

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 19 June 2018 08:23
To: Planning Scanning
Subject: FW: Planning Consultation on: AW/130/18/OUT

From: Sue Howell
Sent: 18 June 2018 14:38
To: Planning.Responses
Cc: Simon Davis
Subject: RE: Planning Consultation on: AW/130/18/OUT

Comment from Greenspace

A development of any size would benefit from the inclusion of landscaping to soften the development and allow it to fit within the environment and provide appropriate screening to adjacent existing properties. The feasibility site plan 1802 2.01 P3 shows an indicative scheme, however a detailed landscape scheme will need to be proposed that will maximise the biodiversity of the site, with the inclusion of mixed ornamental planting suitable for location, enhancing biodiversity and forming a variety of habitats. The landscape proposals will need to be shown in plan from detailing species choice, planting densities and size at time of planting. This will need to include mitigation planting for any proposed removed vegetation and possible additional planting to provide appropriate screening to adjacent properties. These details are required to ensure the adjacent properties privacy is maintained, screening is to be provided where required and the setting is uncompromised. As a minimum this will need to be conditioned with any decision.

As this is a small development there would be no requirement for public open space to be provided on site. We would however require that an offsite contribution is made for play provision. This would be at a rate of £1600/unit which would be a requirement of £12,800.00 for these 8 dwellings to be allocated to Avisford Park Recreation Ground.

There are existing trees within the proposed development boundaries of this application site and immediately beyond the site boundary which should be considered within these proposals. Any proposed tree works to this site should be in consultation with agreed with Arun District Councils Tree Officer. The existing vegetation to boundaries is established, these areas and trees are significant and will need to be protected and retained. Before construction a tree protection scheme must be in place for all retained trees including trees whose root protection areas fall within the construction zone from neighbouring properties. This should be in accordance with BS 5837(2012) 'Trees in relation to construction'

I would recommend that the above details are submitted for approval.

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 25 May 2018 16:05
To: parks
Subject: Planning Consultation on: AW/130/18/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 **AW/130/18/OUT**

NO:

Registered: 22nd May
2018

Site Address: Land to the rear of 34, 36, 38, 40 & 44 Carlton
Avenue Aldwick PO21 3LR

Grid Reference: 490180 99090

Description of Works: Outline application with some matters reserved
for the erection of 8 No. dwellings with new
access between 34 & 36 Carlton Avenue.

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 28-JUN-18.

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 Mr S Davis who can be contacted on telephone number 01903 737874.

Regards
Planning Officer

consultee_email
