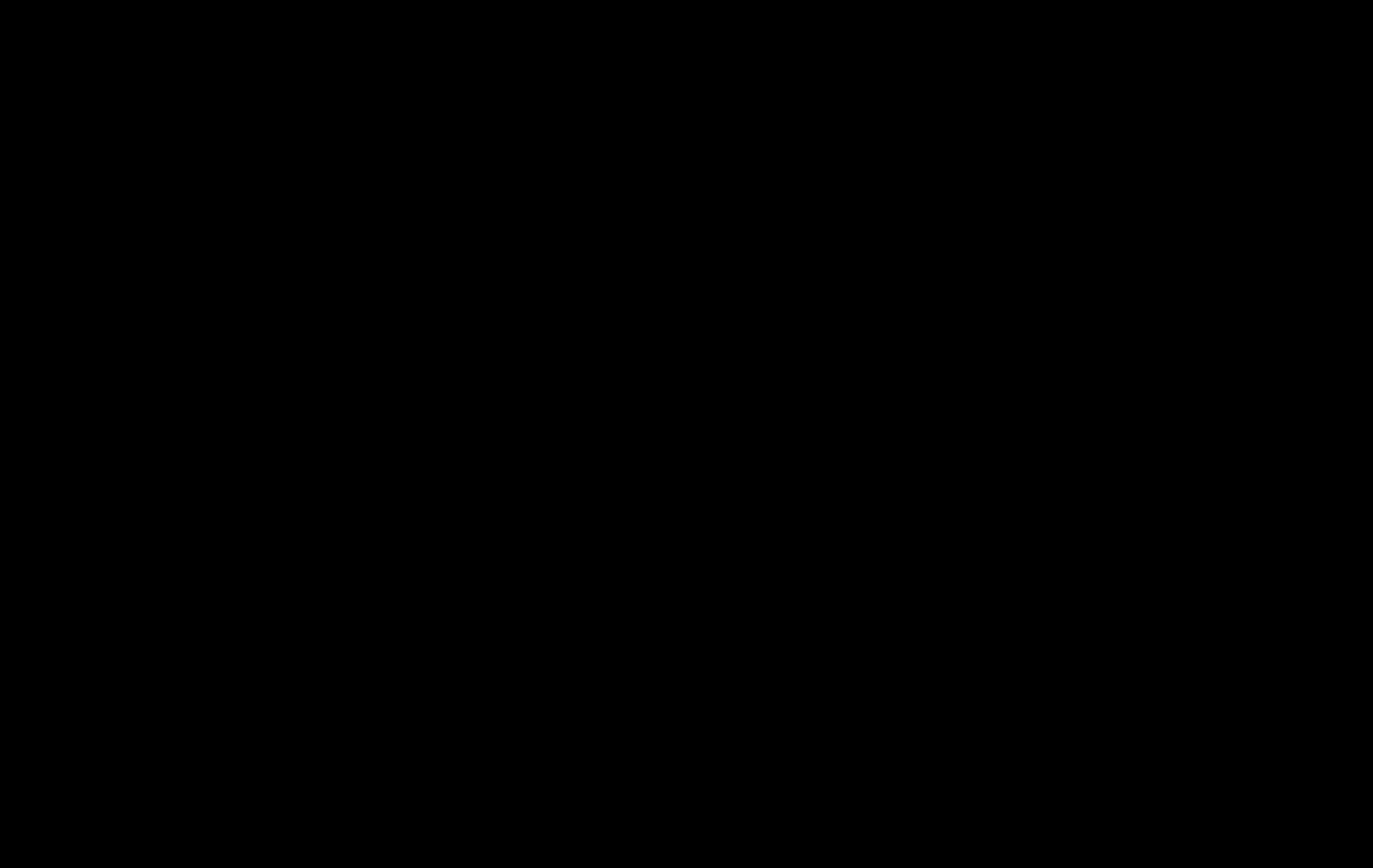




From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 22 February 2022 12:07
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Planning Consultation on: AL/141/21/RES

From: Arun District Council Greenspace

Date: 22/02/2022

Application ref: AL/141/21/RES

Description: Approval of reserved matters following outline planning permission AL/21/20/OUT for the approval of the appearance, layout, scale and landscaping for 5 No 4-bed dwellings, 14 No 3-bed dwellings & 19 No 2-bed dwellings. This site is in CIL Zone 3 and is CIL Liable as new dwellings.

