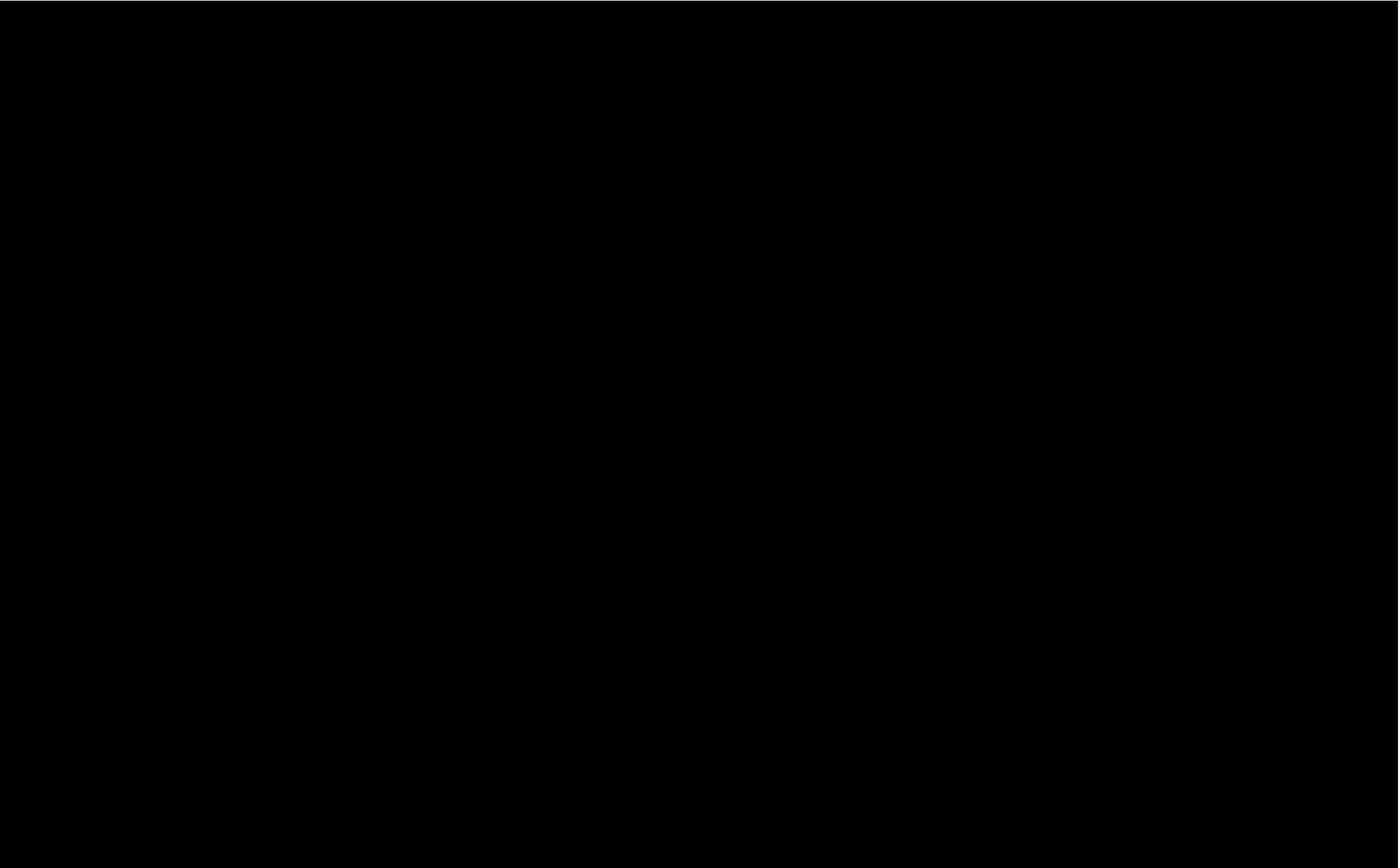




From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 20 July 2020 16:27
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Raymond Cole <Raymond.Cole@arun.gov.uk>
Subject: RE: Planning Consultation on: P/57/20/DOC

Response to Planning Application

From: Arun District Council Greenspace

Date: 20/07/2020

Application ref: P/57/20/DOC

Description: Approval of details reserved by condition imposed under ref P/30/19/OUT relating to Condition No 6 - design code masterplan.

