

15 October 2023

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Jessica Riches
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Arun District Council
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Littlehampton
West Sussex
BN17 5LF

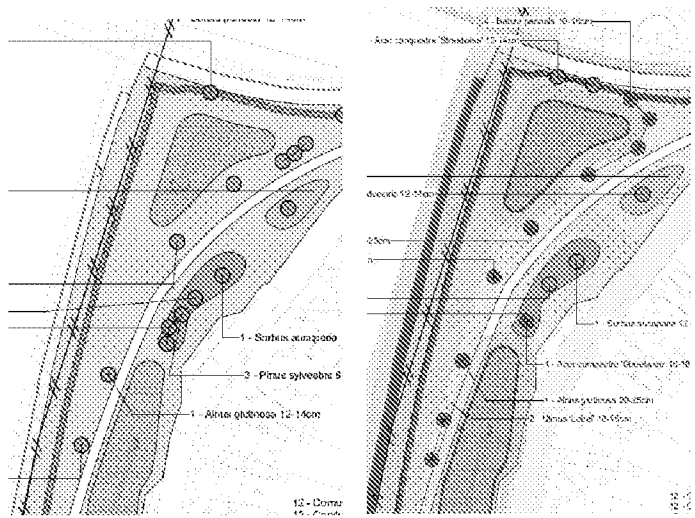
Jon Gateley

Mountbatten House
1 Grosvenor Square
Southampton SO15 2BZ

Dear Ms Riches

P/153/21/RES & P/167/21/RES - Land South of Summer Lane

Please find enclosed updated plans and documents for formal registration on the above applications, made to positively respond to outstanding comments, particularly in relation to Appropriate Assessment (AA) and landscaping matters. For your ease, we have described in the table key updates to the plans and how they address comments raised.

Notes by ADC 28 Sep 2023	Response
Appropriate Assessment	
Clarity on hedgerow thickness (triple staggered preferred for density, double as a minimum).	The key on the accompanying landscape drawings distinguishes between double- and triple- staggered native hedgerows. As can be seen from the drawings, wherever hedgerows are positioned on the outer western boundary of the site, they are triple-thickness. Areas that would be screened from the west by the Church Barton development are double thickness.
Further tree planting along the western boundary for height & additional depth to boundaries	A significant number of additional trees are added to the western boundary, for example in the area shown below. 

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ARUN DISTRICT COUNCIL P/153/21/RES



Notes by ADC 28 Sep 2021	Response
Allotment space - thick hedgerow along the boundary of the site in this location to ensure a physical barrier	A substantial additional area of planting has been added as requested, highlighted in the excerpt below.  The image is a technical landscape masterplan drawing. It shows a plan view of a site with various planting areas indicated by different patterns and symbols. A legend on the right side lists several plant species and their quantities: 1 x Prunus domestica 'Choclate', 1 x Malus domestica 'Greenland Beauty', 1 x Malus domestica 'Golden Wonder', 1 x Malus domestica 'Crimson Queen', 1 x Prunus domestica 'Moulin', 1 x Malus domestica 'Honeycrisp', 1 x Prunus domestica 'Toto', 1 x Malus domestica 'Honeycrisp', 1 x Malus domestica 'Golden Wonder', 1 x Malus domestica 'Honeycrisp', 1 x Prunus domestica 'Choclate', 1 x Malus domestica 'Greenland Beauty', 1 x Malus domestica 'Golden Wonder', 1 x Prunus domestica 'Moulin', 1 x Malus domestica 'Honeycrisp', 1 x Prunus domestica 'Choclate', 1 x Malus domestica 'Greenland Beauty', 1 x Malus domestica 'Golden Wonder', 1 x Prunus domestica 'Moulin', 1 x Malus domestica 'Honeycrisp'. The drawing also includes a scale bar at the bottom left.
POS and Landscape Phasing Plan detailing when the boundary hedgerows and fencing will be delivered	The importance of this is fully recognised, but we request that this is a matter for a planning condition. These details would then be able to considered in parallel with Condition 4 from the Outline permission, which specifically requires a detailed scheme of phasing for the construction of the dwellings, highways and public areas, and factoring in other requirements from Conditions 7 and 8.
Planting should be as mature as possible on initial planting.	
Gaps within the boundary treatment to the west which defeats the purpose of the dense planting - gaps at point where the site joins with Church Barton, allotment parcel, northern parcel close to SUDS features	Wherever physically possible, boundary treatment is continuous with very few interruptions. Insofar as there are gaps, these are caused by the need for drainage easements along the western boundary, which restrict planting in certain areas. These are clearly shown on the Landscape Masterplan drawing. In situ, these gaps would be very small and only perceived from relatively narrow areas looking head-on. In certain areas, the easement around overhead cables means that only hedges, not trees, can be planted, but in the long term hedges are more effective at providing a continuous lower-level screen than trees, whose branches would begin at a higher level.
Confirmation of reason for the hedgerow to be planted away from redline boundary	This is as a result of the topography of the area – in terms of the ditches present on site, which raise issues for maintenance and therefore the proposal of the hedgerow situated away from the redline boundary.

