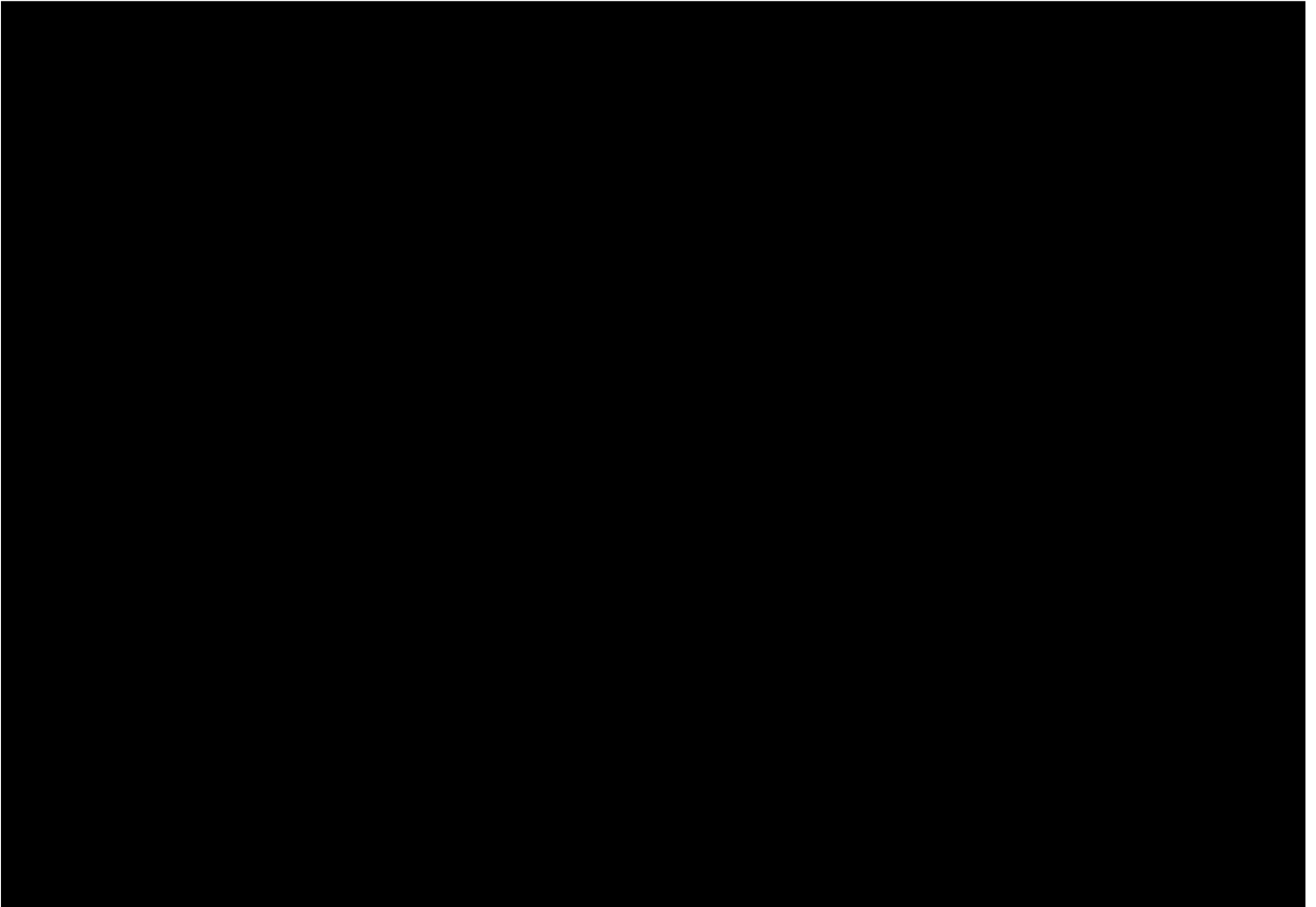




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**From:** Sue Howell <Sue.Howell@arun.gov.uk>  
**Sent:** 08 December 2021 18:34  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Cc:** Maria Tomalova <Maria.Tomalova@arun.gov.uk>  
**Subject:** RE: Planning Consultation on: AL/121/21/PL

