

From: Amanda Scholes on behalf of Planning.Responses
Sent: 10 November 2020 08:18
To: Planning Scanning
Subject: FW: Planning Consultation on: AL/64/20/PL

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Save the environment - think before you print.

From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 09 November 2020 17:19
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Consultation on: AL/64/20/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 09 November 2020

Application ref: AL/64/20/PL

Description: Demolition of the existing dwelling & construction of 2 no. 2-bed. 3 no. 3-bed, 4 no. 4-bed houses including access, landscaping & associated works (resubmission following AL/27/20/PL).

Location: Springfield Hook Lane Aldingbourne PO20 3TE

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 the setting of one domestic dwelling (proposed to be demolished) within an area of existing residential dwellings.

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

Comment from Greenspace

This is a CIL liable site, previously subject to an appealed application.

The proposals put forward in this application for the construction of nine dwellings to the rear of Hook Lane, Aldingbourne would have no detrimental landscape impact on this street scene. There would however be loss of green to the rear of the existing dwelling and mitigation planting to improve the setting of these additional homes to blend the proposals within the surroundings should be incorporated.

As this development does not exceed 10 dwellings then open space or play on site is not a consideration. However development of any kind should consider greening to add to the proposal and to enhance the setting. Indicative landscaping has been shown, for this development, further landscape detail should be provided forming a scheme that will maximise the biodiversity of the site with the inclusion of mixed ornamental and native species for the creation of a variety of habitats. The landscape proposals will need to be shown in plan form detailing species choice, planting densities and size at time of planting.

Any adjacent trees associated with this location and offsite that may have roots within the development area should be subject to tree protection measures. There may be conflict with existing trees to the north of this proposed development. Any tree removal/protection must be in agreement with Arun District Councils Tree Officer.

I conclude no landscape objection to the proposals and would recommend that if approved, an early implementation of any new planted areas are to be undertaken within the first season post completion.

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

Further landscape provision to the roadway and accessible areas and incorporation of screening to adjacent properties with the incorporation of planted areas for trees and shrubs. The green boundary treatment to include tree species. All areas should be considered and their connection for biodiversity and habitat explored. Trees specified should be at a 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. 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: 28 August 2020 12:04

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

Subject: Planning Consultation on: AL/64/20/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/64/20/PL

Registered: 28th August 2020

Site Address: Springfield Hook Lane Aldingbourne PO20 3TE

Grid Reference: 493480 104546

Description of Works: Demolition of the existing dwelling & construction of 2 no. 2-bed, 3 no. 3-bed, 4 no. 4-bed houses including access, landscaping & associated works (resubmission following AL/27/20/PL)..

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 1st October 2020 . 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 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

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONSULT (OD8) 2020