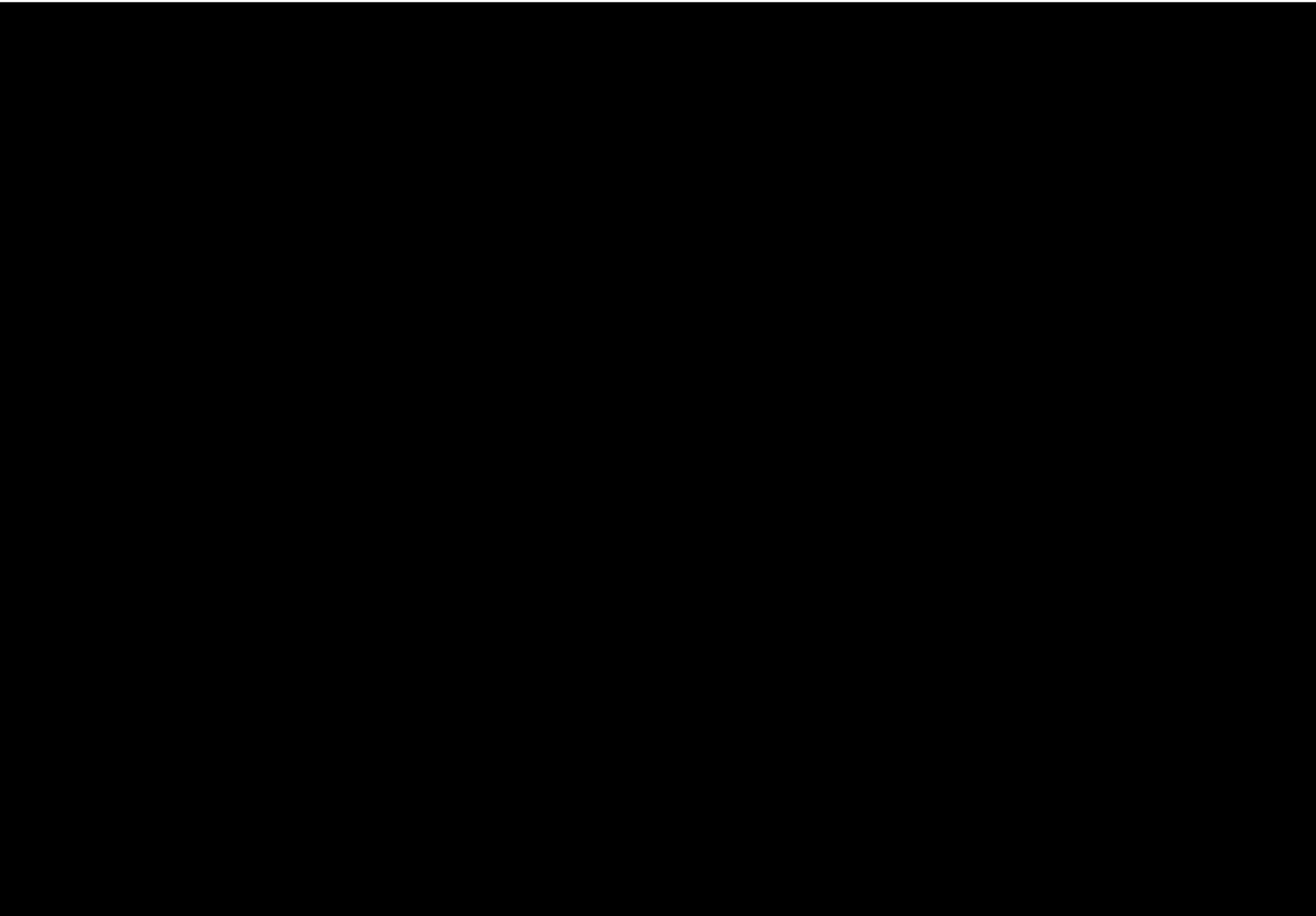




From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 26 January 2022 15:08
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: Planning Consultation on: A/253/21/OUT

Response to Planning Application

From: Arun District Council Greenspace

Date: 26/02/2022

Application ref: A/253/21/OUT

Description: Outline planning application with all matters reserved for the erection of 1 No bungalow dwelling with off street parking and private amenity space.

Location: Land between 32 Downs Way and 2 Ambersham Crescent Angmering BN16 1AB

Determining Authority: Arun DC

Summary recommendation: Recommendation that this appears to be an over development of this green plot and details of the proposals in line with Arun's Design Guide 2021 should be considered.

Comments

Relevant landscape designations:

These proposals are to an infill green plot, kerb side within an area of existing dwellings within existing 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

Outline planning application with all matters reserved for the erection of 1 No bungalow dwelling with off street parking and private amenity space

This would be a CIL liable development

As this is a small development of 1 new dwellings 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 and replacement development.

The proposals will need to conform to the now adopted Arun Design Guide 2021.

Whilst the application site is a vacant mainly grassed area with minimal existing vegetation it does offer some greening and visual amenity to the street scene with pathway running through the plot.

The proposals as shown would pose considerable impact on street scene in this location and would require landscaping to soften the proposals whilst maintaining an open presence in this location.

The proposals could suggest an over development of this garden plot with layout, access and resulting usable garden space. Consideration should be given to adjacent dwellings and the impact the proposals will have on street scene in this residential area

The proposals as shown, if approved, will need further landscape details to be submitted 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 including the existing trees and shrubs to be removed and retained. Planting would be required to offer screening to adjacent neighbours.

Impact

The potential impact of the proposals would be significant to this open greenspace plot and the development and loss of open green and pathway of note.

Mitigation/requirements

Landscaping would need to be provided demonstrating a biodiversity net gain on completion. All proposed planting should consider the setting of these proposals and the neighbouring properties in this location. Trees, shrubs and ornamental planting would need to be specified at a size to allow instant impact, but which would establish and mature as the site develops.

Recommendation/Conclusion

The recommendation is that this appears to be an over development of this green plot and details of the proposals in line with Aruns Design Guide 2021 should be considered. Details have not been provided for

consideration with this application re the existing trees and hedging which may be effected by the proposals and no landscape scheme has been submitted for landscape mitigation following loss of this green space.

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

Sign up to our newsletter [here](#)



From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 06 December 2021 10:49

To: Tree Landscape <Tree.Landscape@arun.gov.uk>

Subject: Planning Consultation on: A/253/21/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/253/21/OUT

Registered: 6th December 2021

Site Address: Land between 32 Downs Way and 2 Ambersham Crescent Angmering BN16 1AB

Grid Reference: 506715 103045

Description of Works: Outline planning application with all matters reserved for the erection of 1 No bungalow dwelling with off street parking and private amenity space.

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 9th January 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

Amy Myer

Planning Officer- Arun District Council

Telephone: 01903 737776

Email: amy.myer@arun.gov.uk

PLCONSULT (CDB) 2020