

[REDACTED]

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[REDACTED]

[REDACTED]

From: Simon Davis
Sent: 18 February 2026 10:09
To: 'James Smith' [REDACTED]
Cc: Darren Schofield [REDACTED] Cleo Jefferies [REDACTED]
Subject: RE: Planning Consultation on: P/167/25/RES

Hi James.

I don't have any issue with this approach.

Kind Regards

Simon

Simon Davis MRTPI
Principal Planning Officer, Directorate of Growth

T: 01903 737874
E: simon.davis@arun.gov.uk

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Arun District Council, Civic Centre, Maltravers Rd
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 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 Our core foundations	 
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From: James Smith [REDACTED]
Sent: 17 February 2026 22:00
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Darren Schofield [REDACTED] Cleo Jefferies [REDACTED]
Subject: RE: Planning Consultation on: P/167/25/RES

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Hi Simon,

We've looked into the tree locations, and on review would consider that 3m distance is a little bit too far for us to be comfortable committing to while the wider housing development isn't confirmed.

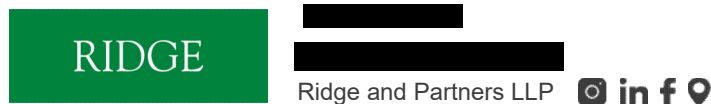
For example we would like to better consider the wider pathway alignment, curbing and other landscaping for this etc. To that effect, we would propose removing the trees for the moment, with the expectations that the wider landscaping would come forward for the eventual public realm proposals.

Prior to amending the plans, could you confirm if you're comfortable with this logic? Perhaps an informative on any decision would confirm the wider landscaping in this area is expected to be enhanced as part of future RMAs?

Kind regards,

James

James Smith | Associate Partner - Town and Country Planning
MRTPI



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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 16 February 2026 15:39
To: James Smith [REDACTED]

Cc: Darren Schofield [REDACTED]
Subject: FW: Planning Consultation on: P/167/25/RES

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Dear James,

Please see below Landscape comments just received.

Can you either amend the Landscape Plan (or indicate your intention to do so) by the end of next week.

Kind Regards

Simon

Simon Davis MRTPI
Principal Planning Officer, Directorate of Growth

T: 01903 737874

E: simon.davis@arun.gov.uk

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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 16 February 2026 15:29
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Planning Consultation on: P/167/25/RES

Response to Planning Application

From: Arun District Council Greenspace

Date: 16/02/2025

Application ref: P/167/25/RES

Description: Approval of reserved matters following outline consent P/15/24/OUT in relation to the spine road. This application is in CIL Zone 4 (Zero Rated) as other development.

Location: Land South of Summer Lane Pagham

Determining Authority: Arun DC

Summary recommendation: Recommend **that in the absence of Engineers comments that the 5no trees indicated to the pond edge should be positioned beyond the recommended 3m drainage offset.** Otherwise all other landscape detail appears suitable of location.

Comments

Relevant landscape designations:

The application site is located on rural land in Pagham, the site is clear and presently open arable farmland with no existing occupied buildings.

There are no physical, visual, historical or cultural links, protected landscapes, scheduled ancient monuments or Historic Parks or Gardens associated with this site.

Response

The proposals under this application are for approval of reserved matters following outline consent P/15/24/OUT in relation to the spine road. This application is in CIL Zone 4 (Zero Rated) as other development.

The P/167/25/RES application includes substitute plan landscape detail to include the SuDS feature detail and contained within substitute plans Drawing Soft Landscape proposals 2313 DLA DR L 01 P04.

The landscape detail shows landscape proposals which include proposed trees, proposed flowering sward mix Emorsgate EL1, proposed pond edge mix Emorsgate EP1, areas of localised reinstatement, proposed Wetland Meadow Mix Emorsgate EM8 and areas of proposed General meadow mix Emorsgate EM.

The seed mix and planting specification detailed would appear suitable for location in species and application, however the 5no shown trees *Betula* and *Alnus* whilst at the top of the bank edge would appear to be sited within the 3m offset engineering drainage requirement and should be pushed back beyond this offset for avoidance of doubt.

Assuming that the 3m offset can be accommodated for the 5no trees, then the landscape detail would be acceptable.

Recommendation/Conclusion

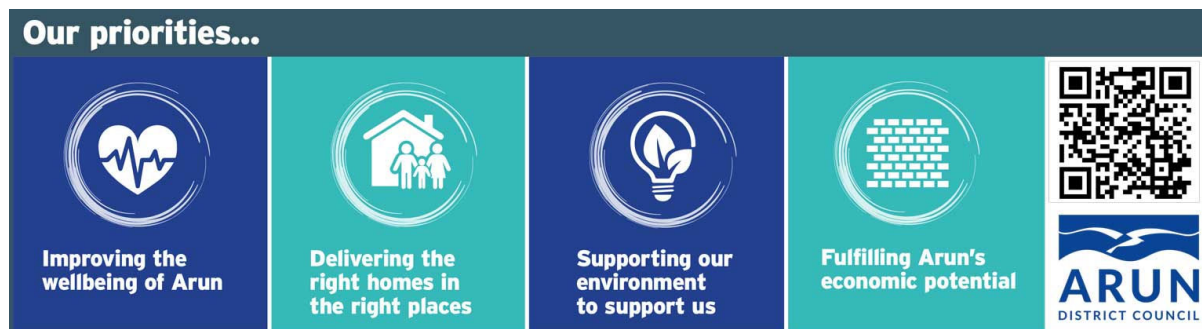
Recommend **that in the absence of Engineers comments that the 5no trees indicated to the pond edge should be positioned beyond the recommended 3m drainage offset.** Otherwise all other landscape detail appears suitable of location.

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

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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 12 December 2025 11:34
To: Tree Landscape <Tree.Landscape@arun.gov.uk>
Subject: Planning Consultation on: P/167/25/RES

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Approval of Reserved Matters Following Outline Approval

Application No: P/167/25/RES
Registered: 10th December 2025
Site Address: Land South of Summer Lane Pagham
Grid Reference: 488604 98424

Description of Works: Approval of reserved matters following outline consent P/15/24/OUT in relation to the spine road. This application is in CIL Zone 4 (Zero Rated) as other development.

The Council have received the above application.

[Click here to view the application and documents](#) The website is updated once a day in the evening, so you may need to wait until the day after this notification to view the documents.

Should you have any comments to make, these should be sent by replying to this email by 18th January 2026 . 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://acp.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 S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONSULT (ODB) 2020

<https://www.arun.gov.uk>

DX 57406 Littlehampton

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