

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 06 December 2022 15:45
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: David Easton <David.Easton@arun.gov.uk>
Subject: Planning Consultation on: P/153/21/RES

Response to Planning Application

From: Arun District Council Greenspace

Date: 06/12/2022

Application ref: P/153/21/RES

Description: Approval of reserved matters (appearance, layout, landscaping and scale) following outline planning Permission P/140/16/OUT for the erection of 375 No dwellings, together with public open space, play space, drainage, parking and associated infrastructure, landscape, ancillary and site preparation works, with access off Pagham Road. This site may affect a Public Right of Way.

Location: Land South of Summer Lane and West of Pagham Road Pagham

Determining Authority: Arun DC

Summary recommendation:

The detail has proposed a **soft landscape scheme**, suitable to location and application, sufficiently detailed therefore would **recommend approval of the soft landscape proposals** under this application P/153/21/RES.

Play **LAP, LEAP and ELEAP proposals appear inadequate** in provision and specification and therefore **would not recommend approval of play as presented**, under this application P/153/21/RES

Comments

Relevant landscape designations:

The site is within the Parish of Pagham, located on the western edge and is not subject to any statutory designations nor located within an AONB.

The site is largely contained along its eastern and southern boundaries by existing trees and other vegetation.

Response

This application is for the approval of reserved matters (appearance, layout, landscaping and scale) following outline planning Permission P/140/16/OUT for the erection of 375 No dwellings, together with public open space, play space, drainage, parking and associated infrastructure, landscape, ancillary and site preparation works, with access off Pagham Road. This site may affect a Public Right of Way.

The development proposals incorporates open spaces distributed throughout the site, with a centrally located greenspace.

Clarification should still be sought re the quantum of POS within the application to ensure that this still meets the SPD requirements.

The landscape proposals contained within Detailed Planting Plans sheets 1-20 Dwg Nos L09- Rev A – L27 Rev A (plus L28 Rev A Planting Schedule) has proposed a soft landscape scheme for on plot and POS areas and has provided detail in plan form detailing species, quantities, planting

densities and size at time of planting. Detailed Planting Plan Sheet 20 of 20 L28 Rev A has provided additional detail inc planting schedule and plant specification.

The proposed landscaping and boundary treatment proposes a scheme which is suitable for application and location and with planting proposed at a suitable specification that will allow instant impact and which will mature as the site establishes. The western boundary area has the inclusion of native hedge proposed, whilst the south/western boundary relies on the existing vegetation to form the green infrastructure in this location. Construction works must therefore be mindful of this and to the protection and retention of the existing green infrastructure in these locations.

The LAP Play Trail Strategy Dwg DDL494L08 Rev B has detailed where the 9no LAPS are to be located throughout the development. The drawing has provided detail re the general theme for these areas re play, however the information provided is unclear re connectivity with indicative, unspecified fencing on the example shown indicating a bin and signage outside of the LAP area and no seating in these areas. There is therefore insufficient detail and specification for this reserved matters application. Further detail needs to be shown in plan and pictorial form what is proposed for these LAP areas including and landform, planting and seating and how these integrate with the POS area as a whole.

The LEAP Northern Parcel DD494L06 Rev B design appears inadequate in inclusive an accessible play in line with the Arun Design Guide Jan 2021. The equipment appears limited in play experience offered. Swings shown as two flat seats, which are less accessible and exclude the use by very young children (ie the introduction of basket swings cater to a wider audience). The play detail fails to demonstrate what is proposed re pathway connection and surfacing to POS areas shown as self-binding gravel would not be recommended due to maintenance issues in high traffic areas for particularly all-weather accessibility and wheeled users. The indicated grass play mounds have no contour or height detail or detail of how these then interface with the adjacent fencing.

The ELEAP Southern Parcel DD494L07 Rev B design appears inadequate in inclusive an accessible play in line with the Arun Design Guide Jan 2021. The equipment appears repetitive of the Northern Parcel LEAP and limited in variety of play experience offered. Swings again shown as two flat seats, which are less accessible and low value play items have been incorporated ie balance logs and jumping blocks. The play detail fails to provide an exciting and challenging play offer required by an ELEAP – Enhanced LEAP, for this many dwellings. The drawing has failed to demonstrate what is proposed re safety surfacing or pathway connection. The indicated grass play mounds again have no contour or height detail or detail of how these then interface with the adjacent fencing.

SUDS features are evident to large periphery areas of the site, recommendation would be for ROSPA or similar assessment of these, where they interface with play or pathway areas.

Mitigation/requirements

A clear indication of the proposed future management for the proposals should be submitted to ensure establishment of the scheme.

Biodiversity Net Gain - In line with Policy ENV DM5 of the Arun District Local Plan information on Biodiversity Net Gain will need to be provided. A Biodiversity Net Gain Assessment should be

submitted demonstrating what will be included within the scheme and what level of net gain will be created from this.

Recommendation/Conclusion

The detail has proposed a **soft landscape scheme**, suitable to location and application, sufficiently detailed therefore would **recommend approval of the soft landscape proposals** under this application P/153/21/RES

Play **LAP, LEAP and ELEAP proposals appear inadequate** in provision and specification and therefore **would not recommend approval of play as presented**, under this application P/153/21/RES

Sue Howell
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Environment and Climate Change

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

Sent: 12 November 2021 07:34

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

Subject: Planning Consultation on: P/153/21/RES

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Approval of Reserved Matters Following Outline Approval

Application No: P/153/21/RES
Registered: 8th November 2021
Site Address: Land South of Summer Lane and West of Pagham Road Pagham
Grid Reference: 488747 98017
Description of Works: Approval of reserved matters (appearance, layout, landscaping and scale) following outline planning Permission P/140/16/OUT for the erection of 375 No dwellings, together with public open space, play space, drainage, parking and associated infrastructure, landscape, ancillary and site preparation works, with access off Pagham Road. This site may affect a Public Right of Way.

The Council have received the above application.

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

Should you have any comments to make, these should be sent by replying to this email by 16th December 2021 . 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://app.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 D Easton

Planning Officer- Arun District Council

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