

To register to receive notification of planning applications in your area please go to
www.arun.gov.uk/planning

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)



From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 24 February 2021 16:25
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Planning Consultation on: AL/79/20/OUT

Response to Planning Application

From: Arun District Council Greenspace

Date: 24 February 2021

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.

I re-iterate my consultation comments of 14/12/2020 under this application no. AL/79/20/OUT which remain relevant and valid with no change and copy detailed below.

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

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: 05 January 2021 10:07

To: Tree Landscape [REDACTED]

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

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

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
Category:	Plan Applicat'n
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.

I am able to inform you that I have received an amendment to the above application dated 5th January 2021 relating to:- Amended plans and new statements

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'Enter comment'.

[Click here to make further comments](#)

Please make any further comment by **4th February 2021**.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. We will aim to redact signatures, telephone numbers and email addresses but please help us by not incorporating them in the body of your text. Please make sure that you only include information that you are happy will be published in this way. If you supply information belonging to a third party, you must make sure you have their permission to do so.

Yours sincerely

Mr S Davis

Planning Case Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLRECON (ODS) 2018