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**From:** Sue Howell <Sue.Howell@arun.gov.uk>  
**Sent:** 22 January 2025 17:28  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Cc:** Simon Davis <Simon.Davis@arun.gov.uk>  
**Subject:** Planning Consultation on: P/114/24/RES

### Response to Planning Application

**From:** Arun District Council Greenspace

**Date:** 22/01/2025

**Application ref:** P/114/24/RES

**Description:** Reserved matters application (pursuant to outline permission P/178/21/OUT (APP/C3810/W/22/3302023)) for matters of appearance, landscaping, layout and scale concerning the construction of 95 new homes along with new pedestrian and cycle links, open space, landscaping, habitat creation, drainage features and associated groundworks and infrastructure. This development is in CIL zone 5 (CIL liable as new dwellings) and may affect the setting of listed buildings

**Location:** Land West of Pagham Road Pagham

**Determining Authority:** Arun DC

**Summary recommendation:** Recommend the soft landscape and play detail is lacking in specification and provision and therefore **recommend not to approve the landscape detail** submitted under this P/114/24/RES application pending revision and further submission.

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## 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.

Pagham Harbour SSSI to the south/west.

South Downs National Park to the north.

### Response

This Reserved matters application (pursuant to outline permission P/178/21/OUT (APP/C3810/W/22/3302023)) for matters of appearance, landscaping, layout and scale concerning the construction of 95 new homes along with new pedestrian and cycle links, open space, landscaping, habitat creation, drainage features and associated groundworks and infrastructure. This development is in CIL zone 5 (CIL liable as new dwellings) and may affect the setting of listed buildings

This site, won on appeal under application P/178/21/OUT sits to the west of Pagham Road with an established static caravan the site to the south and open land to the west and part north of the site.

### Soft Landscape

Soft landscaping details have been submitted within the Soft Landscape general arrangement plans sheet 1-6 1001-1006 PL02. This detail has provided specification of trees in location along with sizes however **all other landscape detail is indicative in that it is coloured in blocks but does not show the required detail of species choice, quantities, planting densities and size at time of planting in each location.** This is required to 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.

The submitted statement legend, plant schedule and general specification notes **1000 PL02 details planting as indicative planting schedule** and fails to provide quantities which need to be read in conjunction with plotted detail on the landscape plans. This presently is not meeting requirements.

As the soft landscaping GA plans do not show the detail then it is not possible to comment on suitability of boundary treatments and whether sufficient gapping up and required buffer addition has been incorporated.

Planting is shown to the periphery of the LAP area with interspersed boulders which may be inappropriate and encourage trampling in this area (see further note on LAP)

In line with Policy ENV DM5 of the Arun District Local Plan information on Biodiversity Net Gain has been provided which appear to indicate suitable net gain across the required areas (consulted on by Ecology) therefore meeting the requirements of policy ENV DM5 of the local plan.

## **Trees**

An arboricultural assessment identified several individual trees, groups of trees and hedgerows within the red line boundary. We would want to flag a couple of areas to ensure that no conflict arises and that specific trees have been considered.

To the north of the proposals is a category B tree, whose root protection zone could be in conflict with the northern internal access road. The solution presented is a build out in the road layout. This should be checked by the ADC Tree Officer re effectiveness and suitability to ensure that the road will not cause any conflict during or post build to the Category B tree in this location.

A group of trees are shown to the rear garden of plot 42 whilst not of concern re RPA incursion, have the potential to be subject to prune over time and could cause conflict with the south elevation of this garden.

Other trees and hedges across the site have been identified, particularly to the periphery of the site where it would appear that buffer zones have been created. Careful consideration of the protection of these during and post construction will be imperative if these trees are to continue to thrive and contribute to the long term green infrastructure of this development.

In general tree species and size at time of planting would appear appropriate for location.

## **Play**

As previously discussed there is requirement for this development to deliver an exciting, challenging and quality play offer, which caters for the very young in the form of LAP, and for children starting to play independently with a LEAP and provision for older children/ youths and adults alike with a NEAP in the form of fitness trail equipment.

The Coloured Masterplan and further detail contained in Outline Play proposals 2000 PL02 drawing has provided details of the LAP and LEAP, with fitness detail within the 1000 PL02 dwg.

## **LAP**

Shown to the south of the SuDS area and as discussed as a suitable location for a LAP area of supervised play, forming a semi natural area with basic features alongside seating. Whilst planting and natural play elements can be incorporated to create a natural buffer zone around the periphery of the most active areas to allow for the engaging all the senses, the positioning of boulders amongst the indicated planting would appear inappropriate as shown. **A physical barrier (fence or rail) would also be required between the LAP and the SuDS feature in this location.** RoSPA assessment as appropriate.

