



From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 09 August 2021 15:03
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Consultation on: AL/75/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 09 August 2021

Application ref: AL/75/21/PL

Description: Demolition of large agricultural buildings, removal of concrete yards and access, erection of 4 No.2 bed houses, 2 No. 3 bed houses, 2.No. 4 bed houses, gardens, access, parking, soft landscape and ecology areas. (resubmission following AL/27/21/PL). This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

Location: Lidsey Lodge Farm Sack Lane Lidsey PO22 9PE

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 in a semi-rural area to the south-western edge of Lidsey. The site is bordered by arable farmland to the north and west with tall vegetation to the northern boundary. There are existing residential properties to the southern boundary western end. The site is presently hardstanding with existing agricultural buildings.

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 as new dwellings.

The proposals put forward in this application for the construction of eight new dwellings, the demolition of large agricultural buildings, removal of concrete yards and access, gardens, access, parking, soft landscape and ecology areas.

As the proposed development would be accessed via Sack Lane there would be no detrimental landscape impact on street scene.

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, within Lizard s Landscape Design Strategy Statement and indicative detail shown within dwgs LLD2031-LAN-001 Rev 05 & rev 02. 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 actual quantities for location and size at time of planting.

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.

Any adjacent trees and hedges associated with this location and offsite that may have roots within the development area should be subject to tree protection measures. Note has been made of the existing Oak tree within the Ecological Impact Assessment and Beech hedge at the north western corner of Lidsey Barn. Any tree removal/protection must be in agreement with Arun District Council's Tree Officer.

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. The development proposals given suitable landscape mitigation could be seen as an improvement to the agricultural hardstanding at present. The proposals present an opportunity to increase biodiversity habitat across the site and provide aesthetic improvement in this location.

Mitigation/requirements

Further landscape provision and incorporation of screening to adjacent properties with the incorporation of planted areas for trees and shrubs. The green boundary treatment to include native tree species, suitable to this semi-rural fringe location. 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.

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** 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: 15 June 2021 08:50

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

Subject: Planning Consultation on: AL/75/21/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/75/21/PL

Registered: 15th June 2021

Site Address: Lidsey Lodge Farm Sack Lane Lidsey PO22 9PE

Grid Reference: 494551 102604

Description of Works: Demolition of large agricultural buildings, removal of concrete yards and access, erection of 4 No.2 bed houses, 2 No. 3 bed houses, 2.No. 4 bed houses, gardens, access, parking, soft landscape and ecology areas. (resubmission following AL/27/21/PL). This application is a Departure from the Development Plan and 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 15th July 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 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 (COB) 2020