

From: Amanda Scholes on behalf of Planning.Responses
Sent: 12 June 2020 08:52
To: Planning Scanning
Subject: FW: Planning Consultation on: P/24/20/RES

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37736 | External: +44 (0) 1903 737500 ext 37736 | E-mail: amanda.scholes@arun.gov.uk



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Save the environment - think before you print.

From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 11 June 2020 18:07
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Raymond Cole <Raymond.Cole@arun.gov.uk>
Subject: RE: Planning Consultation on: P/24/20/RES

Response to Planning Application

From: Arun District Council Greenspace

Date: 11/06/2020

Application ref: P/24/20/RES

Description: Approval of Reserved Matters pursuant to condition 1 (Reserved Matters details), **condition 6 (Design Code Masterplan) and condition 7 (landscaping and layout details)** following the approval of Outline planning permission P/134/16/OUT for the erection of 280 dwellings, (including affordable homes), replacement scout hut & Ambulance Community Response Post Facility; provision of a primary vehicular access from Sefter Road; demolition of No. 80 Rose Green Road & creation of a pedestrian & emergency only access; provision of Public Open Spaces including associated children's play areas, landscaping, drainage & earthworks. This application also lies within the parish of Aldwick. This site falls within the Pagham North SD2, CIL Zone 1 (Zero Rated).

Location: Land North of Sefter Road & 80 Rose Green Road Pagham

Determining Authority: Arun DC

Summary recommendation: Recommend further detail to be provided regarding quantum of POS areas considering SuDs areas, soft landscape planting detail for plot areas, play area and maintenance specification detail following outline approval P/134/16/OUT

Comments

Response

Comments raised in Greenspace consultations 25/01/2017 and 15/05/2018 following outline application P/134/16/OUT remain relevant and valid. In addition to these and re this specific application recommendation as follows:

The submission of detailed information contained in the soft Landscape strategy sheets 1-9 JSL3457-RPS-XX-EXOR-L-901/909 contain information re boundary and periphery buffer planting, marginal and pond treatments with trees and shrubs, but does not detail the plot and dwelling space landscape provision. These details would appear to be adequate for these areas, but detailed planting proposals will need to be submitted for the plot areas also.

Much of the POS areas appear to the periphery of the site where buffer zones incorporate the existing tree presence. Whilst this is good to see and to be encouraged in an approach to retain and protect existing green features it does diminish the green offer within the dwelling and plot areas. These areas need to be provided with greening also and the space to allow it to establish and thrive. The lack of greening within the plot areas as appears to be the case will give no sense of place, will not allow for the encouragement of biodiversity and will create a hard-looking environment. I would recommend that further thought is given to the greening of these plot areas to counteract the present indicated lack of trees or space for trees within the street scene proposals.

The Soft Landscape strategy sheets 1-9 JSL3457-RPS-XX-EXOR-L-901/909 now appear to indicate far greater areas of 'pond features' to those indicated in the Development framework plans CSA/2038/119 Rev D and 120 Rev F which showed a greater reliance on swales and wetland features as opposed to ponds situated within the greenspace areas. I would voice concern as to the proximity of these pond areas in relation to dwellings and POS areas and regarding their profile and now potential to be water holding bodies rather than predominantly dry drainage features as previously indicated. It would be recommended that clarification of cross sections and anticipated water holding periods along with any boundary treatment to the SuDS because of the location in relation to dwellings and play. We would advise that ROSPA or similar body are consulted re the proximity of these features.

Waterbodies whilst providing some green benefit should not be included within the useable Public Open Space calculations. The south/east corner of the site shown as POS would appear to now be almost entirely taken up with SuDS features, negating the POS usage and nature of this area.

I would recommend that clarification is given as to the total areas of POS now being proposed for this development and its compliance with our Open Space requirements as outlined in our SPD.

The character area plan shows only 1no LEAP and 1no LAP for the site. Previous consultation and 106 agreement had concluded in a requirement for an enhanced LEAP catering for a minimum 8 play experiences and for there to be several LAPs located within the site. There doesn't appear to be any detail re the proposals for these and the play provision offered. We would need to see the equipment choice, surfacing, fencing and connectivity to the pathway network for the formal play and the design thought for the more informal natural based play space. LAPS to be unequipped open space areas catering for the very young with a combination of natural play features in landform, logs, boulders, seats and bins. It would be required that additional LAPs are located within this development.

The circular walk appears to be broken and ends at the south/west junction area, with no connectivity within or beyond the site. Space and priority need to be allocated to cyclists and pedestrians with meaningful and continued links.

Dwg no JSL3457-RPS-XX-EXOR-L-904 dwg 4 of 9 indicates the pathway running through the LEAP play area. It is not encouraged to have a primary connecting route bisecting a play area. Whilst paths need to connect to these, primary pathway/cycleway should not be through the play area.

Maintenance and responsibility should be confirmed in conjunction with the maintenance specification detail.

Recommendation/Conclusion

Recommend further detail to be provided regarding quantum of POS areas considering SuDs areas, soft landscape planting detail for plot areas, play area and maintenance specification detail following outline approval P/134/16/OUT

Sue Howell

Leisure and Landscape Officer,
Greenspace + Emergency Planning

T: 01903 737943

E: sue.howell@arun.gov.uk



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

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

Sent: 25 March 2020 14:19

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

Subject: Planning Consultation on: P/24/20/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/24/20/RES

Registered: 25th March
2020

Site Address: Land North of Sefter Road & 80 Rose Green Road Pagham

Grid Reference: 490199 99587

Description of Works: Approval of Reserved Matters pursuant to condition 1 (Reserved Matters details), condition 6 (Design Code Masterplan) and condition 7 (landscaping and layout details) following the approval of Outline planning permission P/134/16/OUT for the erection of 280 dwellings, (including affordable homes), replacement scout hut & Ambulance Community Response Post Facility; provision of a primary vehicular access from Sefter Road; demolition of No. 80 Rose Green Road & creation of a pedestrian & emergency only access; provision of Public Open Spaces including associated children's play areas, landscaping, drainage & earthworks. This application also lies within the parish of Aldwick. This site falls within the Pagham North SD2, CIL Zone 1 (Zero Rated).

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 25-APR-20.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

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.

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 as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Raymond Cole who can be contacted on telephone number 01903 737598.

Regards
Planning Officer

consultee_email
