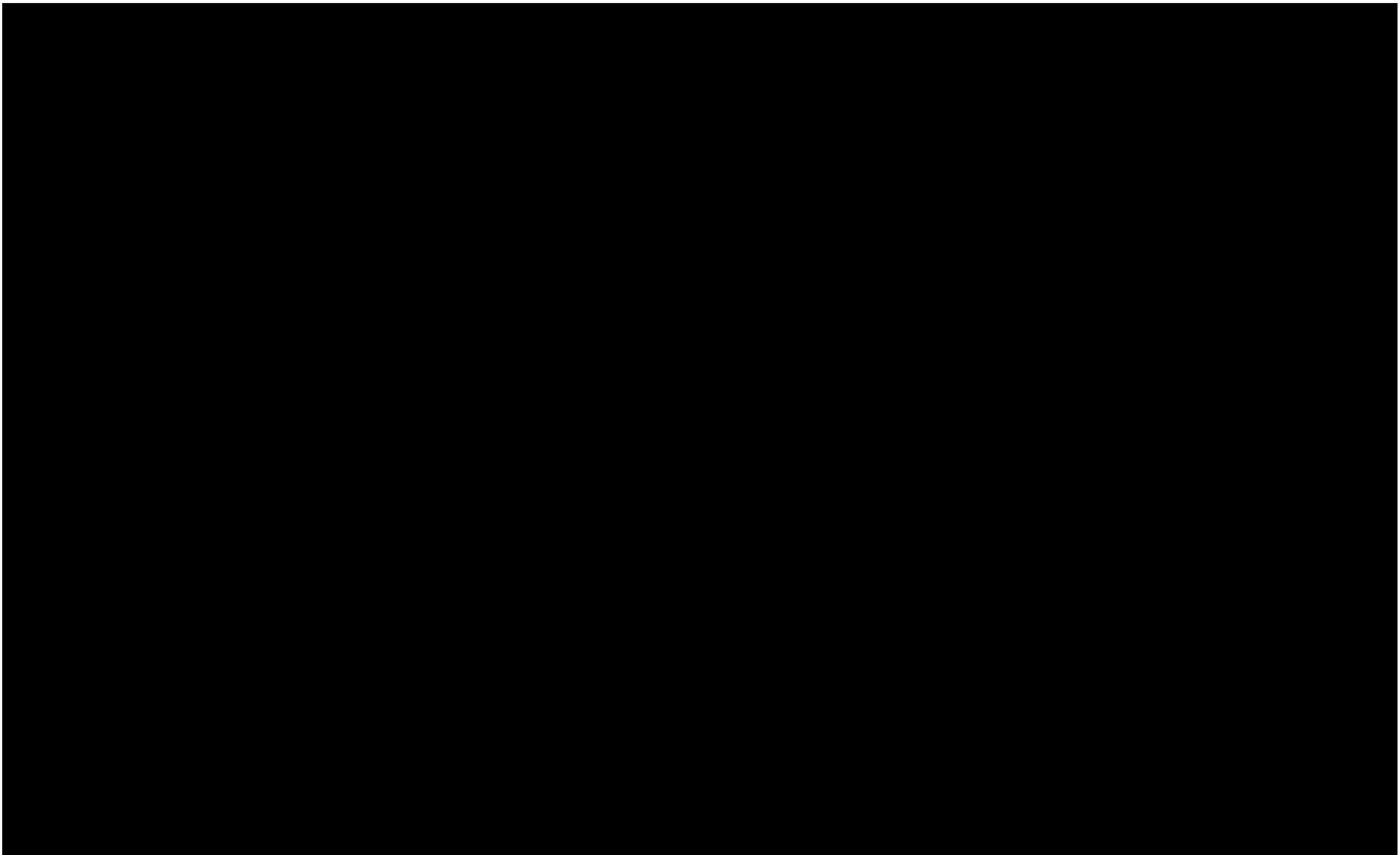




From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 15 February 2022 18:31
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: Planning Consultation on: LU/338/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 15 February 2022

Application ref: LU/338/21/PL

Description: Construction of a Youth and Community Centre, Multi Use Games Area (MUGA), Cycle Store, Bin Store, vehicular access and altered pedestrian access with associated scheme of hard and soft landscaping.

This application is in CIL Zone 4 (zero rated) as other development.

Location: Land on south side of Eldon Way Littlehampton BN17 7HE

Determining Authority: Arun DC

Summary recommendation: Recommend **no landscape objection** subject to the submission of a detailed landscape scheme.

Comments

Relevant landscape designations:

The site currently comprises an area of land which is roughly rectangular and measures approx. 0.6ha. The northern portion is a level grassed area with a fenced children's swing area. The southern section, separated by fencing is a BMX track on undulating ground.

To the north of the site and the opposite side of Eldon Way is the site of the current (to be replaced) Keystone Community Centre with MUGA to the rear.

