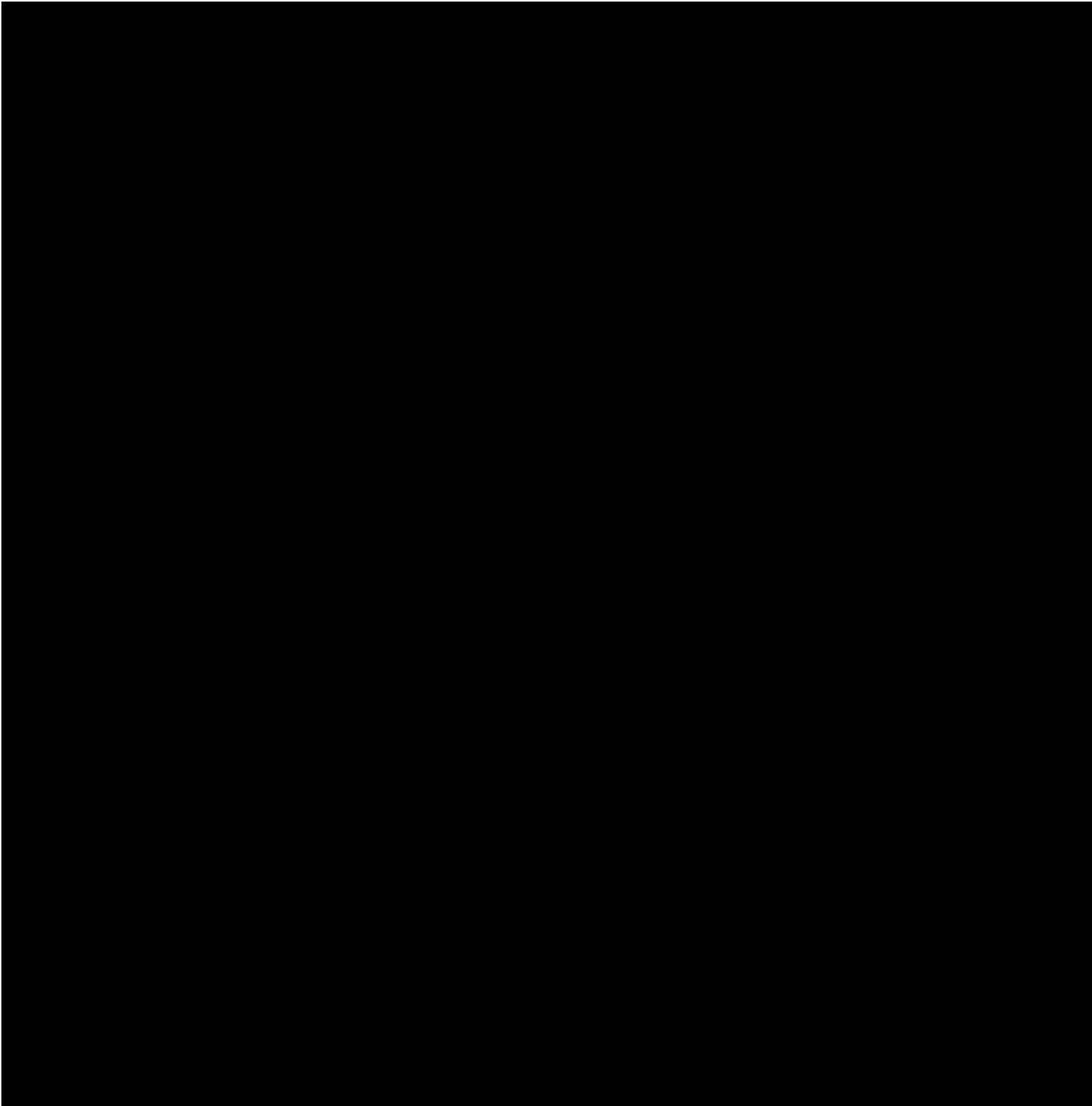




From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 08 February 2022 17:08
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: Planning Consultation on: LU/369/21/RES

Response to Planning Application

From: Arun District Council Greenspace

Date: 08/02/2022

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: Overall an improvement in detail has been submitted, The engineering drawings provided clarity re levels and drainage provision. Recommend minor amendments as detailed below still need to be submitted for approval providing clarity and confirming where information is lacking.

