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Our priorities...

 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: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 20 January 2026 17:17
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Planning Consultation on: P/170/25/DOC

Response to Planning Application

From: Arun District Council Greenspace

Date: 20 January 2026

Application ref: P/170/25/DOC

Description: Approval of details reserved by condition imposed under P/114/24/RES relating to conditions 5-landscape plan, 6-public open space and 7-public play provision.

Location: Parcel Of Land 254 Pagham Road Pagham PO21 3PY

Determining Authority: Arun DC

Summary recommendation: Recommend approval to DOC of the general soft landscape detail, with further amend re play so therefore recommend approval of details reserved by condition imposed under P/114/24/RES relating to conditions 5-landscape plan, 6-public open space (Not the play LAP, NEAP, LEAP or path surfacing, assumed under Condition 7) recommend not to discharge 7-public play provision, pending further clarification and amend.

Comments

Response

The proposals are for approval of details reserved by condition imposed under P/114/24/RES relating to conditions 5-landscape plan, 6-public open space and 7-public play provision.

LAP

Shown to the south of the SuDS area this area was previously revised under P/114/24/RES with theme and play elements. The LAP forms a semi natural area with basic features alongside seating. A closed top bin is to be incorporated along with seating which is now shown under this application as supplied by others detailed under submitted PAGHAM POS ADDITIONAL ITEMS. Previous iteration showed a physical barrier knee rail fence between the LAP and the SuDS feature in this location, this is now shown as cleft chestnut post and rail fencing (further specification recommended to be submitted for clarity)

Planting for the LAP and the adjacent area has been detailed within the DETAILED PLANTING PLAN SHEET 1 OF 6 D3322-FAB-00-XX-DR-L-3001 REV T01 and proposes planting both with the LAP and the periphery to form further separation between the LAP and SuDS with PR and OS mixes which is suitable for location including shrubs for habitat and biodiversity benefit.

The detail submitted under this P/170/25/DOC under drawing PAGHAM LAP 70010150 REV E contains play pieces along the general theme Magic Pond, detail is lacking as to what is included. Specification needs to be included re the Sea Monster Sculpture and how this works with the theme? The centre of the LAP area appears to be enclosed by a mounded brown rubber crumb bund only accessed by a slide but no ground level/flat exit shown from this feature which would be recommended. Clarification needs to be submitted to show cross section of this feature/height of this feature.

LEAP

The LEAP as submitted under PAGHAM LEAP 70010150 REV D is positioned in an area to the front of the site, given some surveillance from adjacent properties whilst maintaining some protection from Pagham Road due to boundary hedges.

The play offer proposed within the Play area proposals under the previous D3322-FAB-00-XX-DR-L- 2000 PL03 and now submitted LEAP 70010150 REV **D still remains disappointing falling still short of expectation and that which was previously shown and discussed.** The proposals have included some elements of inclusive accessible play, but are not challenging, do not provide a strong theme and are still lacking in a bespoke element to bring forward an exciting and quality scheme. The specification provided re the equipment ie Meja play unit shows a very

limited play value piece (recommended age from 3 years) which is disappointing for the central play feature, the LEAP includes several low value items ie stepping logs and pieces aimed at a younger than LEAP requirement age range ie boat, springer sand raft.

Fencing to the play area has been shown as cleft chestnut post and rail fencing, with self-closing timber pedestrian gates, which is not the norm for a play area but not unsupported.

Bin and seat specification detailed within PAGHAM POS ADDITIONAL ITEMS – which are supported.

The main access pathway from Pagham Road is shown to run adjacent to the play area with a spur through the fenced play area. Destination pathways tend to be high trafficked and need to be all weather DDA compliant surfacing ie Macadam – previously advised.

Planting for the LEAP POS area has been detailed within the DETAILED PLANTING PLAN SHEET 6 OF 6 location including shrubs for habitat and biodiversity benefit and tree species which will provide shade as

Fitness Trail (NEAP)

NEAP provision in the form of fitness trail agreed to located within the BOA area, so as to provide some separation from the dwellings. The NEAP provision is to cater for an older age range this will need to be at a scale that engages users with a strong fitness theme.

The NEAP equipment was previously detailed within the Legend Plant Schedule and general specification notes D3322-FAB-00-XX-DL-L-1000 Rev PL03 doc, this should be detailed within a stand-alone NEAP drawing to show location and specification and incorporate seating and signage. Recommend NEAP detail requires further submission and approval.

Soft Landscape

Soft landscaping details have been submitted within the Soft Landscape DETAILED PLANTING PLAN SHEETS 1 to 6 of 6 D3322-FAB-00-XX-DR-L-3001 – 3006 REVT01 which appear suitable for location including shrubs for ornamental, habitat and biodiversity benefit and tree species which will provide structure, instant impact and green infrastructure as the scheme matures. Detail has been provided re specification of trees in location with sizes and quantities and detail for woodland planting mix's and native scrub. Recommend approval of the Soft landscape detail.

General landscape features

Additional elements such as locally sourced chainsaw artwork carvings (not shown but indicated within the Design and Access Statement (DAS), to be confirmed.

Recommendation/Conclusion

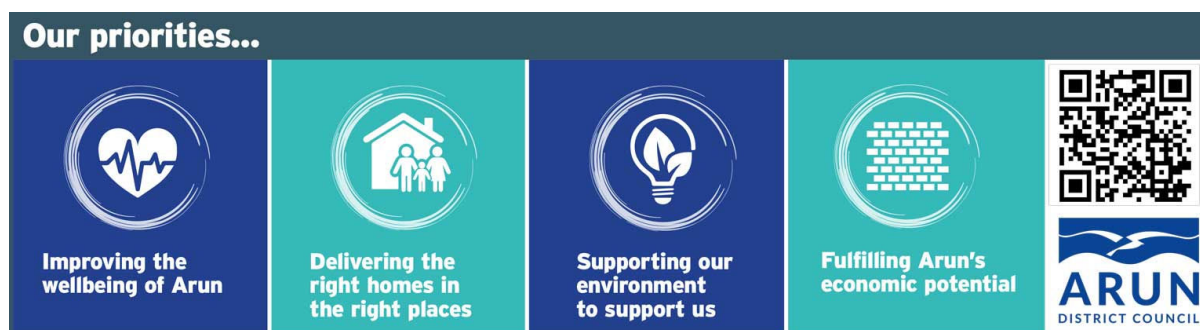
Recommend approval to DOC of the general soft landscape detail, with further amend re play so therefore recommend approval of details reserved by condition imposed under P/114/24/RES relating to conditions 5-landscape plan, 6-public open space (Not the play LAP,NEAP,LEAP or path surfacing, assumed under Condition 7) recommend not to discharge 7-public play provision, pending further clarification and amend.

Sue Howell
Leisure and Landscape Officer
Environment and Climate Change

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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 22 December 2025 10:04
To: Tree Landscape <Tree.Landscape@arun.gov.uk>
Subject: Planning Consultation on: P/170/25/DOC

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: P/170/25/DOC
Registered: 18th December 2025
Site Address: Parcel Of Land 254 Pagham Road Pagham PO21 3PY
Description of Works: Approval of details reserved by condition imposed under P/114/24/RES relating to conditions 5-landscape plan, 6-public open space and 7-public play provision.

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application and view the 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.

[Click here to view the original application and decision notice](#)

Should you wish to make any comments click on the link and click into ?Enter Comment? or if this is not possible email your response to planning.responses@arun.gov.uk by **8th January 2026**.

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.

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 Case Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONDOC (ODB) 2020