[redacted]

[redacted]

[redacted]

[redacted]

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

To register to receive notification of planning applications in your area please go to https://www1.arun.gov.uk/planning-application-finder

From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 11 May 2026 12:37
To: Planning.Responses <Planning.Responses@arun.gov.uk>; Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Planning Consultation on: WA/18/26/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 11/05/2026

Application ref: WA/18/26/PL

Description: Erection of 64 residential dwellings with access off Arundel Road, together with associated parking, open space, play space, landscaping, drainage and infrastructure. This application is a Departure from the Development Plan, affects a Public Right of Way, may affect the setting of listed buildings and is in CIL Zone 3 and is CIL Liable as new dwellings

Location: Land off Arundel Road Fontwell BN18 0SD

Determining Authority: Arun DC

Summary recommendation: Recommend no objection, to the general proposals on landscape grounds, the play provision and POS quantum have been submitted. Further detail will be required re provision and landscape detail.

Comments

Relevant landscape designations:

There are no physical, visual, historical or cultural links, protected landscapes, conservation area or Historic Parks or Gardens associated with this site.

South Downs National Park to the north.

Response

The proposals are for erection of 64 residential dwellings with access off Arundel Road, together with associated parking, open space, play space, landscaping, drainage and infrastructure. This application is a Departure from the Development Plan, affects a Public Right of Way, may affect the setting of listed buildings and is in CIL Zone 3 and is CIL Liable as new dwellings.

The proposed Site covers an area of approx. 2.54 ha and presently includes agricultural sheds, ruderal and ephemeral vegetation, scrub, hardstanding, grassland and scattered trees.

The site is a broadly a triangular plot, flanked by the A27 to the north/east and Arundel Road to the south. One new site vehicular access would be created through the southern boundary, off Arundel road to service the proposed development.

The west of the site is flanked by existing residential development, an existing public right of way with an area of existing hedgerow and tree buffer, shown to be retained.

Clearance is indicated with vegetation removal only indicated for the Site access to the southern boundary, and some clearance to the western boundary to allow for links to the existing PROW to the west. All other boundary vegetation is shown to be retained and protected. Public Open Space is indicated with play areas shown to the northern and eastern areas of the Site, alongside existing boundary vegetation, serviced by a pedestrian pathway.

Developments of 64 dwellings are required to provide both onsite facilities and financial contributions in line with CIL regulations as outlined in ADC SPD Open Space, Playing Pitches, Indoor and Built Sports Facilities January 2020.

A development of this size will require the provision of onsite POS minimum area of 5,280m2 (the area indicated within the POS dwg is 5366m2) plus the provision of onsite, unequipped natural play LAP area to include such features as landform, boulders or logs, seat and litter bin plus an onsite LEAP which needs to be inclusive and accessible provide an exciting and challenging play offer with theme, zoned areas with a bespoke element and provide all weather access in line with the Arun Design Guide 2021.

For Public Open Space to be considered useable space it should exclude any drainage features that may be wet for any periods of the year. Current policy is to use conditions to secure the open space/play and management regimes.

The areas of Public Open Space have been shown predominantly to the perimeter of the site with the largest area shown to the northern fringe of the proposals. The LEAP provision is shown to be located in this northern area which whilst would appear to offer the largest space to accommodate

this, it would subject to limited surveillance from onlooking dwellings and a missed opportunity not to be more centrally located within the development. There is no detail at this stage as to the content of the LEAP proposals but these need to include inclusive and accessible play features with a bespoke element providing a challenging and exciting play offer for this development. Dwg POS/PLAY SKE details the area only and also only shows one entrance/exit pathway where two would be a requirement. Pathways need also be all weather accessible of bound surface finish such as macadam. Additional Play as you go has been indicated along the eastern fringe POS which would be supported but needs to be further detailed. Further LAP provision is shown to the south/west corner of the site which would again require detail to be submitted and approved.

The retained vegetation with spatial buffer from the A27 as shown would be a valuable asset along the north-east boundary, however the allowance of some designated open space including the relocation of the LEAP with a good usable area of public open space to be distributed to the centre of the site would be a recommended amendment. The result would be a more accessible open space which would support a greater level of surveillance from surrounding dwellings.

It is noted that the A27 presents a significant noise constraint to the site and therefore the provision of a substantial and increased green infrastructure buffer in the north/eastern boundary would be recommended.

WNDP policy VE10 states that development of biodiversity rich habitats shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on sites. Proposals will not be supported where there is evidence that the proposals would significantly harm biodiversity, unless it can be adequately avoided, mitigated, or alternatively the subject of compensation.

