

Arun District Council, Civic Centre, Maltravers Rd
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www.arun.gov.uk



From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 13 September 2022 12:54
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Louise Shaw <Louise.Shaw@arun.gov.uk>
Subject: Planning Consultation on: A/102/22/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 13 September 2022

Application ref: A/102/22/PL

Description: 1 No new dwelling. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwelling.

Location: Land rear of Oakhurst House and Huntington House West Drive Angmering

Determining Authority: Arun DC

Summary recommendation: Recommend **no landscape objection** to the proposals.

Comments

Relevant landscape designations:

The site is a section of garden plot to an existing dwelling.

There are no physical, visual, historical or cultural links, protected landscapes, scheduled ancient monuments, conservation area or Historic Parks or Gardens associated with this site.

Response

The proposals are for the construction of 1 No new dwelling. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwelling.

The proposed site is partially screened with existing mature tree cover and of particular note several large trees immediately adjacent to the site.

It is unclear from the submission the extent of clearance works and potential vegetation removal works required to undertake the proposed build.

The NPPF para 124/127 relate to good design principles which equally apply to small infill and replacement development. The indicative site layouts has shown the adjacent offsite trees but no indication has been made re new or screen landscaping. These details would require submission in the form of a detailed planting plan and specification detailing species choice, actual plant quantities, planting densities and size at time of planting. Detail should also be provided regarding existing trees and boundary planting.

Any considered tree works will need to be in consultation with the LPA Tree Officer.

In order for the proposals to blend into this location in relation to its setting and the adjoining dwellings then a landscape scheme will need to be detailed, be appropriate for setting and provide screening as required.

As the proposals are for a single dwelling there will be no requirement from this development for the provision of Public Open Space (POS), play or allotment contribution, but will be CIL Liable for infrastructure contribution.

Impact

The potential impact of the proposals would be obvious from street scene and visible to neighbouring properties in this location. Mitigation will be required to blend the building into the surrounding environment with the need for onsite green infrastructure.

Mitigation/requirements

A full landscape scheme will need to be submitted for approval, or conditioned as part of any approval; detailing species choice, position, densities and size at time of planting. This should be plotted in plan and list form and in relation to the trees and vegetation to be retained so that a clear picture of the proposals can be seen. These details are required to ensure that appropriate mitigation is provided, maintaining and uncompromising the setting and ensuring that the proposals fit within the area of neighbouring properties. These will need to incorporate screening as required, adding to and enhancing the setting.

Any considered tree removal from this site should be agreed with Arun District Councils Tree Officer. Root protection Areas (RPA) should extend into the development site and to those in neighbouring land. Before construction, a tree protection scheme must be in place for any retained trees including trees whose root protection areas fall within the construction zone from neighbouring land. This should be in accordance

with BS 5837:2012 'Trees in relation to construction' Any removed trees should be mitigated for allowing for inclusion of native species for biodiversity purposes and fitting to this setting.

In line with Policy ENV DM5 of the Arun District Local Plan information on Biodiversity Net Gain will need to be provided, this will need to clearly demonstrate what will be included within the scheme and what level of net gain will be created.

Recommendation/Conclusion

Recommend **no landscape objection** to the proposals, subject to the submission for approval of a detailed landscape scheme as above.

Sue Howell
Leisure and Landscape Officer
Environment and Climate Change

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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 18 July 2022 09:34
To: Tree Landscape <Tree.Landscape@arun.gov.uk>
Subject: Planning Consultation on: A/102/22/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: **A/102/22/PL**

Registered: 18th July 2022
Site Address: Land rear of Oakhurst House and Huntington House West Drive Angmering
Grid Reference: 505766 103543
Description of Works: 1 No new dwelling. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwelling.

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 18th August 2022 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

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 information on what comments we can consider

<https://www.arun.gov.uk/planning-application-comments>

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://app.planninginspectorate.gov.uk/> 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

Louise Shaw

Planning Officer- Arun District Council

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