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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 26 January 2021 16:26
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: RE: Planning Consultation on: BR/221/20/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 26/01/21

Application ref: BR/221/20/PL

Description: Detached garage with 1 No. flat above. This application is in CIL Zone 4 and is CIL Liable

Location: 5 Richmond Avenue Bognor Regis PO21 2YE

Determining Authority: Arun DC

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

Comments

Relevant landscape designations:

This site is to the rear of an existing dwelling 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

This will be a CIL liable development

As this is a small development 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 site layout plan has made reference to indicative proposed feature planting area. These details would require detailing in the submission of a planting plan detailing species choice, actual plant 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.

Mitigation/requirements

Landscape provision to the garage frontage as required. All proposed planting should be considered and its connection for biodiversity and habitat explored, with a biodiversity net gain following development. Plants 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.

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning

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

Sent: 07 December 2020 08:49

To: Tree Landscape [REDACTED]

Subject: Planning Consultation on: BR/221/20/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: BR/221/20/PL
Registered: 7th December 2020
Site Address: 5 Richmond Avenue Bognor Regis PO21 2YE
Grid Reference: 492540 98959
Description of Works: Detached garage with 1 No. flat above. This application is in CIL Zone 4 and is CIL Liable.

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 10th January 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

Maria Tomalova

Planning Officer- Arun District Council

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Email: maria.tomalova@arun.gov.uk

PLCONSULT (ODS) 2020