Comments – Revised 08/02/2022

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).

Re submission of information has now been provided within a series of detail drawings referenced within 519-CWA-Drawing Register 31.01.22 the revised comments below relate to the revisions and detail specifically detailed within these drawings and supersedes my consultation comments of 16/12/2021

1. The planting detail submitted within LA5 Planting Plan now shows 230no select standard to semi- mature trees with 3228no smaller less than 1m height transplants for the Central Wetland area. (this detail is an improvement on the previously submitted proposal for 152no new standard or larger trees with 2919no transplants. Request was made that the species mix should contain an element of evergreen species, which is now good to see have been included within the mix. Recommendation would be to provide a further evergreen species, for variety, possibly Taxus (Yew) within the mix (for dryer areas) retaining the evergreen element at no more than 20% of the mix but increasing the variability for biodiversity purposes. The Native mix is still relatively limited in variety and could also benefit from a wider inclusion of Native or Naturalised species ie Common/Black Elder, Poplar, Dogwood and Spindle again providing a wider plant variety across the wetland area, suitable for location and increasing the biodiversity habitat and food supply potential in this area.
2. The standard and larger tree species listed also does not include any evergreen, this needs to be incorporated into the species mix for the reasons above and would suggest an evergreen element such as Quercus ilex size 18-20cm girth could be incorporated into the northern section of the Central Wetland (7no) where they could become legacy trees in this setting.
3. Reed bed planting/natural regeneration is indicated in several locations within the landscape drawings LA2 (Planting locations TC22029-LA1-LA9 dwgs) however no detail of replanting is detailed within the plant specification. Has it been assumed that these will naturally regenerate following the earthwork operations. The scraping, removal and recontouring of the

ground in the Central wetland area could preclude this from happening therefore the formal introduction with planting of reeds should be included and specified.

4. No marginal planting has been shown to pond areas shown as depressions for habitat. The planting of a suitable mix of marginals needs to be specified which will encourage wildlife and give these areas a purpose and aesthetic benefit.
5. RoSPA or similar will need to be consulted and any guidance followed re the water bodies because of their location within this POS area.
6. The pathways indicate a 3m wide all weather surface within and crossing the southern and central section of the Central Wetland proposals, there are no formal pathways shown however to the most northern section? The pathways are shown within the engineering drawings to be elevated from the wetland which falls away to the sides. Confirmation needs to be provided of how the wetland POS is then accessed from these pathways and the general accessibility into the wetland POS area ie for recreation, dog walking beyond just the formal tarmac pathway areas, across the whole Central Wetland area and particularly apparent in the northern section?
7. Only 3no benches and 2no litter bins have been shown along the pathway – Bins need to be beside benches and quantity of both increased. As shown the benches look like they encroach into the pathway space which could be an obstruction, these need to be ideally set off the pathway so as not to encroach this space.
8. The Development Framework Document for Hampton Park (page 68) states that areas of natural play will be incorporated into the Central Wetland Area where appropriate; and this will include timber structures and boulders to create balance beams, stepping stones and areas where imaginative play can be facilitated. These have not presently been specified, detailed or shown within the landscape detail submitted. Caution needs noting re siting of these and certainly not incorporated or play encouraged in any area which could be or have the potential to become waterlogged. Again RoSPA (or similar consult)

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.

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

Recommendation/Conclusion

Overall an improvement in detail has been submitted, The engineering drawings have provided clarity re levels and drainage provision. Recommend minor amends as detailed above still need to be submitted for approval providing clarity and confirming where information is lacking.

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning

T: 01903 737943
E: sue.howell@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)



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

Sent: 09 December 2021 16:04

To: Tree Landscape <Tree.Landscape@arun.gov.uk>

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

Telephone: 01903 737772

Email: michael.eastham@arun.gov.uk

PLRECON (ODS) 2018