this parcel is presently devoid of significant structural green infrastructure with existing hedgerows to be removed. This will result in a very hard looking development parcel where greening will be paramount in order to counteract this. The tree sizes specified are generally no larger than EHS 14-16cm girth. It is recommended that these key area structure trees are increased in size at time of planting to a semi mature size minimum 18-20cm girth with appropriate underground plant support systems detailed and specified for inclusion, to ensure establishment of these. Some of the selected tree species could be questioned re appropriate choice for street scene because of the spreading form and brittle nature of the species (particularly *Cercidiphyllum* and *Gleditsia*)

Green edges-spine road/LEAP view 6546-PL view 6 doesn't in fact illustrate play equipment in this view.

Planting Plan 4 of 8 L.A.PH5.104 and Landscape Strategy Plan LA.PH5.8 shows an indicative LEAP only where specific detail re play equipment choice needs to be clearly demonstrated. Play equipment needs to be accessible and inclusive and provide for the minimum standard required which the scheme presently shown does not do. 5 no play experiences of which stepping logs and glacial boulders would not meet our SPD requirements. A development parcel of 260 no units would as a stand-alone development trigger the need for NEAP and therefore the LEAP offer which is all that is shown as formal play for this parcel needs to be substantial and a quality standard.

The play offer needs to demonstrate a variety of formal and informal play opportunities catering for a wide age and ability range in order to satisfy the LEAP requirement. The LEAP needs to demonstrate connectivity to all weather pedestrian and cycle routes and provide safe, secure, both tranquil and challenging play opportunities, which the presentation of this LEAP is failing to do. Bark mulch areas and coppiced Hazel within play areas would not be supported by the LPA as for the potential risk of maintenance issues.

Three further LAPs have been indicated within the layout. These too have failed to demonstrate a cohesive play offer or detail, which could be used to bolster the LEAP provision being provided. Whilst LAPs would generally cater for the very young and often form unequipped areas of play, these now due to the inadequate play within this parcel need to be demonstrating a true worth and form a holistic approach to the play in this Phase 5 parcel. The LAPs need to be viewed in conjunction with the LEAP in connected provision and play value.

Seats, litter bins, dog bins and cycle stands all need to be incorporated into a coherent and comprehensive landscape scheme across this development parcel.

Maintenance responsibility should be confirmed in conjunction with the maintenance specification detail.

Recommendation/Conclusion

Recommend that further landscape detail is required to satisfy the play provision being proposed within this parcel. **Recommendation that play provision as presently demonstrated in LAP and LEAP proposals is inadequate.** Recommend that tree sizes are re-considered in order to provide a better level of instant greening to this parcel. Recommend that safe and all weather access pathways are demonstrated and confirmed.

Sue Howell

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

Sent: 30 July 2021 15:04

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

Subject: Planning Consultation on: LU/206/21/RES

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

The Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Approval of Reserved Matters Following Outline Approval

Application No: LU/206/21/RES
Registered: 26th July 2021
Site Address: Phase 5 Hampton Park Toddington Lane Littlehampton BN17 7PL
Grid Reference: 503311 103690
Description of Works: Approval of reserved matters following outline consent LU/47/11/ for the development of 260 No. dwellings and the construction of the Central Spine Road running through Hampton Park. This site is in CIL zone SP2 and is not CIL Liable as strategic site.

The Council have received the above application.

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

Should you have any comments to make, these should be sent by replying to this email by 3rd September 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 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

Michael Eastham

Planning Officer- Arun District Council

Telephone: 01903 737772

Email: michael.eastham@arun.gov.uk

PLCONSULT (ODS) 2020