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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: 17 February 2026 13:16
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Jessica Riches <Jessica.Riches@arun.gov.uk>
Subject: FW: Planning Consultation on: P/175/25/DOC

Apologies wrong application ref used ... please use **P/175/25/DOC** to which the below consultation relates

Regards

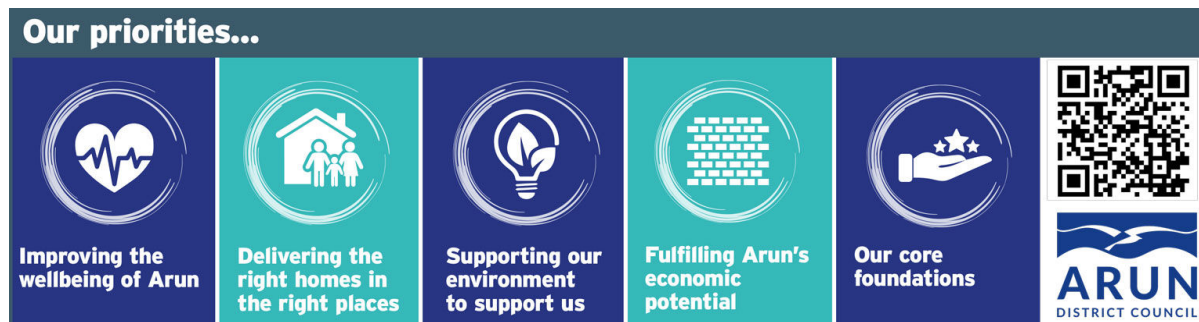
Sue

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From: Sue Howell
Sent: 17 February 2026 13:09
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Jessica Riches <Jessica.Riches@arun.gov.uk>
Subject: Planning Consultation on: P/175/25/DOC

Response to Planning Application

From: Arun District Council Greenspace

Date: 17 February 2026

Application ref: **P/175/25/DOC**

Description: Approval of details reserved by condition imposed under P/139/22/RES relating to condition 6-Mitigation Landscape Phasing Plan.

Location: Church Barton House Horns Lane Pagham PO21 4NZ

Determining Authority: Arun DC

Summary recommendation: Recommend **discharge of Condition 6** - Mitigation Landscape Phasing Plan on this P/175/25/DOC application reserved by condition imposed under P/139/22/RES

Comments

Response

The proposals are for approval of details reserved by condition imposed under P/139/22/RES relating to condition 6-Mitigation Landscape Phasing Plan.

The Mitigation Phasing detail has been submitted within Mitigation Landscape Phasing Plan (Revision A November 2025)

The information submitted has been provided in pursuant of Condition 6 of the Reserved matters approval P/139/33/RES application. The detailed contained includes a timetable of when planting and fencing within 20m of the Western boundary are to be implemented in relation to commencement of development and pre-construction activities and details showing the measures to protect and maintain the works during the construction phase.

The mitigation landscaping includes native woodland planting, meadow grassland, wetland grassland, double/triple staggered native hedgerows, trees and a dog-proof fencing. It is noted that the planting of the double/triple staggered native hedgerow in particular (and any proposed trees within that hedgerow) is what needs to be planted prior to any construction works taking place, so that it has time to establish. This approach has been decided so that the hedgerow and trees can provide a visual screen of the development prior to occupation and together with the fence provide a physical deterrent for dogs and people using the neighbouring fields where Brent Geese have been recorded.

It is noted that all other landscape elements within the 20m buffer will be planted/seeded in the planting season prior to 75% of occupations of the phase in which it sits (as per the timetable in Appendix 1 of the Mitigation Landscape Phasing Plan (Revision A November 2025 document).

Of particular note is the anticipated timescale that The development will take around 3 years to complete. As such, and by 100% occupation, the hedge will have been in situ for around 2 and a half years.

It should also be noted that a comprehensive maintenance and replacement planting program for the hedge should be imposed not only *for any parts that die, be damaged or removed to facilitate works*, but also due to any general failure to ensure establishment of said hedge to the timeframe proposed.

The mitigation detail and phasing plan would appear suitably detailed and acceptable in phasing terms.

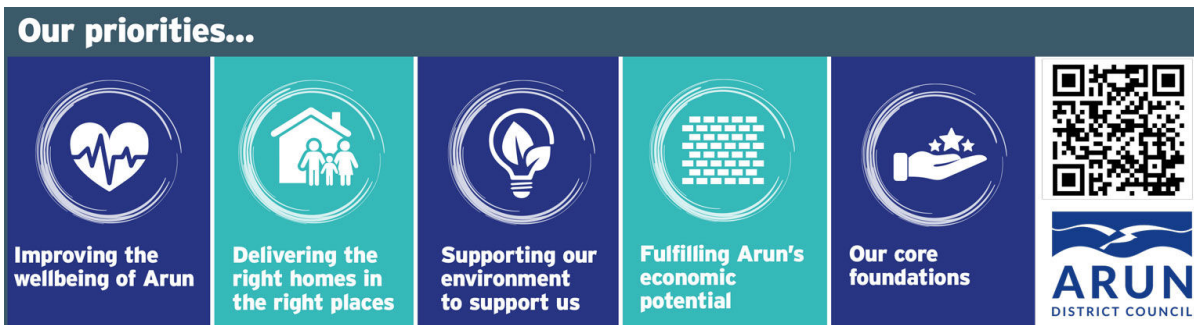
Recommendation/Conclusion

Recommend **discharge of Condition 6** - Mitigation Landscape Phasing Plan on this P/175/25/DOC application reserved by condition imposed under P/139/22/RES

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

Sent: 05 January 2026 08:34

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

Subject: Planning Consultation on: P/175/25/DOC

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: P/175/25/DOC

Registered: 2nd January 2026

Site Address: Church Barton House Horns Lane Pagham PO21 4NZ

Description of Works: Approval of details reserved by condition imposed under P/139/22/RES relating to condition 6-Mitigation Landscape Phasing Plan.

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 **19th 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

Jessica Riches

Planning Case Officer- Arun District Council

Telephone: 01903 737852

Email: jessica.riches@arun.gov.uk

PLCONDOC (ODB) 2020