

Arun District Council, Civic Centre, Maltravers Rd
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www.arun.gov.uk



From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 03 August 2022 16:35
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: Planning Consultation on: BN/65/22/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 03/08/2022

Application ref: BN/65/22/PL

Description: Sever land and erection of 1 No bungalow with new vehicular access (resubmission of BN/14/22/PL). This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwelling.

Location: Land at rear of Cedar End Eastergate Lane Eastergate PO20 3SJ

Determining Authority: Arun DC

Summary recommendation: Recommend no landscape objection to the proposals subject to subsequent submission of landscape details.

Comments

Relevant landscape designations:

This site is a garden plot 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 1no new 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 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.

There has been some tree removal indicated within the application, all tree related detail ie removals, retention and protection would need to be in consultation with the LPA Tree Officer.

An Ecological Assessment has been included with this application

The scheme has not provided landscape detail which would be a requirement of any decision in order to show greening and potential screening to adjacent properties and also in accordance with the ALP policy ENV DM5 details of biodiversity net gain would be required or to be conditioned. The proposed landscape scheme will be required to be submitted in plan form detailing species choice, quantities, planting densities and size at time of planting.

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. The street scene would be largely unaffected by the development with the exception of the access provision and required visibility splays required to facilitate access into the site.

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

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 within and beyond the site boundary that may be affected by the development proposals.

Sue Howell
Leisure and Landscape Officer
Environment and Climate Change

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

Sent: 08 June 2022 08:34

To: Tree Landscape [REDACTED]

Subject: Planning Consultation on: BN/65/22/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/65/22/PL
Registered: 7th June 2022
Site Address: Land at rear of Cedar End Eastergate Lane Eastergate PO20 3SJ
Grid Reference: 494923 106106

Description of Works: Sever land and erection of 1 No bungalow with new vehicular access (resubmission of BN/14/22/PL). This application is a Departure from the Development Plan and 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 7th July 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://acp.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

Maria Tomalova

Planning Officer- Arun District Council

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