



From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 05 May 2021 14:30
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: Planning Consultation on: FP/52/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 05/05/2021

Application ref: FP/52/21/PL

Description: Partial retention, extension & reconstruction of 2-Storey building to provide 1 No. Class E shop unit, 1 No. Flexible use commercial unit for any Use within Class E or as a Sui -Generis beauty therapist/nail bar & 3 No. 2 bed flats to include parking, secure cycle & refuse storage facilities (resubmission following FP/258/19/PL). This site is in CIL Zone 4 (Zero Rated) as flats & other development.

Location: 107 Felpham Way Felpham PO22 8QB

Determining Authority: Arun DC

Summary recommendation: Recommend no landscape objection to the proposals.

Comments

Relevant landscape designations:

These proposals are for infill development partial retention, extension & reconstruction of 2-Storey building inc 3 No. 2 bed flats to include parking, secure cycle & refuse storage facilities

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 site is in CIL Zone 4 (Zero Rated) as flats & other development

As this is a small re-development including 3 new dwellings there will be no requirement for onsite POS, Play facilities or offsite contributions.

The location setting and footprint of this redevelopment would not require any additional landscape mitigation for this development.

Any considered works would need to conform to Aruns Design Guide 2021

Impact

The potential impact of the proposals would be fitting within the existing street scene in this location with both the access and the general pattern of existing adjacent dwellings. The proposals would appear to suggest the development would be suitable for location.

Mitigation/requirements

Advise no landscape mitigation required for these proposals.

Recommendation/Conclusion

Recommend no landscape objection to the proposals.

Sue Howell

Leisure and Landscape Officer,
Greenspace + Emergency Planning

T: 01903 737943

E: sue.howell@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



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

Sent: 11 March 2021 09:50

To: Tree Landscape [REDACTED]

Subject: Planning Consultation on: FP/52/21/PL

To: Parks and Landscapes

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Planning Permission

Application No: FP/52/21/PL
Registered: 5th March 2021
Site Address: 107 Felpham Way Felpham PO22 8QB
Grid Reference: 495833 100238
Description of Works: Partial retention, extension & reconstruction of 2-Storey building to provide 1 No. Class E shop unit, 1 No. Flexible use commercial unit for any Use within Class E or as a Sui -Generis beauty therapist/nail bar & 3 No. 2 bed flats to include parking, secure cycle & refuse storage facilities (resubmission following FP/258/19/PL). This site is in CIL Zone 4 (Zero Rated) as flats & other development.

The Council have received the above application.

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

Should you have any comments to make, these should be sent by replying to this email by 24th 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

Maria Tomalova

Planning Officer- Arun District Council

Telephone: 01903 737510

Email: maria.tomalova@arun.gov.uk