Location: Land North of Lee's Yard Lidsey Road Woodgate PO20 3SU

Determining Authority: Arun DC

Summary recommendation: Recommend that **further landscape and play offer detail is required to be submitted** approved before any landscape recommendation could be made on this application AL/141/21/RES following outline planning permission AL/21/20/OUT.

Comments

Response

This application was determined under application AL/21/20/OUT.

Consultation comments were given under the outline consultation AL/21/20/OUT which still stand and remain valid.

This application seeks approval of reserved matters following outline planning permission AL/21/20/OUT for the approval of the appearance, layout, scale and landscaping for 5 No 4-bed dwellings, 14 No 3-bed dwellings & 19 No 2-bed dwellings. This site is in CIL Zone 3 and is CIL Liable as new dwellings.

Landscape information has been provided within the Planning Layout dwg 21452/5000 B which makes reference to see Landscape Architects details – (these do not appear to have been submitted), further information has been supplied within the Design Compliance Statement and the Landscape Strategy CSA/5748/100 and Ecology Enhancement Plan Dec 21 (page 10) All the above **have provided illustrative information only** ie detailing Semi Mature trees to soften, but none of the information provided appears to show actual quantities, species in location or size at time of planting. This information will need to be supplied in plan form with detailed tree and shrub specification.

LEAP location and area detail is indicated within Planning Layout dwg 21452/5000 B, but again **no detail has been provided regarding play equipment choice and specification**, fencing and surfacing details. The play area needs to provide an inclusive offer of play and be accessible in line with the SPD 13 Arun District Design Guide (SPD) January 2021.

The landscape detail needs to show a landscape scheme which is fitting for location providing a good mix of native and ornamental trees and shrubs with suitable planting densities and size at time of planting. The layout of the residential areas and dwellings appear to have direct access to the POS areas. The green corridor surrounding and to the south of the development site has the potential to aid and enhance wildlife and biodiversity habitat.

Consideration appears to have been made to the siting of buffer areas and the existing hedge lines which will form a green frame to the proposals which will in turn provide a softening and green link with the existing residential development on this fringe. We note that the site contains a number of trees, both within and along aspects of the site perimeter. These have already attained considerable landscape value and have the potential to provide long-term aesthetic contribution to the proposed development. These trees appear to have been considered and there appears to be intent to retain the trees in harmony with this developments proposals.

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.

The SuDS features within the POS areas will need to be quantified and confirmation provided that excluding these features the quantum of usable POS still conforms to our Open Space, Playing Pitches, Indoor and Built Sports Facilities SPD, Jan 2020.

Maintenance responsibility should be confirmed in conjunction with the maintenance specification detail.

Recommendation/Conclusion

Recommend that **further landscape and play offer detail is required to be submitted** and approved before any landscape recommendation could be made on this application AL/141/21/RES following outline approval AL/21/20/OUT.

Sue Howell
Leisure and Landscape Officer,



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: 11 January 2022 07:34

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

Subject: Planning Consultation on: AL/141/21/RES

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

The Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Approval of Reserved Matters Following Outline Approval

Application No: AL/141/21/RES

Registered: 20th December 2021

Site Address: Land North of Lee's Yard Lidsey Road Woodgate PO20 3SU

Grid Reference: 493870 104003

Description of Works: Approval of reserved matters following outline planning permission AL/21/20/OUT for the approval of the appearance, layout, scale and landscaping for 5 No 4-bed dwellings, 14 No 3-bed dwellings & 19 No 2-bed dwellings. This site is in CIL Zone 3 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 10th 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://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

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONSULT (CDB) 2020