



From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 12 July 2021 15:12
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: James Cross <James.Cross@arun.gov.uk>
Subject: Planning Consultation on: BN/42/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 12/07/2021

Application ref: BN/42/21/PL

Description: Demolition of existing dwelling, garage & commercial buildings & erection of replacement dwelling, garage & commercial building (Use Class B1 (E) B8) with associated vehicular accesses from Eastergate Lane & hard and soft landscaping. This site is in CIL Zone HSP2 (Zero Rated) & is a Departure from the Development Plan.

Location: Folly Foot Farm Fontwell Avenue Eastergate PO20 3RU

Determining Authority: Arun DC

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

Comments

Relevant landscape designations:

This is to the site of an existing dwelling within existing residential development. The proposal is for the demolition of the existing dwelling, garage & commercial buildings & erection of replacement dwelling, garage & commercial building (Use Class B1 (E) B8) with associated vehicular accesses from Eastergate Lane & hard and soft landscaping

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 site is in CIL Zone HSP2 (Zero Rated)

As this is a small development of 1 replacement dwelling with replacement commercial building 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 plans have 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 detail has indicated that new tree planting is proposed across the site which would screen views of the proposed buildings and activities within the site. It is also proposed that the new planting would deliver biodiversity net gain following construction.

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 be implemented to the dwelling and commercial and parking area 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 potential biodiversity gain. To confirm tree protection methods in relation to trees that fall within and beyond the site boundary that may be affected by the development proposals.

Sue Howell

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Greenspace + Emergency Planning

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

Sent: 21 May 2021 11:49

To: Tree Landscape [REDACTED]

Subject: Planning Consultation on: BN/42/21/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/42/21/PL

Registered: 20th May 2021

Site Address: Folly Foot Farm Fontwell Avenue Eastergate PO20 3RU

Grid Reference: 494640 105934

Description of Works: Demolition of existing dwelling, garage & commercial buildings & erection of replacement dwelling, garage & commercial building (Use Class B1 (E) B8) with associated vehicular accesses from Eastergate Lane & hard and soft landscaping. This site is in CIL Zone HSP2 (Zero Rated) & is a Departure from the Development Plan.

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 24th June 2021 . 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

James Cross

Planning Officer- Arun District Council

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Email: james.cross@arun.gov.uk

PLCONSULT (ODS) 2020