There are no physical, visual, historical or cultural links, protected landscapes, scheduled ancient monuments, listed buildings, conservation area or Historic Parks or Gardens associated with this site. The site is located within the built up boundary and is designated as existing open space in the Arun Local Plan 2011-2031.

Response

The proposed site sits within an already established residential and industrial area with limited established but not protected green infrastructure. There would be visual effect on the street scene however the development proposes a visual improvement by way of the proposed replacement community centre.

The proposals are for the construction of a new Youth and Community Centre, Multi Use Games Area (MUGA), Cycle Store, Bin Store, vehicular access and altered pedestrian access with associated scheme of hard and soft landscaping

The Planning Design and Access Statement has detailed the proposals and shown how the proposals aim to make efficient and effective use of the open land available. The proposals will provide a new community centre, and MUGA , improved children's play with landscaped flexible outdoor space with the retention of the BMX track to the south. Soft landscaping with native tree, hedgerow and wildflower meadow planting to benefit the local wildlife and to soften the boundary treatment and the adjacent built form, has been indicated.

The replacement play area and proposed MUGA are to be located close to the sites western boundary, which adjoins industrial units rather than residential dwellings and has been set in consideration of Aruns Design Guide 2021.

The Landscape Strategy Masterplan LLD2345-LAN-DWG-010 Rev 03 has indicated that the proposed play area would replace the existing provision and feature new play equipment selected to respond to the site's location and to create opportunities for a wide range of play experiences inclusive for all. Further detail will need to be submitted and approved to ensure this provides inclusive and accessible play experiences for a wide range of age and abilities.

The proposed MUGA is detailed to be surfaced with permeable asphalt and would be fenced with min. 3.0 m high robust sports fencing. Positioning of MUGA would be in line with Sport England's Design and Construction Considerations. At its closest point, the proposed MUGA would be 26.5 m from nearest residential dwelling.

Off street parking provision has been indicated providing 11no spaces, with permeable paved drive and parking areas.

Landscaping details have been shown within the Landscape Strategy Masterplan LLD2345-LAN-DWG-010 Rev 03 and further within the Planning Design and Access Statement. The Masterplan is somewhat illustrative and further detail will need to be submitted re the full landscape proposal including proposed tree and shrub species choice, quantities and size of proposed planting at time of planting. The southern boundary vegetation is proposing enhancements by creating a multi-layer habitat by planting native tree species. The proposed tree planting would soften the built form of the industrial buildings on the adjacent

site. Existing scrub is to be retained and ecologically enhanced with log and brash piles arising from the ongoing maintenance. Habitat would be connected with the rest of the site's soft landscape via corridors of wildflower and native mixed hedgerows.

An arboricultural survey (including Tree Constraints and Protection Plan) has been submitted which identifies 8no trees and 4no tree groups within the development area. Liaison with the LPA Tree Officer would be required re any proposed tree works or proposed removals.

The NPPF para 124/127 relate to good design principles. The indicative location plan has suggested the retention of existing vegetation and inclusion of new landscaping to this development which would be required to be submitted and approved. The inclusion on new landscaping for these proposals should be in consideration of greening and screening and should also consider the biodiversity net gain requirements to be achieved with this development.

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. Screening to adjacent properties should be considered because of the proximity of the proposals.

Mitigation/requirements

Further landscape provision to the boundaries and accessible areas and incorporation of screening to adjacent properties with the incorporation of planted areas for trees and shrubs. The green boundary treatment to include tree species. All areas should be considered and their connection for biodiversity and habitat explored. Trees specified should be at a size which allow instant impact, but which will establish and mature as the site develops.

Arun Local Plan policy ENV DM5 states that: "Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not). Development schemes shall also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces. Together, these should provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement.

In line with Policy ENV DM5 of the Arun District Local Plan information on Biodiversity Net Gain will need to be provided. Further information would be required demonstrating what will be included within the scheme and what level of net gain will be created.

Recommendation/Conclusion

Recommend **no landscape objection** subject to the submission of a detailed landscape scheme. Landscape detail to be submitted in plan form to show existing to be retained and new planting detailing species choice, actual quantities, planting densities and size at time of planting.

Sue Howell
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Greenspace + Emergency Planning

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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 26 January 2022 18:49
To: Tree Landscape <Tree.Landscape@arun.gov.uk>
Subject: Planning Consultation on: LU/338/21/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/338/21/PL
Registered: 5th November 2021
Site Address: Land on south side of Eldon Way Littlehampton BN17 7HE
Grid Reference: 501919 102948
Description of Works: Construction of a Youth and Community Centre, Multi Use Games Area (MUGA), Cycle Store, Bin Store, vehicular access and altered pedestrian access with associated scheme of hard and soft landscaping. This application is in CIL Zone 4 (zero rated) as other development.

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 17th February 2022 . 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

Mrs A Gardner

Planning Officer- Arun District Council

Telephone: 01903 737529

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PLCONSULT (008) 2020