

**From:** Sue Howell <[Sue.Howell@arun.gov.uk](mailto:Sue.Howell@arun.gov.uk)>  
**Sent:** 20 October 2020 16:18  
**To:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>  
**Cc:** Anita Gardner <[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)>  
**Subject:** Planning Consultation on: LU/214/20/PL

Apologies the ref on this is **LU/214/20/PL** not BR/196/20/PL

Regards

**Sue Howell**  
Leisure and Landscape Officer,  
Greenspace + Emergency Planning

**T:** 01903 737943  
**E:** [sue.howell@arun.gov.uk](mailto:sue.howell@arun.gov.uk)



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF  
[www.arun.gov.uk](http://www.arun.gov.uk)

Sign up to our newsletter [here](#)



**From:** Sue Howell <[Sue.Howell@arun.gov.uk](mailto:Sue.Howell@arun.gov.uk)>  
**Sent:** 20 October 2020 15:50

**To:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>

**Cc:** Anita Gardner <[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)>

**Subject:** FW: Planning Consultation on: BR/196/20/PL

**Application ref:** LU/214/20/PL

**Date:** 20/10/2020

**Description:** Demolition of existing buildings & redevelopment comprising residential units (Class C3) & flexible commercial floorspace (Class A1, A2, A3 and/or D1) together with the provision of car & cycle parking, landscaping & associated works (resubmission following LU/3/19/PL). This application affects the setting of listed buildings & may affect the character & appearance of the East Street, Littlehampton Conservation Area. This application is in CIL Zone 4 (Zero Rated) as 'flats & other development'.

**Location:** Empty Supermarket Premises Avon Road Littlehampton BN17 6AT

**Determining Authority:** Arun DC

**Summary recommendation:** I would recommend **no landscape objection** to the proposals subject to the submission and approval of the information above.

---

## Comments

### Relevant landscape designations:

The site is presently the setting of an existing vacant premise, and associated carparking. This application affects the setting of listed buildings & may affect the character & appearance of the East Street, Littlehampton Conservation Area.

### Response

As this is a proposal for the demolition and redevelopment of residential units and flexible commercial floorspace there would be no requirement for POS or play area on this site. Greening to soften the development would be required on a development of any kind. There is a real opportunity to increase and improve the greening of this site with the inclusion of a careful selection of trees and shrubs both benefitting the aesthetics and biodiversity of the site.

There is indication within the Proposed site plan 0002 R1 submission of external landscaped areas which would benefit this development and provide valuable outdoor space, this will require further detail in plan form which should be submitted for approval, detailing 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 in the locale, so that a clear picture of the proposals can be seen. These details are required to assure the proposals are appropriate to its setting and to ensure that any appropriate screening is provided, maintaining and uncompromising the setting and ensuring that the proposals fit within the area of neighbouring and adjacent properties.

We note a requirement for any scheme, in accordance with policy to be of High Quality Design, the nature and usage of this development should not compromise this requirement.

Any trees worthy of retention have the potential to provide established screening and should be protected from construction damage. Root protection Areas (RPA) should extend into the development site and to those in neighbouring land. Before construction, a tree protection scheme must be in place for any adjacent trees whose root protection areas fall within the construction zone from neighbouring land. This should be in accordance with BS 5837:2012 'Trees in relation to construction'

## Impact

The potential impact of the proposals would blend into the surrounding environment and will enhance the existing with the landscape Improvements shown.

## Mitigation/requirements

Landscape mitigation to provide valuable outside space for the flatted development and to soften the surrounds allowing biodiversity improvement in this area.

## Recommendation/Conclusion

I would recommend **no landscape objection** to the proposals subject to the submission and approval of the information above.

### Sue Howell

Leisure and Landscape Officer,  
Greenspace + Emergency Planning

T: 01903 737943

E: [sue.howell@arun.gov.uk](mailto:sue.howell@arun.gov.uk)



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF  
[www.arun.gov.uk](http://www.arun.gov.uk)

---

Sign up to our newsletter [here](#)

