

From: Amanda Scholes on behalf of Planning.Responses
Sent: 12 November 2020 09:21
To: Planning Scanning
Subject: FW: Planning Consultation on: LU/238/20/OUT

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 11 November 2020 16:11
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Raymond Cole <Raymond.Cole@arun.gov.uk>
Subject: FW: Planning Consultation on: LU/238/20/OUT

Response to Planning Application

From: Arun District Council Greenspace

Date: 11 November 2020

Application ref: LU/238/20/OUT

Description: Outline planning application with some reserved matters (Scale and Access to be reserved) for the demolition of existing treatment works & redevelopment of a former camp site to provide; up to 105 No. homes, 100sqm of A1 Shops use, 220sqm of A3 restaurant use & 420m of pontoons to provide approximately 32 leisure moorings along with associated landscaping, sluice gate, flood defence works & car parking highways works. This application also lies within the parish of Climping, may affect a Public Footpath & is a Departure from the Development Plan.

Location: Land west of Bridge Road Roundabout Littlehampton BN17 5DF

Determining Authority: Arun DC

Summary recommendation: I would recommend **no landscape objection** to an area which could provide a real opportunity for a quality and exciting form of development. The submission of landscape details to support this would be required for approval.

Comments

Relevant landscape designations:

The site will largely be a CIL relevant site.

The site is located along the east bank of the River Arun on the edge of Littlehampton.

The site is a 2.7ha strip of land fronting water to the west and the A258 to the east.

Within the site boundary a designated PHI-Coastal saltmarsh is located inside the western boundary. Saltmarsh habitat is also shown in the northern half of the site.

The South Downs National Park is located 5km to the north.

An existing PRoW is located in the north of the site and runs part way along the old line of flood defence at the northern boundary, providing access to the riverbank for pedestrians. The PRoW is not connected to other PRoWs or footpaths beyond.

The site is located within the SSSI Climbing Beach impact zone.

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

Response

The site is located within the NCA South Coast Plain, and is a broadly oval piece of land located on the river bank. Boundary vegetation is located along the highway embankment outside the south and eastern boundary line, which provides relatively dense screening from the A259.

Along the western boundary is a designated coastal saltmarsh habitat, and the site in general has little notable tree cover.

The site has the potential to develop what has previously had some development and presently represents as an area of wasteland. The influence of the site upon the wider character area will be visible due to the scale of the proposals, the low lying topography and limited intervening vegetation. It sits on the rural fringe of Littlehampton in an area of adjacent existing commercial development.

The NPPF para 124/127 relate to good design principles which equally apply to mixed residential and commercial development.

The proposed masterplan, detailed indicative plans and LVI assessment proposals by Stolon Studio have proposed an interesting development for this location where with careful and well-chosen landscape detail could be used to further enhance these proposals.

We note within the proposals there is to be provision of play and public accessible open space areas. Developments over 10no dwellings are required to provide both onsite facilities and offsite financial contributions as outlined in ADC SPD Open Space, Playing Pitches, Indoor and Built Sports Facilities January 2020.

The building and waterfront interface will require careful landscape consideration in order to blend the two and to retain any saltmarsh habitat as far as possible.

Impact

The potential impact of the proposals could be blended into the surrounding environment with further thought given to the landscape offer and greening to counteract this.

Mitigation/requirements

Detailed landscape provision to the public open space and waterfront areas will required considered choice and careful selection of areas for trees and shrubs. The green boundary treatment along the western boundary may need further screening mitigation both aesthetically and practically due to location. All areas should be considered and their connection for biodiversity and habitat explored. Trees specified should be at a size which allows instant impact, but which will establish and mature as the site develops.

Recommendation/Conclusion

I would recommend no landscape objection to an are which could provide a real opportunity for a quality and exciting form of development. The submission of landscape details to support this would be required for approval.

Sue Howell

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Greenspace + Emergency Planning

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

Sent: 10 September 2020 09:04

To: Tree Landscape <Tree.Landscape@arun.gov.uk>
Subject: Planning Consultation on: LU/238/20/OUT

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline Consent

Application No: LU/238/20/OUT
Registered: 3rd September 2020
Site Address: Land west of Bridge Road Roundabout Littlehampton BN17 5DF
Grid Reference: 501575 102594
Description of Works: Outline planning application with some reserved matters (Scale and Access to be reserved) for the demolition of existing treatment works & redevelopment of a former camp site to provide; up to 105 No. homes, 100sqm of A1 Shops use, 220sqm of A3 restaurant use & 420m of pontoons to provide approximately 32 leisure moorings along with associated landscaping, sluice gate, flood defence works & car parking highways works. This application also lies within the parish of Climping, may affect a Public Footpath & is a Departure from the Development Plan.

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 15th October 2020 . 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

Raymond Cole

Planning Officer- Arun District Council

Telephone: 01903 737598

Email: raymond.cole@arun.gov.uk

PLCONSULT (ODS) 2020