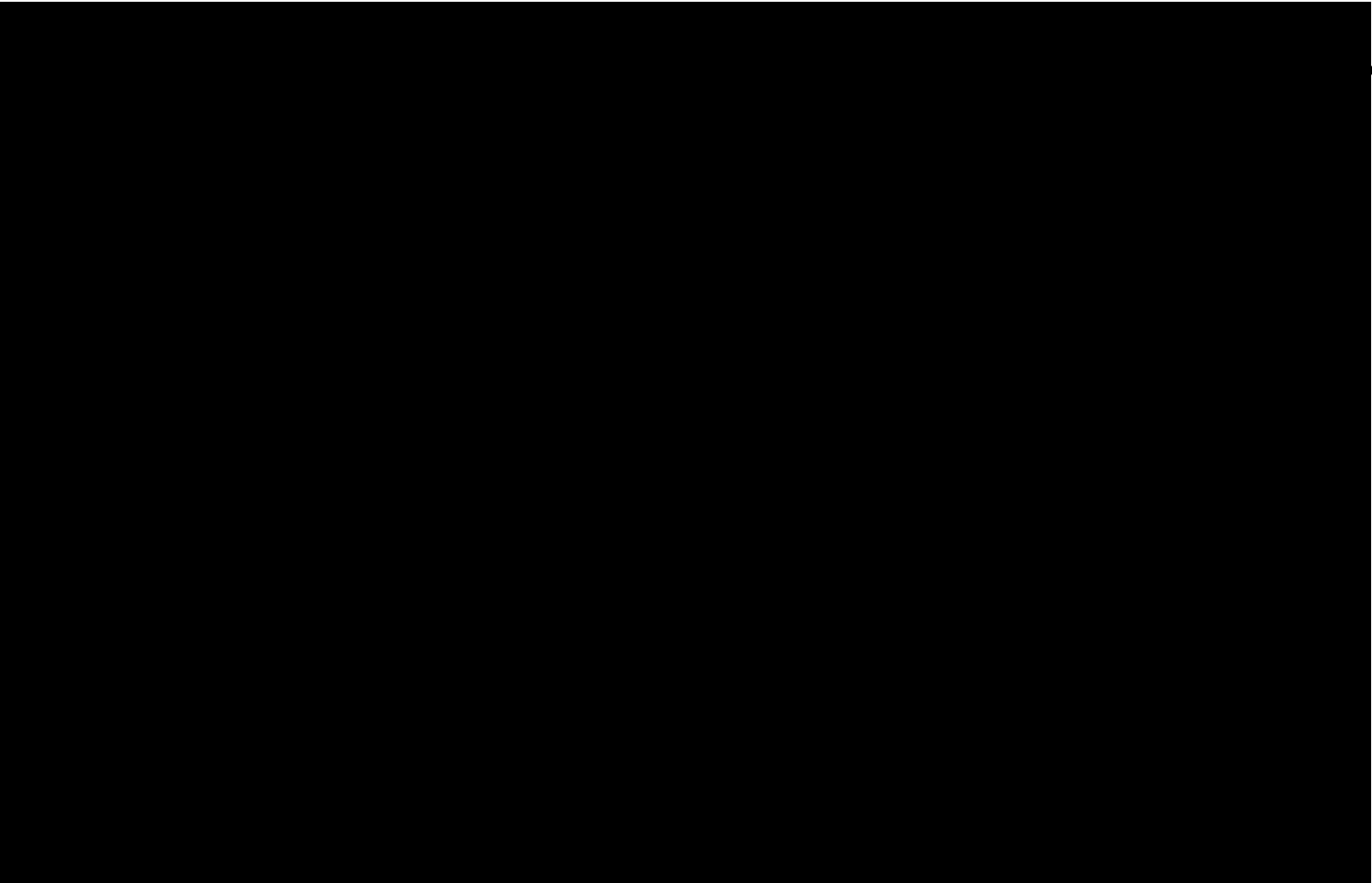




From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 04 April 2022 17:42
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: Planning Consultation on: LU/61/22/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 04 April 2022

Application ref: LU/61/22/PL

Description: New Fibre Broadband Exchange (Use Class B8 Storage and Distribution). This application is in CIL Zone 4 (Zero Rated) as other development.

Location: Linden Park Recreation Ground Littlehampton BN17 7BS

Determining Authority: Arun DC

Summary recommendation: Recommend further landscaping detail needs to be submitted for approval re the mitigation planting required for screening and greening of this facility within this open space area.

Careful consideration of landscape proposals will, over time, allow the proposals to integrate alongside this industrial edge whilst the introduction of improved greening and biodiversity habitat formation, potentially benefiting and adding to this park location.

Comments

Relevant landscape designations:

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 proposals are to Linden Park Recreation Ground Littlehampton, which is an established greenspace where the proposals would be linked with an existing boundary where there is industrial use.

Response

This application is for a New Fibre Broadband Exchange (Use Class B8 Storage and Distribution). This application is in CIL Zone 4 (Zero Rated) as other development.

Consideration of the application site has been made to minimise the impact on this greenspace including, siting the proposals so as to ensure;

- No 'enclaves' to be a result of the new fenced area – i.e. new fencing to go to existing boundaries
- The facility to be suitably landscaped to fit the surroundings as part of the proposal
- A suitable access with appropriate for location surfacing which would be of benefit to the public open space (POS).
- All works to receive reinstatement following completion – temporary and permanent track / access
- CCTV to form part of the facility which would have a security benefit for this area of the POS.

The access material proposed is a 'Bodpave' cellular grass reinforcement product with pin kerb edging which would need to be installed as per manufacturer's instructions and to ensure a seamless finish across the area. This form of access surface would minimise the impact on the POS. This would have the dual benefit of improving overall accessibility for maintenance vehicles and pedestrians using the site. The new access would also enable the possibility of larger events to take place, therefore enhancing and maximising the potential of the recreation ground..

Impact

The impact on the proposed location is lessened due to positioning that would be associated with a boundary where there is existing industrial use. The proposals have taken into consideration the locations of existing mature and semi mature trees and siting to minimise any impact on these. The proposals would avoid known adjacent flood zone area.

Mitigation/requirements

The facility would need to be suitably landscaped to fit the surroundings as part of the proposal. The detail presented within this application states *proposed hedgerow – details by landscaping specialists. Existing 10m high trees are also shown to be removed for construction with detail of New trees to be planted after completion – Details by landscape specialists*. This detail has not been included within the application and would require submission for approval or conditioning with any decision.

Maintenance through to establishment of the cellular grass roadway and the mitigation tree and hedge planting would need to be ensured with maintenance operations and plant establishment details approved.

Recommendation/Conclusion

Recommend further landscaping detail needs to be submitted for approval re the mitigation planting required for screening and greening of this facility within this open space area.

Careful consideration of landscape proposals will, over time, allow the proposals to integrate alongside this industrial edge whilst the introduction of improved greening and biodiversity habitat formation, potentially benefiting and adding to this park location.

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

Sent: 09 March 2022 16:52

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

Subject: Planning Consultation on: LU/61/22/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/61/22/PL

Registered: 1st March 2022

Site Address: Linden Park Recreation Ground Littlehampton BN17 7BS

Grid Reference: 502272 102375

Description of Works: New Fibre Broadband Exchange (Use Class B8 Storage and Distribution). 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 7th April 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

Email: Anita.Gardner@arun.gov.uk

PLCONSULT (CDB) 2020