

From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 14 July 2021 17:07
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Andrew Wood <Andrew.Wood@arun.gov.uk>
Subject: RE: Planning Consultation on: EP/57/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 14 July 2021

Application ref: EP/57/21/PL

Description: Demolition of existing buildings and erection of 2 No. dwellings with associated car ports/parking, alterations to existing access and relocation of staircase to flats. This site is in CIL Zone 4 and is CIL Liable as dwellings.

Location: Land rear of Beechlands Cottages Beechlands Close East Preston BN16 1JT

Determining Authority: Arun DC

Summary recommendation: Advise no landscape objection to the proposals subject to the submission of landscape details for approval.

Comments

Relevant landscape designations:

There are no physical, visual, historical or cultural links, protected landscapes, scheduled ancient monuments, conservation area or Historic Parks or Gardens associated with this site. The site is located within a presently existing residential area.

Response

The proposals are for the demolition of existing buildings and erection of 2 No. dwellings with associated car ports/parking, alterations to existing access and relocation of staircase to flats. This application follows approval under application EP/7/18/PL which Greenspace were not consulted.

There would be minimal effect on the street scene with these proposals, due to location. The proposals would require some greening would be required for the development. The proposals would need to

demonstrate the retention of established hedges within the red line which may contribute to existing habitat in this location. Any tree removals would need to be in consultation with Arun District Councils Tree Officer.

There would be requirement for the submission of a landscape scheme which should be submitted for approval, detailing plant 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 proposals are appropriate to its setting and to ensure that appropriate screening is provided, maintaining and uncompromising the setting and ensuring that the proposals fit within the area of neighbouring and adjacent properties.

This application details this development as in CIL Zone 4 and is CIL Liable as new dwellings

No requirement or trigger for the provision of Public Open Space or Play on site with this development.

Impact

The potential impact of the proposals would be minimal on street scene and would sit within an area of existing residential dwellings.

Mitigation/requirements

Onsite landscape mitigation would be required with details to be submitted and approved.

Biodiversity Net Gain

In line with Policy ENV DM5 of the Arun District Local Plan information on Biodiversity Net Gain will need to be provided. Further information would be required demonstrating what will be included within the scheme and what level of net gain will be created from this

Recommendation/Conclusion

Advise no landscape objection to the proposals subject to the submission of landscape details for approval.

Sue Howell

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

Sent: 25 May 2021 14:04

To: Tree Landscape <Tree.Landscape@arun.gov.uk>

Subject: Planning Consultation on: EP/57/21/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/57/21/PL
Registered: 24th May 2021
Site Address: Land rear of Beechlands Cottages Beechlands Close East Preston BN16 1JT
Grid Reference: 507161 102333
Description of Works: Demolition of existing buildings and erection of 2 No. dwellings with associated car ports/parking, alterations to existing access and relocation of staircase to flats. 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 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

Andrew Wood

Planning Officer- Arun District Council

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