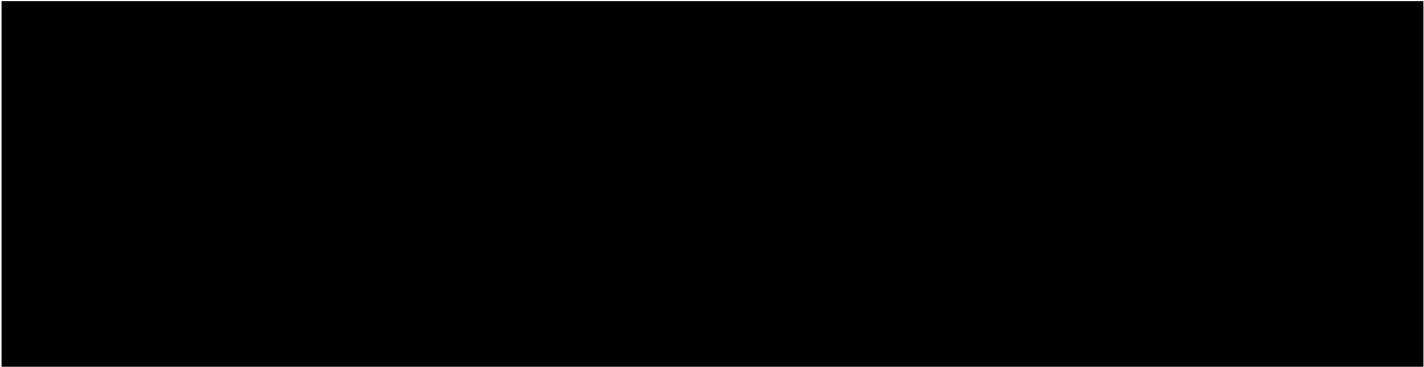




From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 12 September 2019 17:11
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: Planning Consultation on: CM/21/19/PL

Comment from Greenspace

As there are less than 10 dwellings being proposed for this site, it is not considered that any local area for play (LAP) should be provided on site.

Development of any size should consider the setting and provide also for its own needs. 9no dwellings into this site leaves no space for any particularly useful public open areas, which are generally seen as a beneficial requirement on any development. The site if developed as indicated would be very linear and in my opinion an over development of this plot.

The site is located in a semi-rural location and is bounded by some tree cover. The site has been cleared of what was juvenile predominantly self-set trees and scrub. The site at present which its character would be significantly changed by the proposals.

Any further considered tree removal must be in consultation with Arun District Councils Tree Officer. Before construction begins, a tree protection scheme must be in place for any retained trees including trees whose root protection areas fall within the construction zone from neighbouring land. This should be in accordance with BS 5837:2012 'Trees in relation to construction' A quantity of the trees related to this site particularly along Horsemere Green Lane have the potential to be valuable trees giving structure and screening to the proposals.

Landscaping

We note there is a requirement for any scheme, in accordance with policy to be of High Quality Design, the emerging landscape design aims should be

- To design and implement a scheme that reflects and incorporates elements of its surroundings and enhances the atmosphere of local distinctiveness.
- To create a visually pleasing and interesting landscape for owners and visitors to the development.
- To enhance the landscape quality of the site when viewed from the surrounding area.
- To provide a planting scheme that includes native species to blend with the surrounding location, enhance biodiversity and create enhanced wildlife corridor opportunity.
- To provide a sense of flow and cohesion between the different elements of the landscape, buildings, open areas and surrounding environment.

The provision of landscaping for the development must be conditioned or reserved with any permission. Some indicative landscaping particularly trees detailed have been illustrated with the

general layout plan. A full landscape scheme should be submitted for approval, detailing species choice, position, densities and size at time of planting. This should be plotted in plan and list form and in relation to the trees and vegetation to be retained in the locale, so that a clear picture of the proposals can be seen. These details are required to assure the adjacent land setting is maintained, the setting is uncompromised and the proposals are appropriate to its setting. The landscape scheme should maximise the biodiversity of the site with the inclusion of native species and the retention of a variety of habitats. The long term management of the developing landscape would need to be considered.

I recommend no landscape objection to the proposals, but would recommend that the above detail is submitted for approval as part of any decision.

Sue Howell | Leisure and Landscape Officer, Greenspace, Engineering and Emergency Planning, Arun District Council | Location:
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Save the environment - think before you print.

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 21 May 2019 17:21

To: parks

Subject: Planning Consultation on: CM/21/19/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 **CM/21/19/PL**

NO:

Registered: 16th April
2019

Site Address: Land adjacent to Scyld Horsemere Green Lane
Climping BN17 5QZ

Grid Reference: 499696 102249

Description of Works: Construction of 9 no. dwellings, access,
landscaping and associated works.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email

by 14-JUN-19.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

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.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

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 as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website:

www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Mrs A Gardner who can be contacted on telephone number 01903 737529.

Regards
Planning Officer

consultee_email
