



From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 20 April 2021 15:42
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>; Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: FW: Planning Consultation on: FP/32/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 20/04/2021

Application ref: FP/32/21/PL

Description: Two storey, 4 Bed detached dwelling with new access & parking. This site is in CIL Zone 4 & is CIL Liable as new dwelling

Location: Land adjacent to 10 Second Avenue Felpham PO22 7LJ

Determining Authority: Arun DC

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

Comments

Relevant landscape designations:

This is to the garden plot 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 of 1no new dwelling there will be no requirement for onsite POS, Play facilities or offsite contributions.

The NPPF para 124/127 and Arun Design Guide 2021, relate to good design principles which equally apply to small infill and replacement development. The indicative site layouts and tree protection plans 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.

Impact

This would appear to be a considerable sized dwelling for the size of the plot, which would also have impact on street scene.

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 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

I would 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,
Greenspace + Emergency Planning

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

Sent: 26 February 2021 09:19

To: Tree Landscape [REDACTED]

Subject: Planning Consultation on: FP/32/21/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: FP/32/21/PL
Registered: 26th February 2021
Site Address: Land adjacent to 10 Second Avenue Felpham PO22 7LJ
Grid Reference: 495922 99661
Description of Works: Two storey, 4 Bed detached dwelling with new access & parking. This site is in CIL Zone 4 & 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 1st April 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

Mr S Davis

Planning Officer- Arun District Council

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Email: Simon.Davis@arun.gov.uk

PLCONSULT (ODS) 2020