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Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 Our core foundations	 
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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 27 January 2026 13:03
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Subject: Planning Re-Consultation on: AL/133/25/DOC

From: Arun District Council Leisure & Greenspace

Date: 27/01/2026

Application ref: AL/133/25/DOC

Description: Approval of details reserved by condition imposed under AL/107/21/PL relating to conditions

Location: Woodgate Centre Oak Tree Lane Woodgate PO20 3GU

Determining Authority: Arun DC

Summary recommendation: Recommend detail still required to be submitted for clarity and approval. **Recommend not to approve** details reserved by condition imposed under AL/107/21/PL relating to conditions 32-hard and soft landscaping until further clarification is submitted.

Comment

This application for the approval of details reserved by condition imposed under AL/107/21/PL relating to conditions 32-hard and soft landscaping and 43-fire hydrants

PLAY

Play detail has been submitted within several of the layout drawings and further detailed within LANDSCAPE DESIGN REPORT FOR PUBLIC OPEN SPACE AND PLAY SPACE but **does not appear to have been submitted within stand alone play drawings for each LEAP and LAP provision.**

The standalone play drawings need to detail what is being proposed for each location. The detail needs to be shown in plan form including, specification or scale of each piece, including finish material (some detail is acknowledged within the LANDSCAPE DESIGN REPORT FOR PUBLIC OPEN SPACE AND PLAY SPACE,) this is indicative in places and heavily redacted so the proposals are unable to be seen. The standalone drawings need to detail also surfacing, play experiences including bespoke elements (SPD and Arun Design Guide requirement) fencing, seating, bin, planting, signage, cycle stands etc– all elements which need to be detailed. The detail of proposals need to represent the provision that was originally proposed at outline stage and whilst designs have progressed needs to ensure the scale represents that originally proposed. As the site appears to have considerable gradient challenges, cross sections through these play areas drawings need to be submitted in relation to stand alone play drawings to clearly show the proposals.

The LANDSCAPE GENERAL ARRANGEMENT 1564-HED-SW-XX-DR-L-1101 REVP01 appears to now show 2no LEAP areas which is a design progression rather than the original larger LEAP arrangement. It is unclear from the detail how these are accessed ie pathway construction (needs to be confirmed all weather assessable ie macadam finish for destination pathways) rather than bound gravel surfacing.

It would appear that there is only one entrance/exit point into the LEAP areas which needs to be access compliant. The main access appears to be stepped, confirmation sought re accessible ramp also indicated. Within the play area the whole area appears not to be accessible due to separation with log edging/logs which would make the areas divided and not fully accessible and therefore non-compliant – further detail is therefore sought re how this separation of area conforms to accessible principles. Further clarification requested.

No formal fencing is shown however there appears to be gabion edging shown within the LANDSCAPE DESIGN REPORT FOR PUBLIC OPEN SPACE AND PLAY SPACE – document - Leap Sketch Visualisations which appear as not consistent with other drawings – clarification sought.

Dwg 1303 play area no planting within or surrounding the play area. No seating, signage or bins shown, the entrance pathway walks straight into the run off area of the roundabout.

Division within the LEAP areas shown as logs – how are these areas then accessed without climbing over these?

- The play appears to focus heavily on climb and balance with not enough focus on a wider range of play experiences. The LEAP needs to demonstrate a minimum requirement of play experiences, ie climb, balance, swing, rotate, slide etc
- The play items shown have included several low value items such as stepping logs, boulders and balance beams which do not add enough variety to the LEAP experience. Large statement items need to be incorporated to give scale and impact to the scheme.
- Play experiences need to cater for a suitable age range ie children starting to play independently and not aimed at the very young.
- The play scheme proposed needs to include some bespoke element (in line with our Open Spaces SPD 2020) and a theme to the play area. Topography needs to be considered and planting within the play areas to soften the space.
- Safety surfacing needs to be detailed and specified, and detail provided re the detail for the natural play areas – ie are these to be grassed areas?
- Pathway surfacing needs to be detailed and be all weather accessible ie macadam.
- Boundary treatment needs to be detailed these appear to be shown as gabion walling within the Design Report – to be confirmed. Boundary treatments and enclosure needs confirmation ie are the proposals to include physical barriers to enclose the LEAP spaces with gates.
- Planting detail within the LEAP to be detailed, does this allow the provision of new tree planting to allow shade.
- Furniture ie seats, picnic benches, cycle stands, signage and bins require specification (bins to be closed topped)
- Maintenance needs to be considered and detailed

LAP provision as shown to the central open space needs to include detail of seating and street furniture in these areas.

