

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: 30 June 2021 15:39
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Claire Potts <Claire.Potts@arun.gov.uk>
Subject: Planning Consultation on: P/83/21/DOC

From: Arun District Council Greenspace

Date: 30 June 2021

Application ref: P/83/21/DOC

Description: Approval of details reserved by condition imposed under ref P/140/16/OUT relating to Condition No 6 - design code masterplan

Location: Land South of Summer Lane & West of Pagham Road Pagham

Determining Authority: Arun DC

Summary recommendation: Recommend **no objection on landscape grounds** to the discharge of Condition 6 Landscaping scheme on this application P/83/21/DOC following P/140/16/OUT

Comments

Response

This application is looking for the approval of details reserved by condition imposed under ref P/140/16/OUT relating to Condition No 6 - Design Code Masterplan.

The HGP Land South of Summer Lane Design Code document May 21 Ref 21.003 Rev has included a series of character areas and associated landscape design defining these differing areas. The intention of the landscape character areas should provide a unique sense of place and enable residents and visitors to navigate around the area by using distinctive features or views as way-markers. The character areas detailed should consider the setting and identifiable components within these. It is imperative that the landscape structure also reflects this, aiding in the formation of the distinct areas. The facing of dwellings onto areas of public open space and good allowance of buffer green infrastructure would be required to achieve this aim, providing a variety of built form and landscape across the site in keeping with the local character. The Design Code clearly needs to show how the distinctive differences, strong identities or contrasts between the landscape character areas would be met.

Locating neighbourhood Greens & Play Provision within the heart of the development, in various locations should provide hub areas safely overlooked by adjacent housing. These spaces have been identified as ***indicative neighbourhood green natural play areas*** and whilst the detail states that *space should include a diverse mixture of natural play equipment suited to the requirements of the development* it does not clearly show where the Local Equipped Areas for Play (LEAPs) and informal Local Areas of Play (LAP) are to be located. The approach to the wider open space network and modern guidance on 'Play for All,' is good to see and whilst noted that a typical equipped play area should make provision for the following elements: layout and design, landscape characteristics, inclusion of formal equipped play with recommended dwelling setback / noise buffers, located along key footpath / cycle routes forming part of wider green route (POS) strategy with natural surveillance from adjacent properties, provision for a range native planting and landforms, provision to plant large tree specimens, detail would also need to include inclusive and accessible play in its choice and detail.

Detail has been provided re the formation of SuDS areas as planted meadow areas indicative for natural recreation. These must be designed safe areas and not conflict drainage with accessibility. These areas will need to support nature conservation enhancements and the strengthening of the wider landscape offer, they must deliver an environment which is robust enough to cope with human activities, phased development and associated construction implications. They will need to achieve high ecology value in both biodiversity gain and human amenity to the natural environment to residents and visitors

The Management and Maintenance Strategy in the Design Code needs clarification regarding ownership and management responsibilities, i.e. will the public open spaces be transferred to the District Council or to a Management Company to maintain? Acknowledgement that the landscape vision for Land South of Summer Lane requires a long-term commitment and careful consideration to the landscape and ecological management of the site is key.

Maintenance detail should recommend standards to ensure the successful establishment of new planting typologies. Details of who will be responsible for the ongoing maintenance are stated as ***to be agreed*** as part of future approval however it is stated that *the proposed public open spaces have been developed in response to policy recommendations to facilitate local adoption*.

Connectivity within and beyond the site is key to integration of the development within its surrounds. The detail of these connections and how this connection is to be achieved will need to be reinforced with specification and detail.

The proposed landscape detail contained with the Design Code Masterplan appears to be reflective of the P/140/16/OUT) outline application dated 22/11/18

Recommendation/Conclusion

Recommend **no objection on landscape grounds** to the discharge of Condition 6 Landscaping scheme on this application P/83/21/DOC following P/140/16/OUT

Sue Howell
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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 02 June 2021 11:34
To: Tree Landscape <Tree.Landscape@arun.gov.uk>
Subject: Planning Consultation on: P/83/21/DOC

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: P/83/21/DOC
Registered: 28th May 2021
Site Address: Land South of Summer Lane & West of Pagham Road Pagham
Description of Works: Approval of details reserved by condition imposed under ref P/140/16/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 **16th June 2021**.

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

Claire Potts

Planning Case Officer- Arun District Council

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PLCOND00 (ODS) 2020