

From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 26 April 2021 15:35
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Michael Eastham <Michael.Eastham@arun.gov.uk>; James Cross <James.Cross@arun.gov.uk>
Subject: RE: Planning Consultation on: AL/28/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 26/04/2021

Application ref: AL/28/21/PL

Description: Demolition of 2 No. outbuilding & erection of 2 No 1.5 storey dwellings, detached garage block & associated scheme of hard & soft landscaping. This site falls within Strategic Site SP2, CIL Zone 1 (Zero Rated).

Location: The Grange Westergate Street Westergate PO20 3SQ

Determining Authority: Arun DC

Summary recommendation: Recommend no landscape objection to the proposals subject to submission of landscape details.

Comments

Relevant landscape designations:

This site falls within Strategic Site SP2, CIL Zone 1

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

These proposals are for the demolition of 2 No. outbuilding & erection of 2 No 1.5 storey dwellings, detached garage block & associated scheme of hard & soft landscaping.

This site falls within Strategic Site SP2, CIL Zone 1 (Zero Rated) therefore contribution into strategic infrastructure will be required and as this is a small development of 2 new dwellings there will be no requirement for additional onsite POS, Play facilities.

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

The Arun District Design Guide adopted in January 2021 reinforces the Council's commitment to secure the highest quality development across the District and aims to provide detailed information that supplements the Local Plan's design policies. The third section, Chapter P Infill Development (2-9 dwellings) requires all types of infill development to respond positively to the character, appearance and layout of surrounding buildings to ensure that amenity for surrounding and new residents is enhanced. It is the prevailing character of surrounding buildings and spaces which are expected to inform an appropriate infill design response. Importantly, it is stated that infill developments, whether in rural or urban environments, must aim to strike a balance between the benefits of more efficient and intense use of development land and preserving the character and local amenities of the site's context.

The indicative site layouts has made reference to TPO'd trees to be protected and retained throughout and along the northern boundary of the site, however there has been no detail of landscape mitigation provided for these new dwellings. These details will need submitting in the form of a detailed planting plan and specification detailing species choice, actual plant quantities, planting densities and size at time of planting. Native planting will need to be incorporated due to location in semi-rural setting.

Any considered tree works and tree protection details must be in agreement with Arun District Councils Tree Officer.

These dwellings would fit within the scheme of new dwellings in this location as those adjacent under recent approval. The frontage of these dwellings will look towards the existing railway line. Planting may need to be considered within the boundaries to screen and for noise mitigation along the boundary here.

Impact

The potential impact of the proposals could be blended into the surrounding environment with further thought given to the landscape offer and greening to counteract this.

Mitigation/requirements

Landscape provision to the dwellings will need to be confirmed along with the recommendation to provide screen/buffer planting as required. All proposed planting should be considered and its connection for biodiversity and habitat explored, with a biodiversity net gain following development. Trees specified should be at a size which allow instant impact, but which will establish and mature as the site develops.

Recommendation/Conclusion

Recommend no landscape objection to the proposals subject to submission of landscape details to provide ornamental and native improvements and biodiversity net gain.

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



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

Sent: 04 March 2021 11:55

To: Tree Landscape [REDACTED]

Subject: Planning Consultation on: AL/28/21/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/28/21/PL
Registered: 1st March 2021
Site Address: The Grange Westergate Street Westergate PO20 3SQ
Grid Reference: 493982 104365
Description of Works: Demolition of 2 No. outbuilding & erection of 2 No 1.5 storey dwellings, detached garage block & associated scheme of hard & soft landscaping. This site falls within Strategic Site SP2, 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 10th April 2021 . You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning.

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 the the leaflet how to respond to planning applications <https://www.arun.gov.uk/planning-application-comments> which deals with material planning considerations.

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://www.planningportal.co.uk/info/200207/appeals> 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