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Save the environment - think before you print.

From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 14 December 2020 17:11
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Consultation on: AL/79/20/OUT

Response to Planning Application

From: Arun District Council Greenspace

Date: 14 December 2020

Application ref: AL/79/20/OUT

Description: Outline planning application with some matters reserved (Layout, Scale, Appearance and Landscaping are to be determined as reserved matters) for the construction of 10 No. dwellings & the creation of a new vehicular & pedestrian access on to Hook Lane. This application is a Departure from the Development Plan.

Location: Land to West of Hook Lane Hook Lane Westergate PO20 3TE

Determining Authority: Arun DC

Summary recommendation: I would recommend **no landscape objection** subject to the submission of a detailed landscape scheme to be conditioned or submitted at reserved matters stage.

Comments

Relevant landscape designations:

The site falls just outside the defined Built up Area Boundary of Westergate

The site is an L shaped area of grassland.

The site is mostly level with four young trees within the boundary and existing mature hedgerows to the eastern and western boundaries, native and coniferous.

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 some presently under construction. There is surrounding established but not protected green infrastructure. The effect on street scene would be of note but 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 existing and inclusion of new landscaping to this development which 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. It should also consider habitat retention and enhancement for species presently benefiting from the nature of the existing site.

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 would be required. The green boundary treatment should allow a buffer area to enhance and improve the existing and 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.

The illustrative Site Plan Dwg No 19-191 HKL MHA 00 XX DR A 0003 Rev P05 shows indicative landscape proposals which would need to be confirmed 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.

Any considered tree works should be in consultation with Arun District Councils Tree Officer.

Recommendation/Conclusion

I would recommend **no landscape objection** subject to the submission of a detailed landscape scheme to be conditioned or submitted at reserved matters stage.

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning

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

Sent: 26 October 2020 16:34

To: Tree Landscape [REDACTED]

Subject: Planning Consultation on: AL/79/20/OUT

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline Consent

Application No: AL/79/20/OUT

Registered: 22nd October 2020

Site Address: Land to West of Hook Lane Hook Lane Westergate PO20 3TE

Grid Reference: 493364 104651

Description of Works: Outline planning application with some matters reserved (Layout, Scale, Appearance and Landscaping are to be determined as reserved matters) for the construction of 10 No. dwellings & the creation of a new vehicular &

pedestrian access on to Hook Lane. This application is a Departure from the Development Plan.

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 26th November 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 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 (ODS) 2020