

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: 03 March 2022 15:35
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: FW: Planning Consultation on: AB/148/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 03/03/2022

Application ref: AB/148/21/PL

Description: Demolition of 4no. existing bungalows and erection of 5 No. 2 bedroom dwellings with associated parking and landscape. This application is in CIL Zone 2 and is CIL liable as new dwellings.

Location: 7 Canada Road Arundel BN18 9HZ

Determining Authority: Arun DC

Summary recommendation: Recommend no landscape objection to the details proposed in this application AB/148/21/PL subject to submission

of soft landscape details.

Comments

Relevant landscape designations:

There are no physical, visual, historical or cultural links, protected landscapes, scheduled ancient monuments, listed buildings, conservation area or Historic Parks or Gardens associated with this site.

South Downs National Park to the north

Response

This application is in CIL Zone 2 and is CIL liable as new dwellings.

The site falls within an area of existing residential dwellings and is for the demolition of 4no. existing bungalows and erection of 5 No. 2 bedroom dwellings with associated parking and landscape

The site presently comprises 4no residential bungalows surrounded by grass and hedges, to the south of the site is a community hall and to the west is a sheltered housing block.

As this is a smaller development of replacement housing there would be no requirement for POS or play to be associated with this development however the development proposal will need to conform to the Arun District Design Guide (SPD) January 2021 re National outdoor space standards.

The proposals and DAS have shown indicative landscaping with planting indicated to ensure a soft visual imprint on the landscape and include buffers to be formed along the front and northern edge of the proposals.

If approved landscape details would need to be submitted in the form of a detailed planting plan and specification detailing species choice, actual plant quantities, planting densities and size at time of planting. Detail should also be provided regarding existing trees and boundary planting.

A Tree Survey by ARB Tech has been submitted with the application, any considered tree works would need to be in consultation with the LPA Tree Officer. Retained existing vegetation, must be protected during construction. There would appear to be no tree protection issues associated with this location, the offsite tree to the rear of the proposals is situated beyond any root protection areas.

The NPPF para 124/127 relate to good design principles which equally apply to small infill and replacement development.

Impact

The impact of the proposal on the location would be minimal as existing residential dwellings presently in this location.

Mitigation/requirements

Landscaping would need to be provided, all proposed planting should consider the setting of these proposals and the neighbouring properties in this location. Trees, shrubs and ornamental planting would need to be specified at a size to allow instant impact, but which would establish and mature as the site develops. A full landscape scheme will need to be submitted for approval, or conditioned as part of any approval; detailing species choice, position, densities and size at time of planting. This should be plotted in plan and list form and in relation to the trees and vegetation to be retained so that a clear picture of the proposals can be seen. These details are required to ensure that appropriate mitigation is incorporated.

In line with Policy ENV DM5 of the Arun District Local Plan information on Biodiversity Net Gain will need to be provided. Further information would be required demonstrating what will be included within the scheme and what level of net gain will be created.

Recommendation/Conclusion

Recommend no landscape objection to the details proposed in this application AB/148/21/PL subject to submission of soft landscape details.

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning

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

Sent: 20 January 2022 08:49

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

Subject: Planning Consultation on: AB/148/21/PL

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

Application No: AB/148/21/PL

Registered: 19th January 2022

Site Address: 7 Canada Road Arundel BN18 9HZ

Grid Reference: 500889 106965

Description of Works: Demolition of 4no. existing bungalows and erection of 5 No. 2 bedroom dwellings with associated parking and landscape. This application is in CIL Zone 2 and is CIL liable as new dwellings.

The Council have received the above application.

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

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 3rd February 2022 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

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 information on what comments we can consider

<https://www.arun.gov.uk/planning-application-comments>

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://acp.planninginspectorate.gov.uk/> 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

Mrs A Gardner

Planning Officer- Arun District Council

Telephone: 01903 737529

Email: Anita.Gardner@arun.gov.uk

PLCONSULT (COB) 2020