Proposed Site LLD3248-LAN-REP-001/GL/09.01.26/Rev04 appears broadly sympathetic to the presence of existing established trees and hedgerow. The application detail states 'The existing tree buffer will be maintained along the southern boundary of the Site, with the existing hedgerow & tree buffers retained on the northeastern and western boundaries.' Much of this vegetation is important for screening and green infrastructure connectivity (ecological benefit). The detail also states that the vegetated boundaries would be enhanced and widened in particular to the northeast and southeast boundaries, providing ecological and amenity benefit, and to enhance the filtration of views to adjacent transport networks.

Trees of considerable landscape and ecological value have already been identified for preservation (TPO), throughout the southern boundary. It is vital that they are incorporated into either open space/landscape buffer zone, and any shared surface or other infrastructure remains outside of their root protection areas. Several are of potential veteran status. All should benefit from root protection area (plus a 2m buffer) as an absolute minimum requirement. This will ensure they are as remote from any development such that they can project veteran status without being spoilt by risk of mitigation pruning works.

The indicative layout shows the location of the proposed block of flats and adjacent SuDS provision, which appears close in proximity to the building structure. Trees and planting appear to be shown within the SuDS feature this would need clarification and be supported by Engineers dependant on form and policy. SuDS are required to be fitting with the development and well designed to be an asset to the site, to provide interest, visually and biodiversity enhancement. Tree species within SuDS features are not generally supported.

This development would not trigger offsite allotment contribution.

Pedestrian and cycle routes within the development should be a considered design features and their meaningful connection both within and beyond the site detailed. Pathways would need to be all weather accessible and be DDA compliant, it is unclear from the proposals what is proposed and how they link to the PRoW.

Impact

The potential impact on the location would require that Landscaping be provided as mitigation towards screening and softening of the development.

Mitigation/requirements

An existing green boundary is evident in places, this may require further boundary planting treatment to enhance and improve. Further landscaping would be required within the development and POS areas to increase biodiversity and habitat within this rural fringe site.

All greenspaces should be considered and valued and their connection for biodiversity and habitat explored. A robust and comprehensive 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.

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 the open space must be set out. A clear directive of responsibility should be set out with this statement explaining how the site will be maintained ie responsibility and regime of all POS, play and public realm areas. Commuted sums would be required should the POS or play areas be transferred to the LPA for maintenance.

A full and detailed landscape scheme will be required to be submitted for approval, detailing species choice, quantities, planting 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.

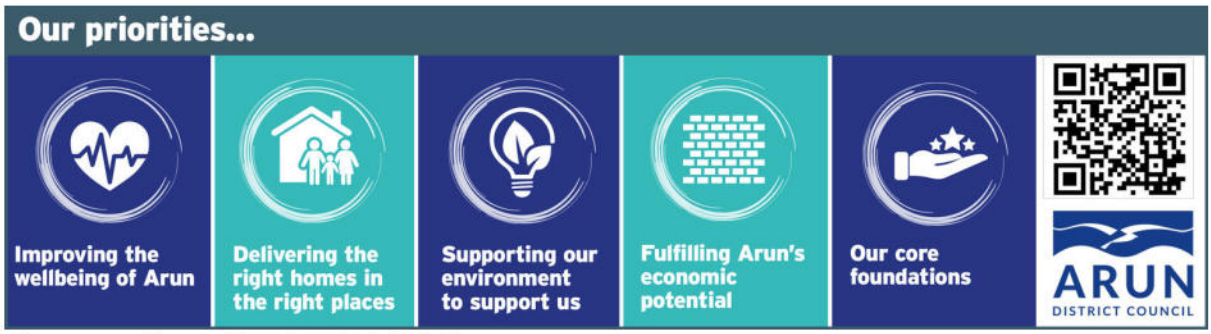
Recommendation/Conclusion

Recommend no objection, to the general proposals on landscape grounds, the play provision and POS quantum have been submitted. Further detail will be required re provision and landscape detail.

Sue Howell
Landscape Officer
Environment and Climate Change

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



Connect with us: **Facebook** | **X** | **Instagram**

From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 24 March 2026 08:18
To: Tree Landscape <Tree.Landscape@arun.gov.uk>
Subject: Planning Consultation on: WA/18/26/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:	**WA/18/26/PL**
Registered:	23rd March 2026
Site Address:	Land off Arundel Road Fontwell
Grid Reference:	495712 107004
Description of Works:	Erection of 64 residential dwellings with access off Arundel Road, togethe and infrastructure. This application is a Departure from the Development F and is in CIL Zone 3 and is CIL Liable as new dwellings.

The Council have received the above application.

Click here to view the application and documents The website is updated once a day in the evening, so you may need to wait until the day after this notification to view the documents.

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable} or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 25th April 2026 . 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

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONSULT (ODB) 2020