

From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 21 February 2022 16:26
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: Planning Consultation on: AB/150/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 21/02/2022

Application ref: AB/150/21/PL

Description: Erection of 3no. 2 bedroom dwellings with associated parking and landscape. This application is in CIL Zone 2 and is CIL liable as new dwellings.

Location: Land adjacent to 30 Ellis Close Arundel BN18 9LG

Determining Authority: Arun DC

Summary recommendation: Recommend no landscape objection to the details proposed in this application AB/150/21/PL subject to confirmation of compliance with Aruns Design Guide 2021 and submission of soft landscape details to ensure Biodiversity net gain has been achieved.

Comments

Relevant landscape designations:

These proposals are for the erection of 3no. 2 bedroom dwellings with associated parking and landscape. This application is in CIL Zone 2 and is CIL liable as new dwellings.

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.

Response

This will be a CIL liable development

As this is a small development of 3 new dwellings there will be no requirement for onsite POS, Play facilities or offsite contributions.

This development proposal follows previous application AB/39/18/PL for this plot.

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

The proposals will need to conform to the now adopted Arun Design Guide 2021 re open space standards.

The proposals appear to fit within the development area shown with carparking and private open space provision. This development would be into an existing area of residential dwellings and would have some impact because of existing parking availability on street scene in this residential area.

2no existing Horse Chestnut trees to adjacent properties which fall beyond the red line site whose roots and canopy fall within the development site would have the potential to be impacted by the proposed development, due to future pressure to prune. However it is noted that these are trees under Tree Preservation Order and the proposed build proposals suggest that they would be out of the root protection area of the new dwellings.

These trees including their rooting zone would need to be suitably protected during any build activities and protected from harm. Any considered tree works should be in consultation with the LPA Tree Officer.

The proposals as shown, do not appear to propose any soft landscaping. 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. Soft landscaping would be required to offer some greening to the proposals in this location.

Impact

The potential impact of the proposals would be notable re the loss of potential local parking, but would be in keeping with residential dwellings in this area.

Mitigation/requirements

Landscaping would need to be provided demonstrating a biodiversity net gain on completion. 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.

Recommendation/Conclusion

Recommend no landscape objection to the details proposed in this application AB/150/21/PL subject to confirmation of compliance with Aruns Design Guide 2021 and submission of soft landscape details to ensure Biodiversity net gain has been achieved.

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning

T: 01903 737943
E: sue.howell@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter **here**

From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 18 January 2022 10:49
To: Tree Landscape <Tree.Landscape@arun.gov.uk>
Subject: Planning Consultation on: AB/150/21/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/150/21/PL**
Registered:	13th January 2022
Site Address:	Land adjacent to 30 Ellis Close Arundel BN18 9LG
Grid Reference:	500806 106950
Description of Works:	Erection of 3no. 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 17th 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 (ODB) 2020