

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 10 March 2022 16:08
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: Planning Consultation on: LU/417/21/OUT

Response to Planning Application

From: Arun District Council Greenspace

Date: 10/03/2022

Application ref: LU/417/21/OUT

Description: Outline application with some matters reserved (except access) for the erection of up to 71 No dwellings.

Location: Land north of Toddington Lane (adjacent to Lyminster Bypass) Hampton Park Littlehampton BN17 7PP

Determining Authority: Arun DC

Summary recommendation: These proposals appear to over develop this portion of land and would not appear to contribute a green setting to these dwellings in line with good design or biodiversity gain principles. Recommend amendments would be required to provide a suitable setting before support could be given to this application as proposed.

Comments

Relevant landscape designations

Part of the North Littlehampton, Toddington Strategic Allocation

No historic/cultural or conservation constraints. The site is located adjacent to Landscape Character Area SC11 Littlehampton and Worthing Fringes.

South Downs National Park to the north.

Response

This is a development previously approved with 106 obligations agreed with this parcel as mixed class commercial development. The proposal now to change the designation for the erection of up to 71 No dwellings and associated carparking.

Had this development been originally for domestic dwellings rather than commercial interest then it would have triggered contribution requirements for POS, play, sports, leisure and associated infrastructure.

As a minimum requirement this development must cater for its own needs in creating a desirable setting for dwellings. The submitted Coloured Illustrative Landscape Masterplan LLD2373-LAN-DWG-010 Rev 01 indicates the dwelling layout which appear to be very densely situated with very little associated amenity space. The proposals would need to conform to SPD 13 Arun District Design Guide (SPD) January 2021 for good design principles and private dwelling space requirements.

As the proposals are to an area previously earmarked for commercial activity with dwellings now predominantly located along a roadway and roundabout frontage, the aesthetics and suitability of this location for domestic dwellings should be questioned. Very little green infrastructure space would appear available or possible to give these dwellings a buffer zone to the bypass road infrastructure.

A landscape Design Strategy LLD2373-LAN-REP-001 and Open Space Provision Calculation document LLD2737-LAN-REP-002-Rev 01 have been submitted with this application and detail provided re LAP and LEAP which would be required from this development parcel. It is good to see that these areas and the POS provision has been set away from the road however the dwellings fronting the road in this location would not appear to provide good design aesthetics. A full and robust landscape scheme would need to be submitted to support this application and demonstrate how good design is to be achieved re amenity and incorporation of good green infrastructure buffer areas of this area.

Attenuation pond SuDS are shown immediately adjacent to the LEAP play area which should not be encouraged in such close proximity. SuDS Policy W DM3 of the Arun Local Plan requires development to integrate SuDS into the overall design of the development. The primary purpose of SuDS is to minimise the impact of urban development on the water environment, reduce flood risk and provide habitats for wildlife. SuDS should increase the levels of water capture and storage. It is essential that SuDS do not impact on the usable levels of public open space whilst providing benefit in the correct capacity within the development and should not be included in the 'usable open space calculations' ROSPA or similar should advise on the siting of the play in relation to SuDS areas.

The pathway connectivity for pedestrian and wheeled users with meaningful and usable access to the wider surrounds would appear poor particularly in the southern section of the proposed site.

Impact

The potential impact on this setting and location would require that landscaping be provided as mitigation towards screening and softening of the development. The dense nature of these dwellings with little associated greenspace could have the potential to make this a very stark looking portion of this strategic setting.

The dwellings located adjacent to the bypass roadway will be particularly impacted by the road and potential associated noise and measures to incorporate screening to these should be provided.

There is a requirement for any scheme, in accordance with policy to be of High-Quality Design. The emerging landscape design aims should be:

- To design and implement a scheme that reflects and incorporates elements of its surroundings and enhances the atmosphere of local distinctiveness.
- To create a visually pleasing and interesting landscape for owners, employees and visitors to the development.
- To enhance the landscape quality of the site when viewed from the surrounding area.
- To provide a planting scheme that includes native species to blend with the surrounding location, enhance biodiversity and create enhanced wildlife corridor opportunity.
- To provide a sense of flow and cohesion between the different elements of the landscape, buildings, open areas and surrounding environment

A clear indication of the proposed future management of this portion must be set out. A clear directive of responsibility should be set out with this statement explaining how the area will be maintained.

Mitigation/requirements

All greenspaces should be considered and valued and connection for biodiversity and habitat explored. A planting scheme will need to be developed which includes a mix of evergreen and deciduous, native and ornamentals. Tree specification should be at a size which allows instant impact, but which will establish and mature as the site develops.

A full and detailed landscape scheme will be required to be submitted for approval, detailing quantities, species choice, position, densities and size at time of planting. This should be plotted in plan and list form and in relation to the trees and vegetation to be retained so that a clear picture of the proposals can be seen. These details are required to ensure that appropriate screening is provided, maintaining and uncompromising the setting and ensuring that the proposals fit within the area of neighbouring properties, providing screening as required, increasing biodiversity and wildlife habitat.

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

These proposals appear to over develop this portion of land and would not appear to contribute a green setting to these dwellings in line with good design or biodiversity gain principles. Recommend amendments would be required to provide a suitable setting before support could be given to this application as proposed.

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

Sent: 13 January 2022 07:38

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

Subject: Planning Consultation on: LU/417/21/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/417/21/OUT

Registered: 12th January 2022

Site Address: Land north of Toddington Lane (adjacent to Lyminster Bypass) Hampton Park
Littlehampton BN17 7PP

Grid Reference: 503093 104097

Description of Works: Outline application with some matters reserved (except access) for the erection of up to 71 No dwellings.

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

Michael Eastham

Planning Officer- Arun District Council

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Email: michael.eastham@arun.gov.uk

PLCONSULT (ODS) 2020