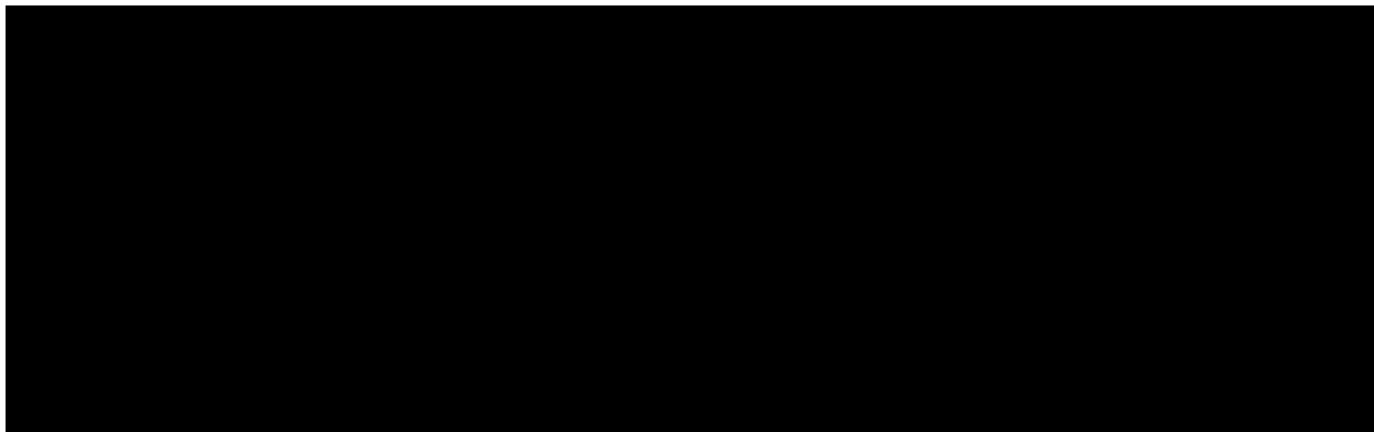


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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 13 January 2022 15:19
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: Planning Consultation on: LU/206/21/RES

Response to Planning Application

From: Arun District Council Greenspace

Date: 13/01/2022

Application ref: LU/206/21/RES

Description: Approval of reserved matters following outline consent LU/47/11/ for the development of 261 No. dwellings, the formation of green swale (SuDs feature) and the construction of part of the Central Spine Road running through Phase 5 at Hampton Park and southwards to link up with Toddington Lane. 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 approval of the revised soft landscape detail and plant specification** but 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 safe and all weather access pathways are confirmed.

Comments

Response

Further to receipt of details relating to:- various **revised plans and documents**, specifically landscape and play detail I would comment as follows:

The landscape DAS and scheme in general as previous consultation comments has proposed a suitable 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.

It is good to see that these revision B iterations have taken on board recommendation to increase in certain key areas the tree sizes as requested. As a general observation it was viewed that the standard tree planting throughout the site and particularly within the avenue and key structural areas had 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 260no 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 could result in a very hard looking development parcel where greening will be paramount in order to counteract this.

The tree sizes **now specified** have now included species larger than EHS 14-16cm girth at time of planting and now include trees shown within the Material and Plant Schedule LA.PH5.109.REV B at an increased size at time of planting to include Extra Heavy trees 16-18cm girth and Semi mature size trees at 20-25cm girth which will give instant impact and greening to the development and which will require appropriate underground plant support systems detailed and specified for inclusion, and adequate aftercare to ensure establishment.

Planting Plan Landscape Strategy Plan 5 of 8 LA.PH5. 105 Rev B shows an indicative LAP (there are other indicative LAPS also indicated throughout the Landscape Strategy Plans. **The specification for the LAPS needs to be clearly demonstrated in a separate plan** with specification clearly showing what is included in these areas including seating and bins, pathways, landform and play offer. Due to the quantum of dwellings that these LAPs and 1no LEAP are to cater for, the LPA would be looking for these LAPs to contribute to the overall play offer and deficits in the LEAP for this section of the site. It would therefore be expected that these LAPs provide

some level of formal play above natural elements but to cater still for generally younger children. The LAPs have been indicated within the layout but have still 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

Planting Plan Landscape Strategy Plan 4 of 8 LA.PH5. 104 Rev B shows no detail of the indicative LAP and LEAP within this drawing.

Planting Plan Landscape Strategy Plan Play areas LA.PH5.8 Rev B (only includes LEAP detail and not the LAPs) shows detail of the proposed LEAP which still appears inadequate in play offer, specification and detail provided. The 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. The play experiences and equipment shown appear unimaginative, repetitive and lacking in inclusion and would not meet our SPD requirements. A development parcel of 260no units requires a quality and challenging play provision and whilst it is acknowledged that this LEAP is constrained by location the play experiences should not be compromised. (Drawing shows bonded rubber and self-binding gravel in the detail but needs to show tarmac as the connecting pathways)

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.

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 approval of the revised soft landscape detail and plant specification but 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 safe and all weather access pathways are confirmed.

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning

T: 01903 737943
E: sue.howell@arun.gov.uk



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www.arun.gov.uk

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

Sent: 22 December 2021 10:04

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

TOWN AND COUNTRY PLANNING ACT 1990

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

Category: Plan Applicat'n

Description of Works: Approval of reserved matters following outline consent LU/47/11/ for the development of 261 No. dwellings, the formation of green swale (SuDs feature) and the construction of part of the Central Spine Road running through Phase 5 at Hampton Park and southwards to link up with Toddington Lane. This site is in CIL zone SP2 and is not CIL Liable as strategic site.

I am able to inform you that I have received an amendment to the above application dated 8th December 2021 relating to:- various revised plans and documents.

[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'.

[Click here to make further comments](#)

Please make any further comment by **21st January 2022**.

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

Michael Eastham

Planning Case Officer- Arun District Council

Telephone: 01903 737772

Email: michael.eastham@arun.gov.uk

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