Notes by ADC 28 Sep 2023	Response
Elevation details showing dimension and details of the proposed fencing	The Hard Landscaping plan confirms that the proposal is for FSC-Approved Timber Post and Rail Fence to attenuation ponds (1.5m high) with maintenance gate.
Details showing location of fencing (see below RE hard landscaping plan).	
How the parking and allotments users will be kept separate to the open space to allow for off lead dog walking	As noted above, additional native shrub planting has been proposed around the edges of the allotments to ensure separation.
Minor Landscaping issues	
Access to the allotments is restricted from the highway due to proposed planting	Space now provided.
Where will the parking be for the allotments?	Additional parking shown on updated Site Plan (HGP)
Disappointed not to see any poplar trees, given this is a prime area to bring this species back. The ecologist has also mentioned the use of Elm as being supported and should be incorporated.	Please see 10095-FPCR-XX-XX-DR-L-0015 P03. Additional 15 Poplar and 7 Elm trees proposed.
No percentage or form detailed on the planting specification for "Single Species Hedgerows" on the POS landscaping plan (I assume that this is also a typo and it will actually be a mixed species hedgerow?)	There are some shorter lengths of hedgerow within the built-up part of the site which are single-species, however the majority of hedgerows including those facing west along the perimeter, are mixed species.
Pine trees are proposed but I am not sure if these are typical of Pagham area – confirmation required.	Pine trees removed. Please see 10095-FPCR-XX-XX-DR-L-0015 P03.
Ensure that private planting that has a relationship or is outward facing to the west (i.e. countryside) is as native as possible – ornamental planting in these locations always looks particularly stark in contrast.	Please see Landscape Masterplan from FCPR.
Minimum of 30% native planting within the residential areas of the development, and 100% on the boundary treatments and those within POS	Please see 10095-FPCR-XX-XX-DR-L-0015 P03 Two additional types of bulbs proposed.
Area around the allotments should be planted with varying depths to create a more organic edge.	Please see 10095-FPCR-XX-XX-DR-L-0019 P03 from FPCR. Additional native shrub planting proposed around the edge to address comment.
Only one type of bulb proposed (daffodil) in the POS space. I think this could be better varied for pollinators.	Please see 10095-FPCR-XX-XX-DR-L-0016-20 P03 from FCPR.
Other	

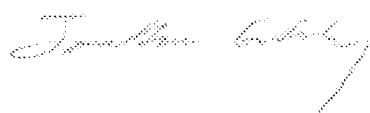
Notes by ADC 28 Sep 2023	Response
Awaiting Hard landscaping Plans – originally these included the fences so please ensure that you show all of the proposed fences	Please see Hard Landscape Plans 10095-FPCR-XX-XX-DR-L-0021-0024 P04 from FPCR.
As in the email sent on 15 th September, please provide a plan showing garden depths and address the separation distances within the site.	Please see 'Site Dimensions Plan' (HGP)
There are instances of repetitive dwelling types together which needs to be resolved	Please refer to updated drawings pack (HGP)
Please provide a full plans schedule detailing what has been superseded and replaced to allow us to ensure we are assessing the correct plans together	Please see table below and HGP Data Issue sheet appended to this covering letter.

