

From: Nicola Oktay on behalf of Planning.Responses
Sent: 13 December 2024 10:32
To: Planning Scanning
Subject: FW: Planning Consultation on: LU/246/24/PL

Parks and Landscapes response

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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 12 December 2024 18:09
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: Planning Consultation on: LU/246/24/PL

Response to Planning Application

From: Arun District Council Greenspace
Date: 12 December 2024

Application ref: LU/246/24/PL

Description: Demolition of existing structures and development of land to create 10 No. residential dwellings, landscaping, access, car parking and cycle parking. This application may affect the setting of listed buildings, is in CIL zone 2 and is CIL liable as new dwellings.

Location: Land at Toddington Lane Littlehampton BN17 7PN

Determining Authority: Arun DC

Summary recommendation: Recommend that landscape detail needs to be submitted to show where and how LAP provision can be incorporated into the development. Further landscape detail to include proposals for planting outside of dwelling curtilages and BNG calculation in line with regulations required.

Comments

Relevant landscape designations:

The site is located in the village of Toddington, a community in the Littlehampton wider area.

The site was formerly occupied by a Scaffolding services company with minimal structures on the site, with one remaining dilapidated concrete barn to be demolished under this application.

The site is surrounded by a mix of residential, light industrial and verge green space.

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

Response

The proposals are for demolition of existing structures and development of land to create 10 No. residential dwellings, landscaping, access, car parking and cycle parking. This application may affect the setting of listed buildings, is in CIL zone 2 and is CIL liable as new dwellings.

To the north the site sits behind the houses and front gardens along Toddington Lane. To the east the site lies adjacent to Toddington Lane. To the south the site lies adjacent to access and front gardens of 1-3 Toddington Farm Cottages and a green verge. To the west the site lies adjacent to the light industrial Hollyacre business park.

A site plan, Landscape GA L-101, Planting strategy, Landscape Statement and Design and Access statement have been submitted. The detail provided within these drawings is indicative only and would require further landscape drawings to detail actual quantities, planting densities and size at time of planting.

With a development of 10no dwellings, Public Open Space is not a requirement, however **developments of 9 or more dwellings are required to provide on site provision of LAP facility and therefore suitable location and quantum of greenspace to accommodate this.** LAP provision is not indicated on the plans and would be a requirement, which would need to be shown. Location of the indicated open area surrounding the semi-detached plots is banked or adjacent to a roadway and therefore may not be suitable location for LAP provision.

It is noted that much of the green infrastructure proposed is located within private garden locations, with trees and hedges which have the potential to be removed by the residents and therefore not a guaranteed long stay of the scheme. This in turn will effect Biodiversity Net Gain calculations. Green infrastructure proposals should be included within the site outside of private dwelling remits.

The DAS has indicated that native tree species are to be included within the scheme, a mix of native and ornamentals would be advised because of the garden settings to these dwellings.

Biodiversity Net Gain calculations have been indicated which would appear to show a deficit in requirements. Confirmation of how the indicated shortfall would be addressed would need to be submitted.

Impact

The proposals have the potential to improve visually this plot within this landscape setting, however it needs to be demonstrated that adequate green infrastructure can be included and SPD and BNG requirements met.

Mitigation/requirements

The landscape scheme submitted within the DAS is indicative only and will require plan submission of proposals to include quantities, species choice, position, densities and size at time of planting. This detail is required in plan and list form and in relation to existing trees and vegetation retained in order to given a clear and adequate picture of the proposals..

Biodiversity Impact calculations in the form of a Biodiversity Net Gain Assessment has been included with the submission which reports a minor overall gain post completion of habitat units but not achieving an overall 10% gain, which needs to be demonstrated. A BNG gain plan is required.

Recommendation/Conclusion

Recommend that landsape detail needs to be submitted to show where and how LAP provision can be incorporated into the development. Further landscape detail to include proposals for planting outside of dwelling curtilages and BNG calculation in line with regulations required.

Sue Howell
Leisure and Landscape Officer
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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 07 October 2024 11:34
To: Tree Landscape <Tree.Landscape@arun.gov.uk>
Subject: Planning Consultation on: LU/246/24/PL

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

Application No:	LU/246/24/PL
Registered:	4th October 2024
Site Address:	Land at Toddington Lane Littlehampton BN17 7PN
Grid Reference:	503406 103840
Description of Works:	Demolition of existing structures and development of land to create 10 No. residential dwellings, landscaping, access, car parking and cycle parking. This application may affect the setting of listed buildings, is in CIL zone 2 and is CIL liable as new dwellings.

The Council have received the above application.

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

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 7th November 2024 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

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 information on what comments we can consider <https://www.arun.gov.uk/planning-application-comments>

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://acp.planninginspectorate.gov.uk/> 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

Kathryn Welch

Planning Officer- Arun District Council

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PLCONSULT (ODB) 2020