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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 11 March 2021 18:03
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: Planning Consultation on: EP/10/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 11/03/2021

Application ref: EP/10/21/PL

Description: Demolition of an existing garage & erection of 2 No. 2 bed dwellings (resubmission following EP/115/20/PL). This site is in CIL Zone 4 and is CIL Liable as dwellings.

Location: 4 Beechlands Close & east of 18 Montpelier Road East Preston BN16 1JZ

Determining Authority: Arun DC

Summary recommendation: The recommendation is that this appears to be an over development of this garden plot and therefore not compliant with Aruns Design Guide 2021. Greenspace would **recommend an objection** to the development proposals in this application EP/10/21/PL.

Comments

Relevant landscape designations:

These proposals are to the garden plots of existing dwellings 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 of 2 new dwellings there will be no requirement for onsite POS, Play facilities or offsite contributions.

This development proposal follows previously refused application EP/115/20/PL with similar development into this plot.

The NPPF para 124/127 relate to good design principles which equally apply to small infill and replacement development.

The proposals will need to conform to the now adopted Arun Design Guide 2021.

The proposals appear to suggest an over development of this garden plot with layout, access and resulting usable garden space. Consideration should be given to adjacent dwellings and the impact the proposals will have on street scene in this residential area. Existing trees to adjacent properties which fall beyond the red line site whose roots and canopy fall within the development site would be impacted by the proposed development.

The proposals as shown, if approved, will need further landscape details to be submitted 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 including the existing trees and shrubs to be removed and retained. Planting would be required to offer screening to adjacent neighbours.

Impact

The potential impact of the proposals would be significant to this garden plot and the overdevelopment and loss of garden space of considerable note.

Mitigation/requirements

Landscaping would need to be provided demonstrating a biodiversity net gain on completion. All proposed planting should consider the setting of these proposals and the neighbouring properties in this location. Trees, shrubs and ornamental planting would need to be specified at a size to allow instant impact, but which would establish and mature as the site develops.

Recommendation/Conclusion

The recommendation is that this appears to be an over development of this garden plot and therefore not compliant with Aruns Design Guide 2021. Details have not been provided with this application re the existing trees and hedging which may be effected by the proposals and no landscape scheme has been submitted for landscape mitigation following loss of this garden space. Biodiversity net gain has also not been demonstrated. Greenspace would **recommend an objection** to the development proposals in this application EP/10/21/PL as detailed above.

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning

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

Sent: 03 February 2021 14:50

To: Tree Landscape [REDACTED]

Subject: Planning Consultation on: EP/10/21/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: EP/10/21/PL
Registered: 3rd February 2021
Site Address: 4 Beechlands Close & east of 18 Montpelier Road East Preston BN16 1JZ
Grid Reference: 507266 102379
Description of Works: Demolition of an existing garage & erection of 2 No. 2 bed dwellings (resubmission following EP/115/20/PL). This site is in CIL Zone 4 and is CIL Liable as dwellings.

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 . 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

Mrs A Gardner

Planning Officer- Arun District Council

Telephone: 01903 737529

Email: Anita.Gardner@arun.gov.uk

PLCONSULT (ODS) 2020