Superseded plans which comprise this submission are shown in **bold**. The architectural drawings can be seen in the Data Issue sheet appended to this letter.

Previously Submitted Plan	Latest Plan	Latest Revision
Landscape (FPCR)		
10095-FPCR-XX-XX-DR-L-0001-0014 ONPLOT DETAIL LANDSCAPE PLAN	10095-FPCR-XX-XX-DR-L-0001-0014 ONPLOT DETAIL LANDSCAPE PLAN	P04
10095-FPCR-XX-XX-DR-L-0015-0020 DETAILED POS LANDSCAPE PROPOSALS	10095-FPCR-XX-XX-DR-L-0015-0020 DETAILED POS LANDSCAPE PROPOSALS	P05
10095-FPCR-XX-XX-DR-L-0021-0024 DETAILED HARD LANDSCAPE PLAN	10095-FPCR-XX-XX-DR-L-0021-0024 DETAILED HARD LANDSCAPE PLAN	P03

On behalf of our project team, thank you again for your work on this application. I trust that you have all the required information to reconsult on this application with relevant stakeholders and progress the application. If any further information is required, please do not hesitate to contact me.

Yours sincerely



Jon Gateley
Savills Planning

Encs.

DATA ISSUE REGISTER

Project Land West of Pagham Road, Pagham

Job No. 21.129 **Sheet** 1 of 4

Date Oct '21 **M09**

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Drawing Category		000 series - General Site																
Reference	Drawing Title	Size	Scale	Current	30	03	10	28	31	19	13							
					06	07	07	07	07	09	10							
					23	23	23	23	23	23	23							
21.129.01	Location Plan			##														
21.129.02	Site Plan			9		M	N	P		R	S							
21.129.03	Block G			C				C										
21.129.04	HT A			B				B										
21.129.05	HT B			D				D										
21.129.06	HT C			C				C										
21.129.07	HT D			C				C										
21.129.08	HT E			OM				OM										
21.129.09	HT G			C				C										
21.129.10	Block B			B				B										
21.129.11	Block G			OM				OM										
21.129.12	Block K			D				D										
21.129.13	Block R			B				B										
21.129.14	HT A			C				C										
21.129.15	HT B			C				C										
21.129.16	HT D			OM				OM										
21.129.17	HT F			C				C										
21.129.18	Block B			C				C										
21.129.19	Block C			B				B										
21.129.20	Block D			B				B										
21.129.21	Block F			C				C										
21.129.22	Block G			B				B										
21.129.23	Block H			C				C										
21.129.24	Block I			OM				OM										
21.129.25	Block J			B				B										
21.129.26	Block K			C				C										
21.129.27	Block N			B				B										
21.129.28	Block O			C				C										
21.129.29	Block P (New CA2a)			B				B										
Distribution					Number of copies													
Luke Vallins				*														
Steve Carrington				*														
Laura Harvey				*														
Andy Gibbs				*	*	*												
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Authorised by :				HJE	HJE	HJE	HJE	HJE	HJE	HJE	HJE	HJE	HJE	HJE	HJE	HJE	HJE	HJE

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Note: Recipients of revised drawings are responsible for superseding previous revisions.