SOFT LANDSCAPING

The soft landscaping scheme for the development has been detailed within

TYPICAL PLANTING DETAILS 1564-HED-SW-XX-DR-L-1502 REVP00

Substitute Plan	19-01-26	PLANTING PLAN 1 1564-HED-SW-XX-DR-L-1301-P02
Substitute Plan	19-01-26	PLANTING PLAN 2 1564-HED-SW-XX-DR-L-1302-P02
Substitute Plan	19-01-26	PLANTING PLAN 3 1564-HED-SW-XX-DR-L-1303-P02

Substitute Plan P02	19-01-26	PLANTING PLAN 4 1564-HED-SW-XX-DR-L-1304-P02
Substitute Plan P02	19-01-26	PLANTING PLAN 5 1564-HED-SW-XX-DR-L-1305-P02
Substitute Plan P02	19-01-26	PLANTING PLAN 6 1564-HED-SW-XX-DR-L-1306-P02
Statement OPEN SPACE AND PLAY SPACE	24-12-25	LANDSCAPE DESIGN REPORT FOR PUBLIC
Additional Docs L-1701-P01	19-01-26	PLANTING SCHEDULES 1564-HED-SW-XX-SH-L-1701-P01

There is some inconsistency within the planting plans some of the formal hedge areas are detailed with quantities which is what is required, formal hedge surrounding T028 for instance is not detailed with quantities. Sheet 2 1302

Sheet 3 inconsistencies within legend and where planting is shown planting shown to the very west of the development.

Sheet 3 SuDS areas only detailed as GM4 Marginal planting but no on plan detail given, this would suggest just seeded but no marginal structure planting is provided, which is inconsistent with the cross section details. Seeding is misleading for the GM4 areas and these will be very devoid of feature until the seed establishes. Structure forming marginal and aquatics should be included. Tree detail appears to be missing (or difficult to read) for the trees within the open space area 1303

1304 trees appear to be shown within the SuDS areas which would not be supported

1304 there is inconsistency with the legend and plan detail, it is not clear where Entrance planting mix for sunny aspect P Entrance planting for shady aspect Naturalistic planting for sunny aspect Naturalistic planting for shady aspect is included.

1305 areas shown for marginal planting have no detail of what is proposed, assumed GM4 seed mix only with no marginal or structure planting. Trees shown within SuDS areas which would not be supported. Central open space area shows the addition of trees but no other shrub or lower story structure planting. The only green infrastructure planting appears to be native hedge forming mixes along the southern boundary, further lower story planting within public open space areas required.

1306 Difficult to read the detail to the trees within the open space area, no structure planting shown other than trees, trees not of a sufficient stature ie nothing shown over 14-16cm girth no EHS or semi mature trees specified, these should be specified to allow diversity and instant impact.

PM4 Naturalistic planting PM8 Formal hedge shown on cross-section BB but not shown in planting detail

Recommendation

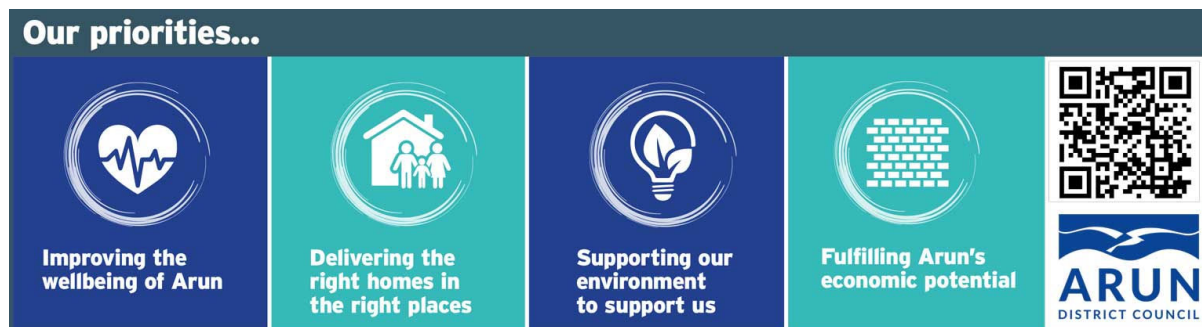
Recommend detail still required to be submitted for clarity and approval. **Recommend not to approve** details reserved by condition imposed under AL/107/21/PL relating to conditions 32-hard and soft landscaping until further clarification is submitted.

Sue Howell
Leisure and Landscape Officer
Environment and Climate Change

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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 19 January 2026 13:48
To: Tree Landscape <Tree.Landscape@arun.gov.uk>
Subject: Planning Re-Consultation on: AL/133/25/DOC

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: AL/133/25/DOC
Registered: 2nd January 2026
Site Address: Woodgate Centre Oak Tree Lane Woodgate PO20 3GU
Grid Reference: 494134 104173
Category: Discharge of Condi
Description of Works: Approval of details reserved by condition imposed under AL/107/21/PL relating to conditions 32-hard an soft landscaping and 43-fire hydrants.

I am able to inform you that I have received an amendment to the above application dated 16th January 2026 relating to: Substitute planting plans

If you should wish to make further representations as a result of this amendment, please make any further comment by **2nd February 2026**.

[Click here to view the application, documents and make further 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.

Yours sincerely

Hannah Kersley

Planning Case Officer-Arun District Council

Telephone: 01903 737856

Email: hannah.kersley@arun.gov.uk

PLRECON_DOC (ODB) 2020