

From: Amanda Scholes on behalf of Planning.Responses
Sent: 15 December 2021 08:22
To: Planning Scanning
Subject: FW: Planning Consultation on: A/227/21/OUT

AMANDA SCHOLES
PLANNING RECEPTIONIST



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From: Sue Howell
Sent: 14 December 2021 17:57
To: Planning.Responses
Cc: Amy Myer
Subject: Planning Consultation on: A/227/21/OUT

Response to Planning Application

From: Arun District Council Leisure & Greenspace

Date: 14/12/2021

Application ref: A/168/21/PL A/227/21/OUT

Description: Outline application with all matters reserved (except access) for the erection of 7 no. residential dwellings, vehicular & pedestrian access, with all matters reserved except for access. This application is a Departure from the Development Plan (Countryside).

Location: Wilmington Arundel Road Angmering BN16 4ET

Determining Authority: Arun DC

Summary recommendation: Recommend no landscape objection to the proposals within this A/227/21/OUT application.

Comments

Relevant landscape designations

This proposed development site is within a garden setting and predominantly residential area. Dense trees and hedging surround the site screening it entirely from the road.

The proposed site is to the south of the A27 and north of Angmering village. The site is accessed from Arundel Road with the existing (to be retained) Wilmington House dwelling.

There are no Special Protection Area (SPA), Ramsar or Site of Specific Scientific Interest associated with this site.

South Downs National Park to the north

Response

This proposal for this site is an outline application with all matters reserved (except access) for the erection of 7 no. residential dwellings, vehicular & pedestrian access, with all matters reserved except for access. This application is a Departure from the Development Plan (Countryside).

As this is a proposal for a smaller development of up to 7 dwellings there will be no requirement for POS or play on site. The proposals would appear to present a scheme of well-spaced dwellings suitable for the size of the plot.

This site does not form part of any strategic allocation identified for development in ADCs adopted Local Plan 2011-2031 (July 2018) It would therefore be assumed that CIL contributions would be sought accordingly, these will need to include contributions towards playing pitches, sport, leisure, pools, halls and ancillary facilities as set out in ADC SPD Open Space, Playing Pitches, Indoor and Built Sports Facilities January 2020.

There is a requirement for any scheme, in accordance with policy to be of High Quality Design, infill development should not compromise this requirement. The emerging landscape design aims should be:

- To design and implement a scheme that reflects and incorporates elements of its surroundings and enhances the atmosphere of local distinctiveness.
- To create a visually pleasing and interesting landscape for owners and visitors to the development.
- To enhance the landscape quality of the site when viewed from the surrounding area.
- To provide a planting scheme that includes native species to blend with the surrounding location, enhance biodiversity and create enhanced wildlife corridor opportunity.
- To provide a sense of flow and cohesion between the different elements of the landscape, buildings, open areas and surrounding environment.

Forming part of any decision consideration or as a minimum reserved matters a full landscape scheme should be submitted for 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 in the locale, so that a clear picture of the proposals can be seen. These details are required to assure the adjacent land setting is maintained, the setting is uncompromised and the proposals are appropriate to its setting.. The landscape scheme should maximise the biodiversity of the site with the inclusion of native species and the retention of a variety of habitats.

Any considered tree removal from this site should be agreed with Arun District Councils Tree Officer. 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. Any agreed removed trees should be mitigated for allowing for inclusion of native species for biodiversity purposes and fitting to the setting.

Impact

The potential impact of the proposals would blend into the location with the implementation of a robust landscape scheme to support this. The location of this proposed development would not have impact on street scene in this location because of the access and the existing green infrastructure.

Mitigation/requirements

A full landscape scheme will need to be submitted for approval, or conditioned as part of any approval.

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

Recommendation/Conclusion

I would 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,
Greenspace + Emergency Planning



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From: Planning.Responses [REDACTED]

Sent: 03 November 2021 19:19

To: Tree Landscape [REDACTED]

Subject: Planning Consultation on: A/227/21/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: A/227/21/OUT
Registered: 3rd November 2021
Site Address: Wilmington Arundel Road Angmering BN16 4ET
Grid Reference: 506710 105511
Description of Works: Outline application with all matters reserved (except access) for the erection of 7 no. residential dwellings, vehicular & pedestrian access, with all matters reserved except for access. This application is a Departure from the Development Plan (Countryside).

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 2nd December 2021 . 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

Amy Myer

Planning Officer- Arun District Council

[REDACTED]

[REDACTED]

PLCONSULT (008) 2020