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Arun Parks and Landscapes response

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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 03 April 2025 19:17
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: 03/04/2025

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.

Amendment to the above application dated 6th March 2025 relating to:- Substitute Landscape Plans. Supplementary Landscape and DAS Documents.

Location: Land West of Pagham Road Pagham

Determining Authority: Arun DC

Summary recommendation: Recommend approval of the general landscape detail with **further conditioned approval sought** for Soft landscaping detail, LAP, LEAP and NEAP provision under this P/114/24/RES.

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 is a revised response to received amendment to the above application dated 6th March 2025 relating to:- Substitute Landscape Plans. Supplementary Landscape and DAS Documents.

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 D3322-FAB-00-XX-DL-L 1001-1006 Rev PL03 and further detailed within

Legend Plant Schedule and general specification notes D3322-FAB-00-XX-DL-L-1000 Rev PL03. Detail has been provided re specification of trees in location with sizes and quantities and complete detail for woodland planting mix's and native scrub. **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.**

Indicative planting has been shown in sample frontage designs for the on plot landscaping which has been agreed can be conditioned for submission for approval under DOC application.

I am satisfied with the sample detail as shown, with amend of the current submission to include full details of the structural planting elements (tree planting detail already included), to include woodland, scrub and mixed native hedgerow, but on the basis that this includes spec re species, quantities, planting densities and size at time of planting as appropriate and that this information to be submitted in plan form.

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, this will need to be addressed within the DOC application.

Planting is shown to the periphery of the LAP area within the Soft landscape general arrangement plan – sheet 2 of 6 1002 PL03 which has been amended to remove the boulders and the previously shown grass planting scheme this needs to be read in conjunction with the Play area proposals plan D3322-FAB-00-XX-DR-L-2000 Rev PL03 which is an amended proposal. The revised scheme whilst now has included a knee rail barrier along the edge with the SuDS pond the planting has been substantially reduced and would benefit from increasing which would provide a further physical barrier in this location. DOC application to consider this.

Trees

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 the revised Play area proposals D3322-FAB-00-XX-DR-L- 2000 PL03 drawing has provided details of the LAP and LEAP, with fitness detail.

LAP

Shown to the south of the SuDS area this area has been improved with theme and play elements. The LAP forms a semi natural area with basic features alongside seating (closed top bin to be incorporated). **A physical barrier knee rail fence has been included between the LAP and the SuDS feature in this location, with previously shown planting removed. Further planting to form an additional physical barrier to the SuDS side of the knee rail would be recommended.** RoSPA assessment as appropriate.

LAP theme Magic Pond has been proposed. Play LAP to be further conditioned re detail and needs to ensure accessible elements where shown . **The indicated play elements in timber is supported.**

LEAP

The LEAP is shown positioned in an area to the front of the site, (a minimum space requirement of 400m2) 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 Play area proposals D3322-FAB-00-XX-DR-L- 2000 PL03 still remains **disappointing and falls significantly short of expectation and that which was previously shown and discussed. The proposals whilst amended still does not provide a well thought out scheme which whilst has included elements of inclusive accessible play is not challenging or zoned in areas, does not provide a strong theme and is lacking in 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.

The main access pathway from Pagham Road is shown to run through the fenced play area. General access pathways should not run within the fenced area of the play area and needs to be amended to divert the pathway or repositioned fencing to allow the access path to run externally to the play area.

Play – LEAP detail to be conditioned for further submission and approval.

Fitness Trail (NEAP)

NEAP provision in the form of fitness trail agreed to located within the BOA area, so as to provide some separation from the dwellings. 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.

The revised NEAP equipment has been detailed within the Legend Plant Schedule and general specification notes D3322-FAB-00-XX-DL-L-1000 Rev PL03 doc, this should be detailed within a stand alone NEAP drawing to show location and specification and incorporate seating and signage. NEAP detail to be conditioned for further submission and approval.

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 confirmed.

Recommendation/Conclusion

Recommend approval of the general landscape detail with **further conditioned approval sought** for Soft landscaping detail, LAP, LEAP and NEAP provision under this P/114/24/RES.

Sue Howell
Leisure and Landscape Officer
Environment and Climate Change

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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 11 March 2025 10:18
To: Tree Landscape <Tree.Landscape@arun.gov.uk>
Subject: Planning Consultation on: P/114/24/RES

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No:	P/114/24/RES
Registered:	27th November 2024
Site Address:	Land west of Pagham Road Pagham
Grid Reference:	489213 98890
Category:	Plan Applicat'n
Description of Works:	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.

I am able to inform you that I have received an amendment to the above application dated 6th March 2025 relating to:- Substitute Landscape Plans. Supplementary Landscape and DAS Documents.

If you should wish to make further representations as a result of this amendment, please make any further comment by **26th March 2025**.

[Click here to view the application, documents and make further comments](#)

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Yours sincerely

Mr S Davis

Planning Case Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLRECON (ODR) 2016