

**From:** Amanda Scholes on behalf of Planning.Responses  
**Sent:** 09 March 2021 08:08  
**To:** Planning Scanning  
**Subject:** FW: Planning Consultation on: A/193/20/PL

**Amanda Scholes**

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**From:** Sue Howell <Sue.Howell@arun.gov.uk>  
**Sent:** 08 March 2021 11:55  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Cc:** Anita Gardner <Anita.Gardner@arun.gov.uk>  
**Subject:** Planning Consultation on: A/193/20/PL

## **Response to Planning Application**

**From:** Arun District Council Greenspace

**Date:** 08/03/2021

**Application ref:** A/193/20/PL

**Description:** Erection of a 1 No. 3 bedroom chalet bungalow & detached garage. This site is in CiL Zone 3 and is CIL Liable as dwelling.

**Location:** Ham Manor Cottage Ham Manor Way Angmering BN16 4JQ

**Determining Authority:** Arun DC

**Summary recommendation:** I would recommend no landscape objection to the proposals subject to subsequent submission of landscape details.

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## **Comments**

## **Relevant landscape designations:**

This is a proposed new dwelling to the garden plot of an existing property within existing rural residential development.

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**

This will be a CIL liable development

As this is a development of 1 new 3 bed dwelling there will be no requirement for onsite POS, Play facilities or offsite contributions.

The NPPF para 124/127 relate to good design principles which equally apply to small infill, new and replacement development. The indicative site layout has made reference to indicative planting alongside tree retention. These details would require expanding 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, the site red line boundary appears to contain verge edge and associated planting, this would require further detail to show how this area is to be protected in order not to affect the street scene in this location. This is a rural setting within the golf course and this plot forms the gateway to the further dwellings so landscaping needs to reflect in a sympathetic way this rural fringe and change from garden plot to dwelling setting.

## **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**

Landscape provision to the dwelling and improvement with native species infill plus further boundary screening as required. All proposed planting should be considered and its connection for biodiversity and habitat explored, with a biodiversity net gain following development. Trees specified should be at a size which allow instant impact, but which will establish and mature as the site develops.

## **Recommendation/Conclusion**

I would recommend no landscape objection to the proposals subject to submission of landscape details to provide ornamental and native improvements and biodiversity gain. To confirm tree protection methods and existing verge boundary planting in relation to within and beyond the site boundary that may be affected by the development proposals.

**Sue Howell**  
Leisure and Landscape Officer,  
Greenspace + Emergency Planning

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**From:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>

**Sent:** 14 January 2021 15:19

**To:** Tree Landscape <[Tree.Landscape@arun.gov.uk](mailto:Tree.Landscape@arun.gov.uk)>

**Subject:** Planning Consultation on: A/193/20/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/193/20/PL

**Registered:** 13th January 2021

**Site Address:** Ham Manor Cottage Ham Manor Way Angmering BN16 4JQ

**Grid Reference:** 506263 103726

**Description of Works:** Erection of a 1 No. 3 bedroom chalet bungalow & detached garage. This site is in CiL Zone 3 and is CIL Liable as 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 February 2021. You can also monitor the progress of this application through the Council web site:

[www.arun.gov.uk/planning](http://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

Mrs A Gardner

Planning Officer- Arun District Council

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Email: [Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)

PLCONSULT (ODS) 2020