Location: Land north of Hook Lane Hook Lane Pagham Bognor Regis

Determining Authority: Arun DC

Summary recommendation: Much of the information provided within the Design Code Statement is encouraging to see and given the correct implementation and maintenance will aid the setting mitigation and provide positive enhancements for this development. Further consideration needs to be given to the points below in order for Greenspace to lend our support to the Design Code Document, therefore we would have to **raise an objection to the below detailed items contained within the Design Code Statement** within application P/57/20/DOC.

Comments

Response

Following submission of The Design Code Statement June 2020, I would make the following Landscape based observations for consideration.

1. *'The rife watercourse will have boulders strategically placed along its route to provide informal play opportunities'* and *'The watercourse, swales and attenuation basins will be designed to have pleasing naturalistic form to ensure safe exploration'* This is an element of the design code that we would **NOT be able to support**. Play opportunity within potential wet or dry SuDS features must not be included on safety grounds. Play features including within naturalised areas must be away from potential water holding bodies (even more importantly intermittent water holding bodies)
2. It is disappointing to see that there is no physical green east west continual corridor, particularly evident between Downs View and Rife Green which will be bisected by a road. It will be important therefore in such locations to allow 'hop overs' to ensure continued habitat connectivity albeit at a canopy level.
3. The use of Hoggin for pathways and also for main routes through POS areas need to consider all year round pedestrian and wheeled user access. Whilst there is benefit from using this more naturalistic approach the long term maintenance and usability of such requires further thought. The use of tarmac in the more highly trafficked areas may be more appropriate.
4. The mention of *timber close board platforms set upon structural timber beams with timber balustrading* would require further detail and particularly in context of maintenance. The LPA would deem these to be a high risk maintenance item and would not want to take on liability of such should the POS areas come over for adoption of the LPA.
5. Street trees: mention of these to be dense crowning species? Careful consideration of species choice of trees in relation to dwellings would be required so as not to promote conflict and ongoing requirements to prune. Horse Chestnut and Lime would be more appropriate in a parkland POS setting rather than as a street tree, where it would have a greater opportunity to establish into maturity.
6. The LEAP appears to have been given good consideration with location and material choice. Good to see a natural material choice. Further detail re play experiences to be provided and confirmation that this meets the 106 requirements in line with our Open Spaces SPD in relation to provision for dwelling numbers. There do not appear to be any LAPs detailed within the POS areas. These would be required in addition to the formal equipped LEAP provision and would be required to provide natural play in the form of land form, boulders, logs, seating and bins (not in close proximity to SuDS)

Recommendation/Conclusion

Much of the information provided within the Design Code Statement is encouraging to see and given the correct implementation and maintenance will aid the setting mitigation and provide positive enhancements for this development. Further consideration needs to be given to the points above in order for Greenspace to lend our support to the Design Code Document, therefore we would have to raise an objection to the above detailed items contained within the Design Code Statement within application P/57/20/DOC.

Sue Howell

Leisure and Landscape Officer,
Greenspace + Emergency Planning

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

Sent: 24 June 2020 09:19

To: Tree Landscape [REDACTED]

Subject: Planning Consultation on: P/57/20/DOC

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: P/57/20/DOC

Registered: 19th June 2020

Site Address: Land north of Hook Lane Hook Lane Pagham Bognor Regis

Description of Works: Approval of details reserved by condition imposed under ref P/30/19/OUT relating to Condition No 6 - design code masterplan.

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](#)

[Click here to view conditions on original application - click on decision tab](#)

Should you wish to make any comments click on the link www.arun.gov.uk/planning and click into ?Enter Comment? or if this is not possible email your response to planning.responses@arun.gov.uk by **8th July 2020**.

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

Raymond Cole

Planning Case Officer- Arun District Council

Telephone: 01903 737598

Email: raymond.cole@arun.gov.uk

FLCONDOC (ODS) 2020