

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

To register to receive notifications of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>



From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: Wednesday, November 22, 2023 5:37 PM
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Jessica Riches <Jessica.Riches@arun.gov.uk>
Subject: Planning Consultation on: P/153/21/RES

Response to Planning Application

From: Arun District Council Greenspace

Date: 22/11/2023

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 350 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**, enhanced and 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 inappropriate and unacceptable in provision and specification and whilst there would be a recommendation for objection to these proposals, I note that there is a Section 106 agreement that requires these details to be submitted and approved in full prior to commencement. Therefore I am satisfied and comfortable that these details can be adequately secured and addressed at a later date.

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 **350 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.

The landscape proposals have been **revised** and detailed within substitute plans Detailed POS Landscape Proposals (sheet 1-5 of 5) 10095-FPCR -XX-XX-DR-L-0020 Rev P05 and further detail within substitute plans Detailed On-Plot landscape plans (sheet 1-13 of 13) 10095-FPCR-XX-XX-DR-L-0001-0013 Rev P04, Public Open Space Plan 21,129.85 Rev B, General Arrangement Plans and Character Area Plan 21,129.87 Rev B which now shows a reduced number of dwellings (375 to 350no) alongside increased POS areas. These are shown alongside an improved green infrastructure offer, particularly to the western boundary with enhancements for Biodiversity, hedge strengthening, tree planting, consideration of implementation in advance of

construction and in wildlife consideration re the Brent Geese. The landscape detail 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 and provided detail including 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 does rely on the existing vegetation backdrop 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.

No further detail appears to have been submitted re the Play provision:

The LAP Play Trail Strategy Dwg DDL494L08 Rev B (21/10/2022) 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 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 and inclusive 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**, enhanced and 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 inappropriate and unacceptable in provision and specification and whilst there would be a recommendation for objection to these proposals, I note that there is a Section 106 agreement that requires these details to be submitted and approved in full prior to commencement. Therefore I am satisfied and comfortable that these details can be adequately secured and addressed at a later date.

Sue Howell
Leisure and Landscape Officer
Environment and Climate Change

T: 01903 737943
E: sue.howell@arun.gov.uk

Arun District Council, Bognor Regis Town Hall,
Clarence Road, Bognor Regis, PO21 1LD

www.arun.gov.uk



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

Sent: Wednesday, October 18, 2023 10:34 AM

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

TOWN AND COUNTRY PLANNING ACT 1990

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
Category: Plan Applicat'n
Description of Works: Approval of reserved matters (appearance, layout, landscaping and scale) following outline planning Permission P/140/16/OUT for the erection of 350 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.

I am able to inform you that I have received an amendment to the above application dated 16th October 2023 relating to:- Amended description to 350 dwellings and substitute 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 **16th November 2023**.

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

Mr D Easton

Planning Case Officer- Arun District Council

Telephone: 01903 737500 ex37361

Email: david.easton@arun.gov.uk

FLRECON (COB) 2018