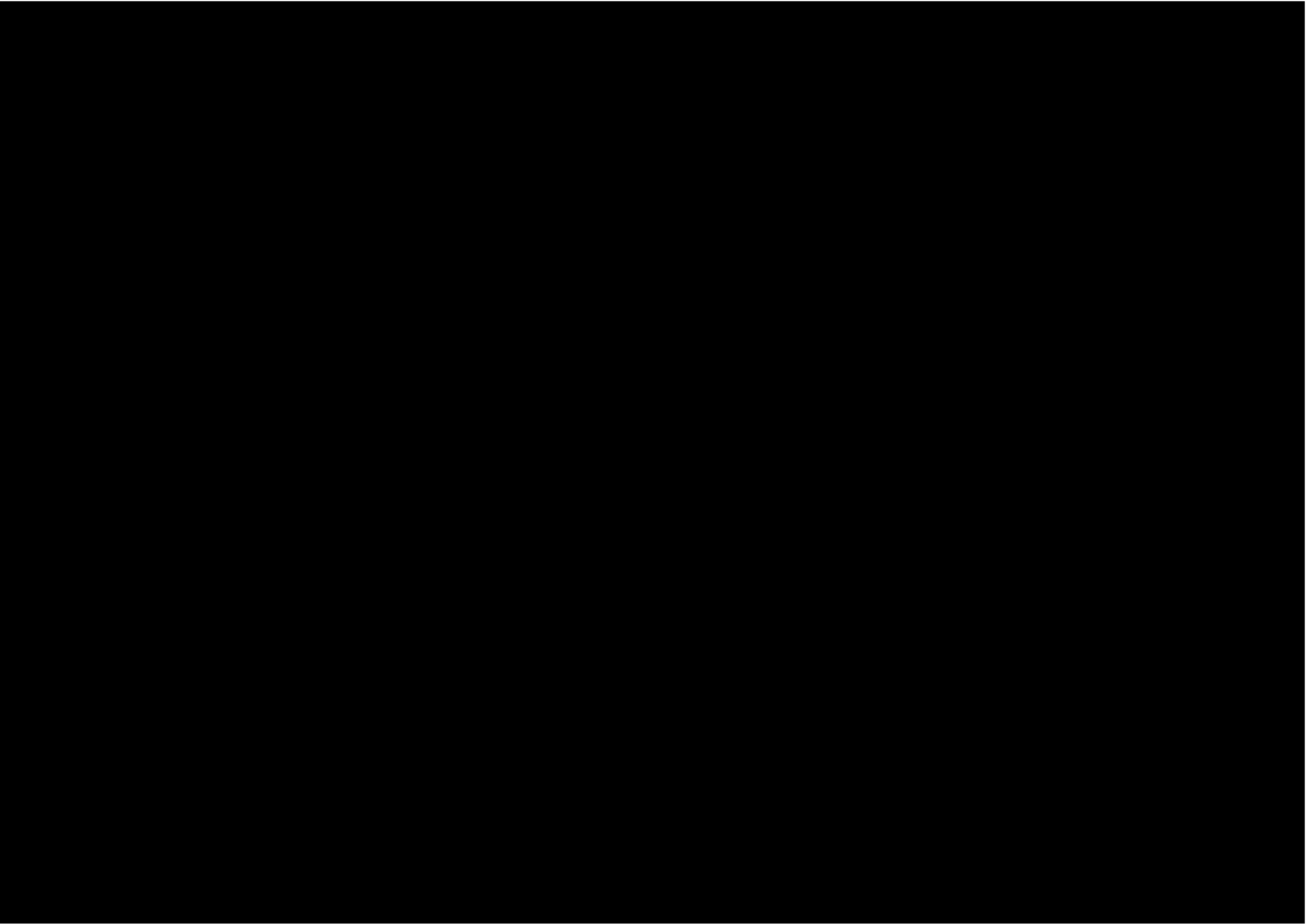




From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 16 December 2021 13:59
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Claire Potts <Claire.Potts@arun.gov.uk>
Subject: FW: Planning Consultation on: AL/126/21/PL

