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Save the environment - think before you print.

From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 02 July 2020 16:56
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amy Myer <Amy.Myer@arun.gov.uk>
Subject: FW: Planning Consultation on: AL/29/20/PL

Response to Planning Application

From: Arun District Council Greenspace
Date: 02 July 2020

Application ref: AL/29/20/PL

Description: Demolition of existing house & outbuildings & erection of 1 No. dwelling & detached garage. This application is CIL Liable.

Location: Tyrone House Norton Lane Norton Aldingbourne PO20 3NH

Determining Authority: Arun DC

Summary recommendation: Recommend **no landscape objection** subject to the submission of detailed landscape scheme.

Comments

Relevant landscape designations:

The site is presently adjoining the setting of one domestic dwelling. (to be demolished) 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

The proposed site sits within an already established residential area with established green infrastructure. The effect on street scene would be of minor effect and the incorporation of new planting would go somewhere to mitigate this.

This is a CIL liable site.

There would be no requirement or trigger for the provision of Public Open Space or Play on site with this development, but CIL monies should be sought for recreation and leisure facilities as detailed in our SPD Open Space, Playing Pitches, Indoor and Built Facilities January 2020

The NPPF para 124/127 relate to good design principles. The indicative location plan has suggested the retention of the majority of the existing trees and inclusion of new landscaping to this development would be required to be submitted and approved. The inclusion on new landscaping for these proposals should be in consideration of greening and screening and should also consider the biodiversity net gain to be achieved with this development.

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. Tree protection would need to be a consideration of these proposals both for on and offsite adjacent trees.

Mitigation/requirements

No landscape detail has been shown for this development at present. A landscape scheme in plan form would be required to show retained trees and shrubs with proposed plant species detailed along with planting quantities, densities and size at time of planting. All areas should be considered and their connection for biodiversity and habitat explored. All planting specified should be at a suitable size which allow instant impact, but which will establish and mature as the site develops.

Recommendation/Conclusion

I would recommend **no landscape objection** subject to the submission of a detailed landscape scheme to be submitted for approval. Landscape detail to be submitted in plan form to show existing to be retained and new planting detailing species choice, actual quantities, planting densities and size at time of planting.

Sue Howell

Leisure and Landscape Officer,
Greenspace + Emergency Planning

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

Sent: 07 April 2020 12:19

To: Tree Landscape [REDACTED]

Subject: Planning Consultation on: AL/29/20/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/29/20/PL

Registered: 7th April
2020

Site Address: Tyrone House Norton Lane Norton Aldingbourne PO20 3NH

Grid Reference: 492748 106125

Description of Works: Demolition of existing house & outbuildings & erection of 1 No.
dwelling & detached garage. This application is CIL Liable.

The Council have received the above application. I shall be pleased to receive any
observations you may wish to make.

[Click here to view the application details](#)

**Should you have any comments to make, these should be sent by replying to this email
by 07-MAY-20.**

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

**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.**

In the absence of a reply within the period stated, I shall assume that you have no observations
to make.

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 as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments
made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they
will protect personal details.

The officer dealing with this application is Amy Myer who can be contacted on telephone
number 01903 737776.

Regards
Planning Officer

consultee_email