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Project Land West of Pagham Road, Pagham
Job No. 21.129 **Sheet** 2 of 4
Date Oct '21 **M09**

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Drawing Category		008 series - General Site															
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		Year		23	23	23	23	23	23	23							
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21.129.30	Block Q (CA3)			B			B										
21.129.31	Block S (CA3)			D			D										
21.129.32	HT Av (CA3)			C			C										
21.129.33	HT B (CA3)			C			C										
21.129.34	HT G			OM			OM										
21.129.35	HT F (CA3)			C			C										
21.129.36	HT G			OM			OM										
21.129.37	Block A2 (CA4b KB)			C			C										
21.129.38	Block F (CA4b)			C			C										
21.129.39	Block M			OM			OM										
21.129.40	Block U (CA2a)			B			B										
21.129.41	Block V (CA3)			C			C										
21.129.42	Block W (CA3)			C			C										
21.129.43	Block X (CA2a)			C			C										
21.003.44	Block C (CA4a)			C			C										
21.003.45	Block L (CA4a)			B			B										
21.003.46	HT E (CA4a)			D			D										
21.003.47	Block A1 (KB)			C			C										
21.003.48	Block C (CA1)			C			C										
21.129.49	Block E1 (CA4b KB)			A			A										
21.129.50	Block E2 (KB)			C			C										
21.129.51	Block F (CA4b KB)			B			B										
21.129.52	Block F (CA1)			C			C										
21.129.53	Block M (KB)			B			B										
21.129.54	Block T (CA4b)			B			B										
21.129.55	HT A1 (Flint)			OM			OM										
21.129.56	HT A2 (Tile Hung)			OM			OM										
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Luke Vallins				*													
Steve Carrington				*													
Laura Harvell				*													
Andy Gibbs				*	*	*											
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Authorised by :				HJE	HJE	HJE	HJE	HJE	HJE	HJE							

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Project Land West of Pagham Road, Pagham

Job No. 21.129 **Sheet** 3 of 4

Date Oct '21 **M09**

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Drawing Category		000 series - General Site															
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21.129.57	HT B (CA1 KB)			B				B									
21.129.58	HT C (Flint)			OM				OM									
21.129.59	HT D1 (CA3 KB)			C				C									
21.129.60	HT D2 (Tike Hung)			OM				OM									
21.129.61	HT F			OM				OM									
21.129.62	Small Double Garage			B				B									
21.129.63	Single Garage			B				B									
21.129.64	Northern House Type Key Plan			F				E		F							
21.129.65	Southern House Type Key Plan			F				E		F							
21.129.66	Northern Affordable Housing Plan			J				H		J							
21.129.67	Southern Affordable Housing Plan			J				H		J							
21.129.68	Street Scenes 1			D					C	D							
21.129.69	Street Scenes 2			D					C	D							
21.129.70	Street Scenes 3			D					C	D							
21.129.71	Street Scenes 4			D					B	D							
21.129.72	HT D - (CA2)			OM				OM									
21.129.73	HT H - (CA4a)			C				C									
21.129.74	Block B (CA4b)			C				C									
21.129.75	Block F (CA2a)			C				C									
21.129.76	Block Y Flats (CA4b)			C				C									
21.129.77	Block Y Flats (CA4b)			C				C									
21.129.78	Block Z Flats (CA4b)			C				C									
21.129.79	Block Z Flats (CA4b)			C				C									
21.129.80	Block D (CA2a)			A				A									
21.129.81	Block G (CA2a)			A				A									
21.129.82	Block C (CA4b)			A				A									
21.129.83	Block G (CA4b)			OM				OM									
21.129.84	Bike Store			*				*									
21.129.85	Public Open Space Plan			B						B							
21.129.86	Landscape Framework Plan			*		*											
21.129.87	Character Area Plan			B				*		B							
21.129.88	Large Single Garage			*				*									
21.129.89				OM				OM									
21.129.90	Block Ev (CA4a KB)			*				*									
21.129.91	Block Fv (CA1)			*				*									
21.129.92	Block Fv (CA2b)			A				*		A							
21.129.93	HT J (CA1)			*				*									
21.129.94	HT L (CA3)			A				*		A							
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Laura Harvell				##													
Andy Gibbs				##													
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Date Oct '21 M09

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