

[REDACTED]

[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED] [REDACTED]

[REDACTED]

[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: 06 October 2026 15:31
To: Planning.Responses <Planning.Responses@arun.gov.uk>; Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Planning Consultation on: WA/61/26/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 06/10/2026

Application ref: WA/61/26/PL

Description: Erection of a church building along with creation of associated car park. This site is in CIL Zone 3, not CIL liable (zero rated other development).

Location: Riverwood Centre Yapton Lane Walberton BN18 0AS

Determining Authority: Arun DC

Summary recommendation: Recommend **no objection on landscape grounds** to the proposals as submitted under this application WA/29/24/PL.

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.

The proposed development comprises the erection of a single storey church building with capacity for 144 persons along with creation of associated car park

The site is located on Yapton Lane, which connects off of the A27 Arundel Road. The entirety of the site is approximately 5.582 acres (2.259 hectares) however this application relates to the smaller area as shown within the submitted location plan.

The site would be accessed off Yapton Lane, Walberton at Tokar Industrial Estate. Access arrangements for the site are shown to remain entirely as approved under the extant planning permission, with no changes proposed to vehicular access, pedestrian routes, or site entrance geometry.

South Downs National Park to the north.

Response

The proposals are for erection of a single storey church building with capacity for 144 persons along with creation of associated car park. The site already benefits from an extant planning permission (Reference: WA/29/24/PL) for the "Erection of a two storey church building with capacity for 340 persons along with creation of associated car park.

The external works proposed as part of the development are stated as to remain unchanged from those approved under the extant planning permission. This includes the associated car parking provision, circulation areas, access arrangements, and wider site infrastructure necessary to support the church use. The only material change relates to the reduction in the scale and occupancy of the church building itself.

The application has been supported by a Design and Access Statement, Landscape Strategy Plan M433-200 P1, Biodiversity Net Gain statement and Tree Survey/ Arboricultural method statement.

The landscape proposals information as shown within the Landscape Strategy Plan M433-200 P1 has provided detail on proposed landscaping which would appear appropriate for location with species type, planting densities, quantities and size at time of planting. This information can be seen in conjunction with detail of the existing site topography including existing green infrastructure to be retained and the impact of the proposals on any potential tree and hedge removal.

This development would not trigger POS requirement, or offsite provision contribution such as for play or allotment contributions.

Impact

The potential impact on the location would require that landscaping be provided as mitigation towards screening and softening of the development, which has been submitted in suitable detail.

Mitigation/requirements

An existing green boundary is evident in places, which has been shown for additional planting and boundary planting treatment to enhance and improve. Further landscaping has been shown in and

around the development proposal carpark and boundaries which will aid aesthetics provide a welcoming entrance to the proposals and increase biodiversity and habitat within this rural fringe site.

All development should be considered and their connection for biodiversity and habitat explored. A robust and comprehensive planting scheme has been proposed for the development which includes a mix of evergreen and deciduous, native and ornamentals. Tree specification has been shown at a size which will allow instant impact, but which will establish and mature as the site develops.

Any considered tree works within the site should be agreed with Arun District Councils Tree Officer. Before construction, a tree protection scheme must be in place in accordance with BS 5837:2012 'Trees in relation to construction'

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

In line with Policy ENV DM5 of the Arun District Local Plan information on Biodiversity Net Gain is required. This information has been provided and appears satisfactory in providing 10.08% gain in habitat units and 518.79% of hedgerow units being created from the completed scheme.

Recommendation/Conclusion

Recommend **no objection on landscape grounds** to the proposals as submitted under this application WA/61/26/PL.

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

Our priorities...



Connect with us: [Facebook](#) | [X](#) | [Instagram](#)

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

Sent: 07 August 2026 11:34

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

Subject: Planning Consultation on: WA/61/26/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/61/26/PL
Registered:	6th August 2026
Site Address:	Riverwood Centre Yapton Lane Walberton BN18 0AS
Grid Reference:	497599 105292
Description of Works:	Erection of a church building along with creation of associated car park. This development).

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.

Should you have any comments to make, these should be sent by replying to this email by 11th September 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