A theme to the LAP would be required with more connectivity between the chosen pieces. **The indicated play elements in timber is supported but appears to lack imagination for the only LAP on the site.** A seat is indicated but no bin is shown (closed top type required) detail of these items would be required to be submitted.

## **LEAP**

The LEAP is shown positioned in an area to the front of the site, (a minimum space requirement of 400m<sup>2</sup>) this is given some surveillance from adjacent properties whilst maintaining some protection from Pagham Road due to boundary hedges. There is a requirement for the LEAP to deliver inclusive and accessible play with consideration of play experiences (minimum 6no) equipment and landform, appropriate surfacing and playability.

**The play offer proposed within the outline play proposals dwg 2000 PL02 is disappointing and falls significantly short of expectation and that which was previously shown and discussed.** The proposals have been significantly watered down to now only provide swing, climb, step when previous iteration showed a nest swing, climbing pyramid, turning tyres, scramble net, embankment slide, play hut, balance beam and stepping logs alongside mounding and open space. **The LEAP does not appear to have considered inclusive or accessible play, challenging or zoned areas.**

The LEAP needs to create an exciting and engaging environment. Play equipment needs to be specifically chosen to be age appropriate and fit into the theme and the location of this site, with play experiences considering a bespoke element to bring forward a challenging and quality scheme.

Fencing to the play area has been shown as cleft chestnut post and rail fencing, with 3 horizontal bars at 1200mm height with self-closing timber pedestrian gates, which is not the norm for a play area but not unsupported.

No bin shown and pathways through the play area to be confirmed as Macadam.

## **Fitness Trail (NEAP)**

The NEAP has been discussed and agreed to be located within the BOA area, so as to provide some separation from the dwellings. As the NEAP provision is to cater for an older age range this will need to be at a scale that engages users with a strong fitness theme. It has been communicated that we would not support just the use of balance beams and stepping logs to achieve the requirements for the NEAP provision.

The dwg 1000 PL02 has shown that the trim trail fitness trail is to contain only 4 unchallenging elements ie fitness trail bars, balance beam, Leapfrog poles and a very basic upper body pull up bar. **The fitness trail provision needs to be significantly improved in scale, quantity of**

**pieces, specification and fitness offer in order to qualify as suitable NEAP provision.**

Timber items would be recommended and supported.

Equipment materials need to be fitting for location avoiding both harsh colours and all metal construction.

### **General landscape features**

Additional elements such as locally sourced chainsaw artwork carvings (not shown but indicated within the Design and Access Statement (DAS), and appropriate signage, bench seating, cycle provision and bins to be incorporated.

Play spaces will need to incorporate soft landscape planting, in grassed areas and meandering off paths. Pathway surfacing needs to be all weather accessible, well maintained and thus enabling users of all abilities to enjoy the space. Pedestrian and cycle routes within the development should be a considered design features and their meaningful connection both within and beyond the site detailed.

### **Recommendation/Conclusion**

Recommend the soft landscape and play detail is lacking in specification and provision and therefore **recommend not to approve the landscape detail** submitted under this P/114/24/RES application pending revision and further submission.

**Sue Howell**

**Leisure and Landscape Officer**

Environment and Climate Change

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**From:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>

**Sent:** 29 November 2024 16:03

**To:** Tree Landscape <[Tree.Landscape@arun.gov.uk](mailto:Tree.Landscape@arun.gov.uk)>

**Subject:** Planning Consultation on: P/114/24/RES

**To:** Parks and Landscapes

## NOTIFICATION FROM ARUN DISTRICT COUNCIL

**The Town & Country Planning Act 1990 (as amended)**

**Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6**

### Approval of Reserved Matters Following Outline Approval

<b>Application No:</b>	<b>P/114/24/RES</b>
<b>Registered:</b>	27th November 2024
<b>Site Address:</b>	Land west of Pagham Road Pagham
<b>Grid Reference:</b>	489213 98890
<b>Description of Works:</b>	Reserved matters application (pursuant to outline permission P/178/21/OUT (APP/C3810/W/22/3302023)) for matters of appearance, landscaping, layout and scale concerning the construction of 95 new homes along with new pedestrian and cycle links, open space, landscaping, habitat creation, drainage features and associated groundworks and infrastructure. This development is in CIL zone 5 (CIL liable as new dwellings) and may affect the setting of listed buildings.

The Council have received the above application.

[Click here to view the application details](#)

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 5th January 2025. 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

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