

To register to receive notification of planning applications in your area please go to
www.arun.gov.uk/planning

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

Sign up to our newsletter **[here](#)**



From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 23 February 2021 18:30
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Raymond Cole <Raymond.Cole@arun.gov.uk>
Subject: RE: Planning Consultation on: P/132/20/RES

Response to Planning Application

From: Arun District Council Greenspace

Date: 23/02/2021

Application ref: P/132/20/RES

Description: Approval of reserved matters following P/30/19/OUT for 300 No. new homes, internal roads, footpaths & cycleways, car parking & landscaping. This application affects the setting of a listed building & falls within Strategic Site H SP2, CIL Zone 1 (Zero Rated).

Location: Land north of Hook Lane Pagham

Determining Authority: Arun DC

Summary recommendation: Recommend **further detail to be provided** confirming quantum of POS areas cons excluding SuDs areas, Play area ELEAP and LAP provision to be detailed and submitted for approval, m specification and liability to be detailed detail following outline approval P/134/16/OUT.

Comments

Response

Comments raised in Greenspace consultations at outline stage P/30/19/OUT and further re Design Code Masterplan P/57/20/DOC application remain relevant and valid. In addition to these and re this specific application recommendation as follows:

The submission of detailed information contained in the Softworks Schedule 167-RM-16-Rev A, Softworks Structure 1-7 167-RM-09-15 Rev A dwgs contain details re boundary and on plot dwelling and POS landscape provision. The detail contains information re boundary and periphery buffer planting, marginal and pond treatments with trees and shrubs, plot and dwelling space landscaping. These details would appear to be adequate for these areas, providing a varied landscape scheme with evergreen and deciduous planting, specified at planting sizes which will provide instant Impact and that will mature as the scheme establishes.

The green east west continual corridor between Sefton Meadow, Downs View and Rife Green, has due to layout been bisected by the road. It will be important therefore for establishment of trees to allow 'hop overs' to ensure continued habitat connectivity albeit at a canopy level.

Areas of the POS area appear to the periphery of the site where buffer zones incorporate the existing tree presence and the SuDS features have been located. The layout would appear to differ slightly from that set out in Original Design Concept Landscape Masterplan Option B dwg 167/P/003/Rev D where the play area was shown in a different location and not with the central Downs View Area.

Confirmation needs to be provided that the quantum of POS excluding SuDS areas still meets the minimum requirements set out in our Open Space, Playing Pitches, Indoor and Built Sports Facilities SPD Jan 2020

The dwg sheet Softworks Structure dwg (5of7) 167-RM-13-Rev A details briefly an ELEAP. There needs to be further detail of the ELEAP provided in plan form as a stand-alone dwg to show the arrangement, equipment, surfacing, fencing, access and connectivity to the pathway network and play experience being offered in this location. Previous consultation and 106 agreement had concluded in a requirement for an enhanced ELEAP catering for a minimum 8 play experiences. The ELEAP is expected to provide a quality and challenging play experience in line with a site of this many dwellings, the detail provided at present is lacking in detail and would appear inadequate to meet this brief. Further LAPs will be required throughout this development to be unequipped open space areas catering for the very young with a combination of natural play features in landform, logs, boulders, seats and bins. These LAP areas are important within the landscape setting and are aimed at providing for children of a young age under supervision.

The original Design Concept at outline stage showed a cycle route running across the middle of the site and through the central green area. This appears to have now been omitted from the scheme. It needs to be demonstrated how the cycle connectivity is being catered for providing links to the wider site and beyond. The use of Hoggin for pathways and also for main routes through POS areas need to consider all year round pedestrian and wheeled user access. The use of tarmac in the more highly trafficked areas would be seen as more appropriate in these locations.

Maintenance and responsibility should be confirmed in conjunction with the maintenance specification detail.

Recommendation/Conclusion

Recommend further detail to be provided confirming quantum of POS areas considering and excluding SuDs areas, Play area ELEAP and LAP provision to be detailed and submitted for approval, maintenance specification and liability to be detailed detail following outline approval P/134/16/OUT.

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning

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



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

Sent: 25 January 2021 14:42

To: Tree Landscape [REDACTED]

Subject: Planning Consultation on: P/132/20/RES

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: P/132/20/RES
Registered: 8th January 2021
Site Address: Land north of Hook Lane Pagham
Grid Reference: 489562 99199
Category: Plan Applicat'n
Description of Works: Approval of reserved matters following P/30/19/OUT for 300 No. new homes, internal roads, footpaths & cycleways, car parking & landscaping. This application affects the setting of a listed building & falls within Strategic Site H SP2, CIL Zone 1 (Zero Rated).

I am able to inform you that I have received an amendment to the above application dated 25th January 2021 relating to:- amended plans

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'Enter comment'.

[Click here to make further comments](#)

Please make any further comment by **25th February 2021**.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. We will aim to redact signatures, telephone numbers and email addresses but please help us by not incorporating them in the body of your text. Please make sure that you only include information that you are happy will be published in this way. If you supply information belonging to a third party, you must make sure you have their permission to do so.

Yours sincerely

Raymond Cole

Planning Case Officer- Arun District Council

Telephone: 01903 737598

Email: raymond.cole@arun.gov.uk

PLRECON (ODS) 2015