

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 04 January 2022 08:17
To: Planning Scanning
Subject: FW: Planning Consultation on: LU/369/21/RES

AMANDA SCHOLES
PLANNING RECEPTIONIST



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From: Michael Eastham [REDACTED]
Sent: 24 December 2021 15:57
To: Planning.Responses [REDACTED]
Subject: FW: Planning Consultation on: LU/369/21/RES

[REDACTED]

Thanks,

Michael

From: Sue Howell [REDACTED]
Sent: 16 December 2021 18:36
To: Michael Eastham [REDACTED]
Cc: Mark Warwick [REDACTED]
Subject: FW: Planning Consultation on: LU/369/21/RES

Response to Planning Application

From: Arun District Council Greenspace

Date: 16/12/2021

Application ref: LU/369/21/RES

Description: Approval of reserved matters following outline consent LU/47/11/ (amended under LU/182/15/PL) for the formation of the Central Wetland Area and the construction of the Central Spine Road running across the Central Wetland area, linking up Phase 5 and Phase 2B (also known as Phase 4). This site is in CiL Zone SP2 and is not CIL Liable as strategic site.

Location: Central Wetland Area Hampton Park Toddington Lane Littlehampton BN17 7PL

Determining Authority: Arun DC

Summary recommendation: In conclusion **recommendation is a landscape objection** at present to t based on lack of detail in plan form, poor specification of planting including detail for its establishment information on drainage interface with new and existing planting to the southern section and extensive shrub removal proposal within the Central Wetland without demonstrating the impact of these removals an of the proposed landscape scheme

Comments

Response

This application seeks approval of reserved matters following outline consent LU/47/11/ (amended under LU/182/15/PL) for the formation of the Central Wetland Area and the construction of the Central Spine Road running across the Central Wetland area, linking up Phase 5 and Phase 2B (also known as Phase 4).

The information submitted in Central Wetland Area Planting Plan drawing A088461 SK.CWA.3(D) dwg 25 October 2021 has not been provided in sufficient detail in order to assess the proposals. The detail fails to represent how the proposed planting will sit in relation to existing, cut and fill and made up ground forms, with planting indicated to sloping ground without a clear understanding of how this landform will function. The above plan provides only an indicative representation of the landscape proposals and is required in much greater detail. One submitted landscape plan is not sufficient enough detail for such an intrinsic area of this development.

The information presented within the Statement APPENDIX J: CWA RM APPLICATION-ISOPACHYTE HEIGHTS AND CROSS SECTIONS does not fully represent how the finalised scheme will sit in relation to the landscape proposals and fails to represent the existing topographic features.

Existing trees, tree groups and scrubby green infrastructure need to be portrayed in a clear visual which depicts how the levels within the central wetland will work on completion of the remodelling. The information presented does not clearly represent this. Concern has been raised re the island effect of the cut operations and the effect on the RPA's of the existing vegetation in this area. This needs to demonstrate that detrimental effect will not be placed on this existing green infrastructure post remodelling.

The planting mix suggests the planting of 152no new standard or larger trees to be planted with 2919no smaller less than 1m in height transplants of limited species mix for the entire Central Wetland area. Note should be made that no evergreen species have been included within what is a fairly limited plant selection mix. Evergreens along with fruit bearing species have a role to play for biodiversity purposes and should be included within the proposed selection. Tree planting detail

along with tree protection methods and maintenance operations need to be submitted along with these proposals.

Of note is the Tree protection Plan 16267-15 which details 97no trees or groups of trees to be removed from the Central Wetland area, whilst it is of note that this includes is a good proportion of low category trees with coniferous species and Ash, it should also be noted that these do presently represent greening to this location and habitat resource. Some interesting species and category B trees have been identified for removal. The LPA Tree officer will need to provide consultation comment on the proposals for such removals, which should precede any formal decision.

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.

The submitted plans fail to demonstrate the effect of the drainage on the most southern section of the central wetland area where both pathways, mature trees of notable value and areas of planting have been indicated. Where it is proposed that these areas have the potential to be permanently soggy this may not be conducive to plant establishment and further detail re water channelling in this area needs to be submitted. Note has been made of the important 'established' green framework which needs to be preserved.

Elevated foot and cycleways have been indicated and detailed to be dry and accessible all year round, conformation of surfacing needs to be provided along with DDA compliance and any protection to edging if appropriate where they may be adjacent to particularly steep banks or abut water bodies.

Maintenance responsibility should be confirmed in conjunction with the maintenance specification detail.

Recommendation/Conclusion

In conclusion **recommendation is a landscape objection** at present to the details based on lack of detail in plan form, poor specification of planting including detail for its establishment, lacking information on drainage interface with new and existing planting to the southern section and extensive tree and shrub removal proposal within the Central Wetland without demonstrating the impact of these removals and the gain of the proposed landscape scheme.

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning



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From: Planning.Responses [REDACTED]
Sent: 09 December 2021 16:04
To: Tree Landscape [REDACTED]
Subject: Planning Consultation on: LU/369/21/RES

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: LU/369/21/RES
Registered: 17th November 2021
Site Address: Central Wetland Area 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/ (amended under LU/182/15/PL) for the formation of the Central Wetland Area and the construction of the Central Spine Road running across the Central Wetland area, linking up Phase 5 and Phase 2B (also known as Phase 4). 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 9th December 2021 relating to:- amended description

[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 **16th 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

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PLRECON (ODS) 2018