



From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 22 April 2021 17:14
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: FW: Planning Consultation on: LU/58/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 22/04/2021

Application ref: LU/58/21/PL

Description: Erection of a semi-detached building comprising 2 No. 3 bedroom house with associated parking & landscaping. This application may affect the setting of a listed building and is in CIL Zone 2 and is CIL Liable as new dwellings.

Location: Land adjacent to Toddington Lane Farm Cottages Toddington Lane BN17 7PP

Determining Authority: Arun DC

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

Comments

Relevant landscape designations:

This proposals are for the erection of a semi-detached building comprising 2 No. 3 bedroom house with associated parking & landscaping in an area of 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 (unless under the remit of Strategic allocation)

As this is a small development of 2 new dwellings there will be no requirement for additional onsite POS, Play facilities or offsite contributions.

The NPPF para 124/127 relate to good design principles which equally apply to small infill and replacement development. The indicative site layouts has made reference to indicative planting along the frontages of these new dwellings. 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.

These dwellings would fit within the scheme of new dwellings in this location. The rear garden of these proposed dwellings adjoin a boundary with an existing railway line. Planting will need to be considered within the boundaries to screen along the boundary and the shown 2.2m acoustic fence.

Garden sizes needs to meet the requirements of Aruns Design Guide SPD Jan 2021

Impact

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 dwellings will need to be confirmed along with the recommendation to provide screen buffer planting to the rear gardens. 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 biodiversity net gain.

Sue Howell

Leisure and Landscape Officer,
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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 03 March 2021 09:38

To: Tree Landscape [REDACTED]

Subject: Planning Consultation on: LU/58/21/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/58/21/PL
Registered: 26th February 2021
Site Address: Land adjacent to Toddington Lane Farm Cottages Toddington Lane BN17 7PP
Grid Reference: 503545 103382
Description of Works: Erection of a semi-detached building comprising 2 No. 3 bedroom house with associated parking & landscaping. This application may affect the setting of a listed building and is in CIL Zone 2 and is CIL Liable as new 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 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

Mrs A Gardner

Planning Officer- Arun District Council

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Email: Anita.Gardner@arun.gov.uk

PLCONSULT (ODE) 2020