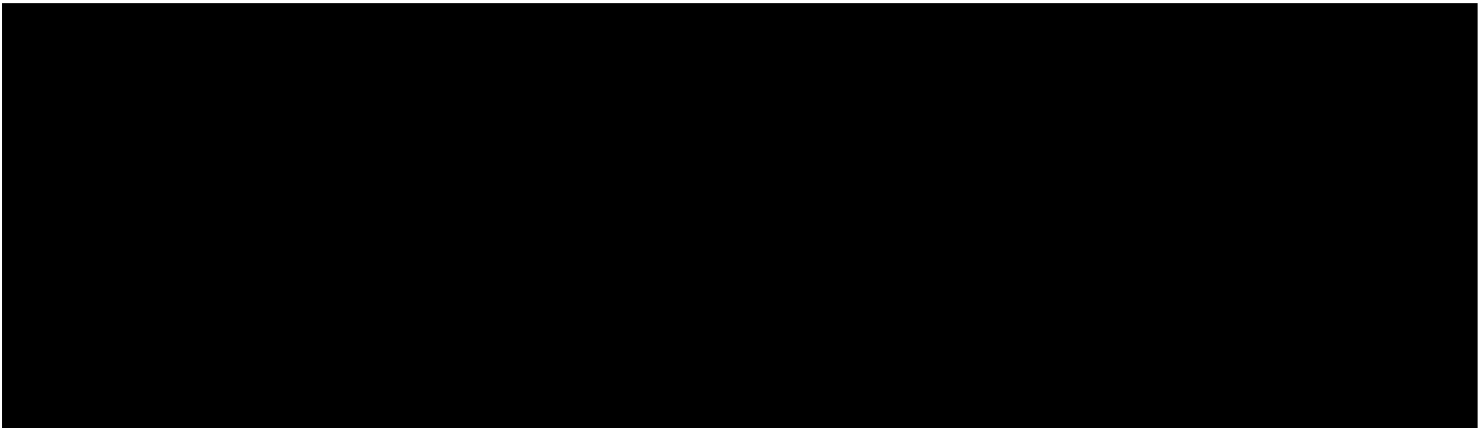




From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 16 June 2021 16:16
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Andrew Wood <Andrew.Wood@arun.gov.uk>
Subject: Planning Consultation on: LU/151/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 16 June 2021

Application ref: LU/151/21/P

Description: Demolition of existing car garage and the erection of 2 no. two-storey residential buildings comprising 5 no. flats with associated works. This site affects the character & appearance of the Littlehampton River Road Conservation Area & is in CIL Zone 4 (Zero Rated) as flats.

Location: 25 River Road Littlehampton BN17 5BZ

Determining Authority: Arun DC

Summary recommendation: Recommend **no landscape objection** to the proposals, subject to submission of full landscape scheme details to be submitted and approved.

Comments

Relevant landscape designations:

The site is presently the setting of an existing premise, the proposal is also to extend upwards to form a two-storey residential building within the plot footprint.

This site affects the character & appearance of the Littlehampton River Road Conservation Area.

Response

The proposed site is an already developed footprint that sits within an already established predominantly residential area of some character with no established or protected green infrastructure within the footprint. There would be some effect on the street scene of this development, due to the scale of the proposals.

This is non CIL liable development. CIL Zone 4 development (Zero Rated) as flats.

There would be no requirement or trigger for the provision of Public Open Space or Play on site with this development, and no 106 monies for landscape sought from this development due to the number of dwellings proposed.

Impact

The potential impact of the proposals could be viewed as significant and would require careful design and mitigation if to blend into the surrounding environment.

Mitigation/requirements

Further onsite landscape mitigation would be required, presently shown as indicative. This detail would need to be expanded into plan form detailing planting species, quantities, planting densities and size at time of planting. All landscape mitigation would need to be appropriate for location and provide suitable screen mitigation as required.

These details are required to ensure that appropriate screening is provided, maintaining and uncompromising the setting and ensuring that the proposals are fitting, providing screening as required, increasing biodiversity and wildlife habitat.

Arun Local Plan policy ENV DM5 states that: "Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site.

Recommendation/Conclusion

Recommend **no landscape objection** to the proposals, subject to submission of full landscape scheme details to be submitted and approved.

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: 17 May 2021 16:49

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

Subject: Planning Consultation on: LU/151/21/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: LU/151/21/PL

Registered: 10th May 2021

Site Address: 25 River Road Littlehampton BN17 5BZ

Grid Reference: 502490 102086

Description of Works: Demolition of existing car garage and the erection of 2 no. two-storey residential buildings comprising 5 no. flats with associated works. This site affects the character & appearance of the Littlehampton River Road Conservation Area & is in CIL Zone 4 (Zero Rated) as flats.

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 18th 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 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

Telephone: 01903 737768

Email: andrew.wood@arun.gov.uk

