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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 18 May 2021 14:51
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Raymond Cole <Raymond.Cole@arun.gov.uk>
Subject: FW: Planning Consultation on: P/49/21/RES

Response to Planning Application

From: Arun District Council Greenspace

Date: 18/05/2021

Application ref: P/49/21/RES

Description: Application for the approval of Reserved Matters pursuant to condition 1 (Reserved Matters details), condition 6 (Design Code Masterplan) & condition 7 (landscaping & layout details) following the grant of P/134/16/OUT for the erection of 250 No. dwellings, (including affordable homes), replacement scout hut, land for an Ambulance Community Response Post Facility, demolition of No. 80 Rose Green Road & provision of Public Open Spaces including associated children's play areas, landscaping, drainage & earthworks (resubmission following P/24/20/RES). This site also lies within the parish of Aldwick.

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

Determining Authority: Arun DC

Summary recommendation: Recommend **approval of details** under application for the approval of Reserved Matters pursuant to condition 1 (Reserved Matters details), **condition 7 (landscaping & layout details)** following the grant of P/134/16/OUT & **provision of Public Open Spaces including associated children's play areas, & landscaping** (resubmission following P/24/20/RES).

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. This consultation is specific to amendments received under application P/49/21/RES which is a revised application following application and comments received under P/24/20/RES:

The submission of detailed information contained in the POS Landscape Proposals Sheets 1-5 of 5 Dwg nos CSA/2038/129/-133 inc Rev B contain detailed POS, open areas, boundary and periphery buffer planting, marginal and pond treatments with trees and shrubs, wetland and grassed areas. These details would appear to be adequate for these areas, with sufficient detail given and proposing a scheme which would be suitable for location adding to biodiversity habitat as the scheme develops in these areas. A large proportion of the usable POS areas appear to the periphery of the site where buffer zones incorporate the existing tree presence. This is good to see and to be encouraged in an approach to retain and protect existing green features and the biodiversity habitat already formed in this area.

Soft landscaping has now been shown to the plot areas with the inclusion of a good variety of trees and shrubs to aid in the creation of sense of place, and the encouragement of biodiversity habitat. The Soft

Landscape Proposals sheets 1-5 of 5 Dwg nos CSA/2038/129/Rev B have now provided the on plot landscape detail which was lacking on previous applications and provides the information in sufficient detail in plan form detailing species choice, actual quantities, planting densities and size at time of planting.

Previous consultation and 106 agreement had concluded in a requirement for an enhanced ELEAP catering for a minimum 8 play experiences and for there to be several LAPs located within the site. These are now shown and detailed within POS Dwgs CSA/2038/124 Rev B – LAP 1, CSA/2038/126 Rev B – LAPs 2&3, CSA/2038/128 Rev B – LAP 4. These LAPs appear to be well thought out, contain a good range of informal play and will be a valuable asset within the development. Detail has also been provided re the provision of the ELEAP within Dwg CSA/2038/139 ELEAP Playground Proposals. This detail has proposed a good play area offer containing equipment choice, surfacing, fencing and connectivity to the pathway network for the formal play.

As previously noted there would appear to be a greater surface area 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 still 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. We would advise that ROSPA or similar body are consulted re the proximity of these features in relation to dwellings and play.

Waterbodies whilst providing some green benefit should not be included within the useable Public Open Space calculations. It has been confirmed that excluding the SuDS features from the POS calculations, the usable, available public open space exceeds the LPA minimum standards as detailed within our SPD 2020 and therefore recommend as acceptable.

The circular walk, pedestrian and cycle routes need to be confirmed re links and connectivity within and beyond the site.

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

Recommendation/Conclusion

Recommend **approval of details** under application for the approval of Reserved Matters pursuant to condition 1 (Reserved Matters details), **condition 7 (landscaping & layout details)** following the grant of P/134/16/OUT & **provision of Public Open Spaces including associated children's play areas, & landscaping** (resubmission following P/24/20/RES).

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning

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

Sent: 07 April 2021 14:34

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

Subject: Planning Consultation on: P/49/21/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/49/21/RES
Registered: 31st March 2021
Site Address: Land North of Sefter Road & 80 Rose Green Road Pagham
Grid Reference: 490199 99587
Description of Works: Application for the approval of Reserved Matters pursuant to condition 1 (Reserved Matters details), condition 6 (Design Code Masterplan) & condition 7 (landscaping & layout details) following the grant of P/134/16/OUT for the erection of 250 No. dwellings, (including affordable homes), replacement scout hut, land for an Ambulance Community Response Post Facility, demolition of No. 80 Rose Green Road & provision of Public Open Spaces including associated children's play areas, landscaping, drainage & earthworks (resubmission following P/24/20/RES). This site also lies within the parish of Aldwick.

The Council have received the above application.

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

Should you have any comments to make, these should be sent by replying to this email by 14th May 2021 . You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning.

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 the the leaflet how to respond to planning applications
<https://www.arun.gov.uk/planning-application-comments> which deals with material planning considerations.

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://www.planningportal.co.uk/info/200207/appeals> 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

Raymond Cole

Planning Officer- Arun District Council

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Email: raymond.cole@arun.gov.uk

PLCONSULT (ODS) 2020