### **Response to Planning Application**

**From:** Arun District Council Greenspace

**Date:** 08/12/2021

**Application ref:** AL/121/21/PL

**Description:** Demolition of swimming pool buildings and erection of 1 No. new dwelling using the existing access. This site is in CIL Zone 2 & is CIL Liable as new dwelling.

**Location:** Rear of Green Gables Northfields Lane Westergate PO20 3UH

**Determining Authority:** Arun DC

**Summary recommendation:** Recommend **no landscape objection** to the proposals as presented under this application AL/121/21/PL.

## **Comments**

### **Relevant landscape designations**

There are no physical, visual, historical or cultural links, protected landscapes, scheduled ancient monuments, Historic Parks or Gardens associated within this site.

The site is within the built up area of Aldingbourne.

The site is currently the rear garden of the existing dwelling, the garden is divided in two by the swimming pool building and pool house.

At the rear of the house is an existing access onto a private drive and leads onto Norton Road.

South Downs National Park and ANOB to the north

### **Response**

The proposal seeks the demolition of existing swimming pool buildings and erection of 1 No. new dwelling using the existing access.

The site is bounded by mature hedging and the adjoining house is owned by the applicant.

The rear of the site is a former horticultural nursery which has been developed for numerous residential dwellings.

The proposal is to demolish the disused swimming pool buildings and erect a 4 bedroom house with garden, parking for 3 cars and garaging.

The DAS has confirmed that Ecological Appraisal has been submitted which demonstrates that no further protected species surveys are required. The proposals detail that the hedgerows and existing on site trees are to be retained and protected and will be unaffected by the development.

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.

### **Impact**

The potential impact of the proposals would appear to fit within the surrounds of the neighbouring and adjacent buildings. A landscape proposal would be required to ensure the proposals blend into the surrounding environment in this location. The impact of the proposals on street scene would be negligible because of the site position behind existing dwellings.

### **Mitigation/requirements**

A landscape scheme will need to be submitted for approval, 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. The soft landscape proposals need to detail the quantities, species and size at time of planting and include additional screening as required to strengthen the boundary surrounding the proposals.

### **Recommendation/Conclusion**

Recommend **no landscape objection** to the proposals as presented under this application AL/121/21/PL.

**Sue Howell**  
Leisure and Landscape Officer,  
Greenspace + Emergency Planning

**T:** 01903 737943  
**E:** [sue.howell@arun.gov.uk](mailto:sue.howell@arun.gov.uk)



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**From:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>

**Sent:** 26 October 2021 08:34

**To:** Tree Landscape <[Tree.Landscape@arun.gov.uk](mailto:Tree.Landscape@arun.gov.uk)>

**Subject:** Planning Consultation on: AL/121/21/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

|                              |                                                                                                                                                                 |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application No:</b>       | <b>AL/121/21/PL</b>                                                                                                                                             |
| <b>Registered:</b>           | 26th October 2021                                                                                                                                               |
| <b>Site Address:</b>         | Rear of Green Gables Northfields Lane Westergate PO20 3UH                                                                                                       |
| <b>Grid Reference:</b>       | 493865 105695                                                                                                                                                   |
| <b>Description of Works:</b> | Demolition of swimming pool buildings and erection of 1 No. new dwelling using the existing access. This site is in CIL Zone 2 & is CIL Liable as new dwelling. |

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 25th November 2021 . 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://app.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

Maria Tomalova

Planning Officer- Arun District Council

Telephone: 01903 737510

Email: [maria.tomalova@arun.gov.uk](mailto:maria.tomalova@arun.gov.uk)

PLCONSULT (COB) 2020