From: Arun District Council Greenspace

Date: 16 December 2021

Application ref: AL/126/21/PL

Description: Demolition of existing building and erection of 5 No houses comprising 1 No 4-bed detached, 2 No 4-bed link detached & 2 No 3-bed detached houses with associated access & parking (resubmission of AL/81/21/PL). This site falls within Strategic Site SD5, CIL Zone 1 (Zero Rated).

Location: Ryefields Farmhouse Oak Tree Lane Woodgate PO20 3GU

Determining Authority: Arun DC

Summary recommendation: Recommend **no landscape objection** to the proposals.

Comments

Relevant landscape designations:

The site is adjacent to other residential development, with access proposed off Oak Tree Lane.

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

Response

I reiterate my comments and recommendations under application AL/118/18/OUT, AL/72/19/PL (Refused) AL/81/21/PL (Refused) which stand and are still valid.

This application seeks approval for 5no dwellings a reduction from the previous application (10 dwellings) and resubmission of AL/81/21/PL

This application makes no reference to the wider setting of this development and how the connectivity to the wider community will be addressed.

As this is a proposal for a smaller development of up to 5 dwellings there will be no requirement for POS or play on site.

There is a requirement for any scheme, in accordance with policy to be of High Quality Design, infill development should not compromise this requirement. The emerging landscape design aims should be:

- To design and implement a scheme that reflects and incorporates elements of its surroundings and enhances the atmosphere of local distinctiveness.
- To create a visually pleasing and interesting landscape for owners and visitors to the development.
- To enhance the landscape quality of the site when viewed from the surrounding area.
- To provide a planting scheme that includes native species to blend with the surrounding location, enhance biodiversity and create enhanced wildlife corridor opportunity.
- To provide a sense of flow and cohesion between the different elements of the landscape, buildings, open areas and surrounding environment.

Forming part of any decision consideration or as a minimum reserved matters a full landscape scheme should be submitted for 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 in the locale, so that a clear picture of the proposals can be seen. These details are required to assure the adjacent land setting is maintained, the setting is uncompromised and the proposals are appropriate to its setting.. The landscape scheme should maximise the biodiversity of the site with the inclusion of native species and the retention of a variety of habitats.

A major consideration to this proposal is the extensive existing tree presence which would appear to be greatly impacted by the proposals, this will require consultation and agreement and any considered tree removal from this site should be agreed with Arun District Councils Tree Officer. Before construction, a tree protection scheme must be in place for any retained trees including trees whose root protection areas fall within the construction zone from neighbouring land. Any agreed removed trees should be mitigated for allowing for inclusion of native species for biodiversity purposes and fitting to the setting.

Impact

The potential impact of the proposals could blend into the location with the implementation of a robust landscape scheme to support this.

Mitigation/requirements

A full landscape scheme will need to be submitted for approval, or conditioned as part of any approval.

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

I would recommend **no landscape objection** to the proposals, subject to the submission for approval of a detailed landscape scheme as above.

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

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

Sent: 08 November 2021 11:34

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

Subject: Planning Consultation on: AL/126/21/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: AL/126/21/PL

Registered: 8th November 2021

Site Address: Ryefields Farmhouse Oak Tree Lane Woodgate PO20 3GU

Grid Reference: 494104 104244

Description of Works: Demolition of existing building and erection of 5 No houses comprising 1 No 4-bed detached, 2 No 4-bed link detached & 2 No 3-bed detached houses with associated access & parking (resubmission of AL/81/21/PL). This site falls within Strategic Site SD5, 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 9th December 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

James Cross

Planning Officer- Arun District Council

Telephone: 01903 737784

Email: james.cross@arun.gov.uk

PLCONSULT (ODS) 2020