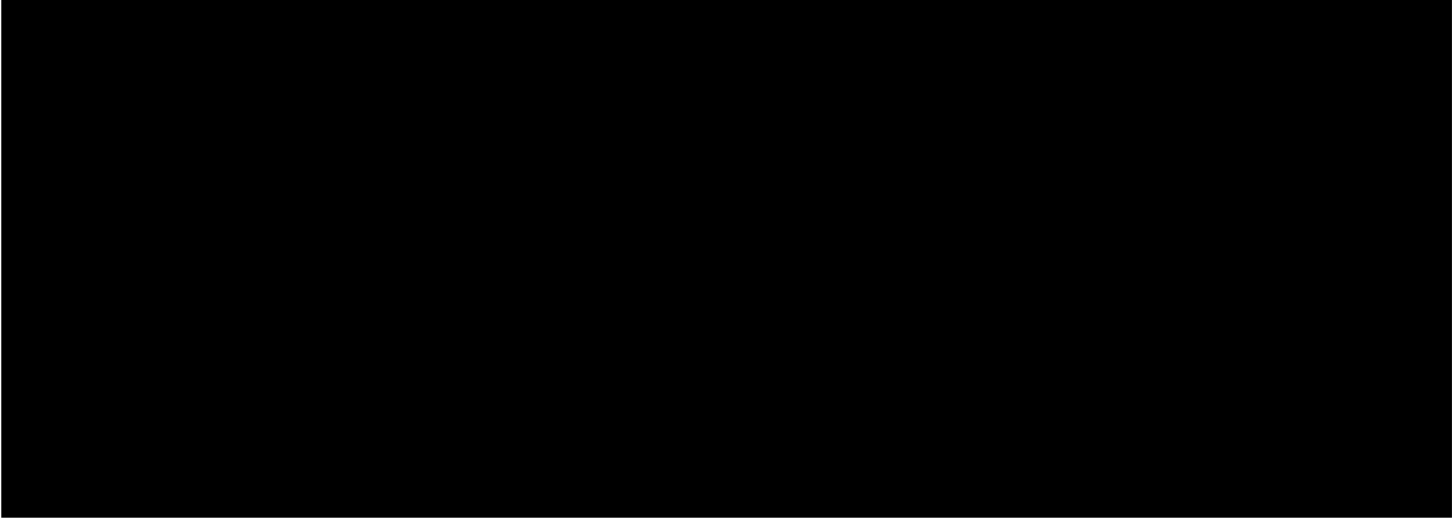


From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 07 January 2021 12:40
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amy Myer <Amy.Myer@arun.gov.uk>
Subject: RE: Planning Consultation on: BN/139/20/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 07/01/2021

Application ref: BN/139/20/PL

Description: 1 No dwelling. This site is in CIL Zone 3 and is CIL Liable as new dwelling.

Location: The Cottage Highground Lane Barnham PO22 0BT

Determining Authority: Arun DC

Summary recommendation: I would not be able to recommend landscape support of the application at this stage until further landscape detail is submitted for approval.

Comments

Relevant landscape designations:

This plot is located within an area of 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

This will be a CIL liable development

As this is a small development of 1 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 and replacement development. The indicative site layouts show no tree protection plans and has made no detailed reference to existing to be retained trees and shrubs only showing indicative planting alongside the development proposals, but not in sufficient detail as would be required. The information provided in this application 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 and the interface this has with the proposals.

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 not be able to recommend landscape support of the application at this stage until further landscape detail is submitted for approval. Landscape details will need to show ornamental and native improvements with biodiversity net gain, along with tree protection methods 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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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 24 November 2020 16:49

To: Tree Landscape [REDACTED]

Subject: Planning Consultation on: BN/139/20/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: BN/139/20/PL

Registered: 24th November 2020

Site Address: The Cottage Highground Lane Barnham PO22 0BT

Grid Reference: 495405 103850

Description of Works: 1 No dwelling. This site 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 24th December 2020 . You can also monitor the progress of this application through the Council web site:

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

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONSULT (ODS) 2020