



From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 20 July 2021 10:46
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Raymond Cole <Raymond.Cole@arun.gov.uk>
Subject: Planning Consultation on: P/79/21/RES

Response to Planning Application

From: Arun District Council Greenspace

Date: 20/07/2021

Application ref: P/79/21/RES

Description: Approval of reserved matters following P/30/19/OUT for 300 No. new homes, internal roads, footpaths & cycleways, car parking & landscaping (resubmission of P/132/20/RES). This application affects the setting of a listed building & falls within Strategic Site H SP2, CIL Zone 1 (Zero Rated).

Location: Land North of Hook Lane Hook Lane Pagham

Determining Authority: Arun DC

Summary recommendation: Recommend further detail to be provided re Play area ELEAP and LAP to be detailed and submitted for approval, tree specification re size to be addressed, maintenance specification to be detailed detail following outline approval P/30/19/OUT.

Comments

Response

Comments raised in Greenspace consultations outline application P/30/19/OUT remain relevant and valid. This consultation is specific to reserved matters received under application P/79/21/RES which is a resubmission of application P/132/20/RES:

The submission of detailed information contained in the Landscape Proposals Sheets Softworks schedule 167-RM-16-Rev C and detailed Softworks structure detail sheets 1-7 of 7 167-RM-(09-15)-Rev C contain detailed POS, open areas, boundary and periphery buffer planting, marginal and hedge proposals with tree, shrub 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 been shown to the plot areas (drawings Softworks structure detail sheets 1-7 of 7 167-RM-(09-15)-Rev C) 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 have provided the on plot landscape information in sufficient detail in plan form detailing species choice, actual quantities, planting densities and size at time of planting.

An observation re the tree specification would be that the scheme does not include any EHS (extra heavy) semi mature or mature tree sizes, these should be included within the mix to allow for some instant impact and add maturity to the scheme. This was noted under application P/132/20/RES specifically where the green east west continual corridor between Sefton Meadow, Downs View and Rife Green, has due to layout been bisected by the road. It will be important therefore for establishment of trees to allow 'hop overs' to ensure continued habitat connectivity albeit at a canopy level. It would therefore for this location and other areas within the site that **recommendation would be to amend the specification to include an element of increased tree sizes.**

The Hardworks Plan 5/71/67/-RM-06-Rev C. details briefly an ELEAP. **There needs to be further detail of the ELEAP provided in plan form** as a stand-alone dwg to show the arrangement, equipment, surfacing, fencing, access and connectivity to the pathway network and play experience being offered in this location. Previous consultation and 106 agreement had concluded in a requirement for an enhanced ELEAP catering for a minimum 9 play experiences. The ELEAP is expected to provide a quality and challenging play experience in line with a site of this many dwellings, the detail provided at present is lacking in detail and would appear inadequate to meet this brief. Further LAPs will be required throughout this development 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. These LAP areas are important within the landscape setting and are aimed at providing for children of a young age under supervision.

The Hardworks Plan 5/71/67/-RM-06-Rev C. does not include detail of seating, bins, signage or safety surfacing. Pathways need to be detailed and surfacing of these approved. The fencing is shown as 'stock proof fence' which I would not consider to be appropriate for a play area – with or without planting to the perimeter. Gates need to be shown with self-closures and access for maintenance operations. These details have not been provided.

The original Design Concept at outline stage showed cycle routes running through the site and through the central green area. It needs to be demonstrated how the cycle connectivity is being catered for providing links to the wider site and beyond. 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. The use of tarmac in the more highly trafficked areas would be seen as more appropriate in these locations.

Maintenance provision will need to detail the specific requirements of the differing typologies and the responsibility and regime for these operations in order that the site establishes and the landscape features are realised.

Recommendation/Conclusion

Recommend further detail to be provided re Play area ELEAP and LAP provision to be detailed and submitted for approval, tree specification re size to be addressed, maintenance specification and liability to be detailed detail following outline approval P/30/19/OUT.

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

Sent: 03 June 2021 08:19

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

Subject: Planning Consultation on: P/79/21/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/79/21/RES

Registered: 26th May 2021

Site Address: Land North of Hook Lane Hook Lane Pagham

Grid Reference: 489579 99192

Description of Works: Approval of reserved matters following P/30/19/OUT for 300 No. new homes, internal roads, footpaths & cycleways, car parking & landscaping

(resubmission of P/132/20/RES). This application affects the setting of a listed building & falls within Strategic Site H SP2, CIL Zone 1 (Zero Rated).

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 8th July 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

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PLCONSULT (ODS) 2020