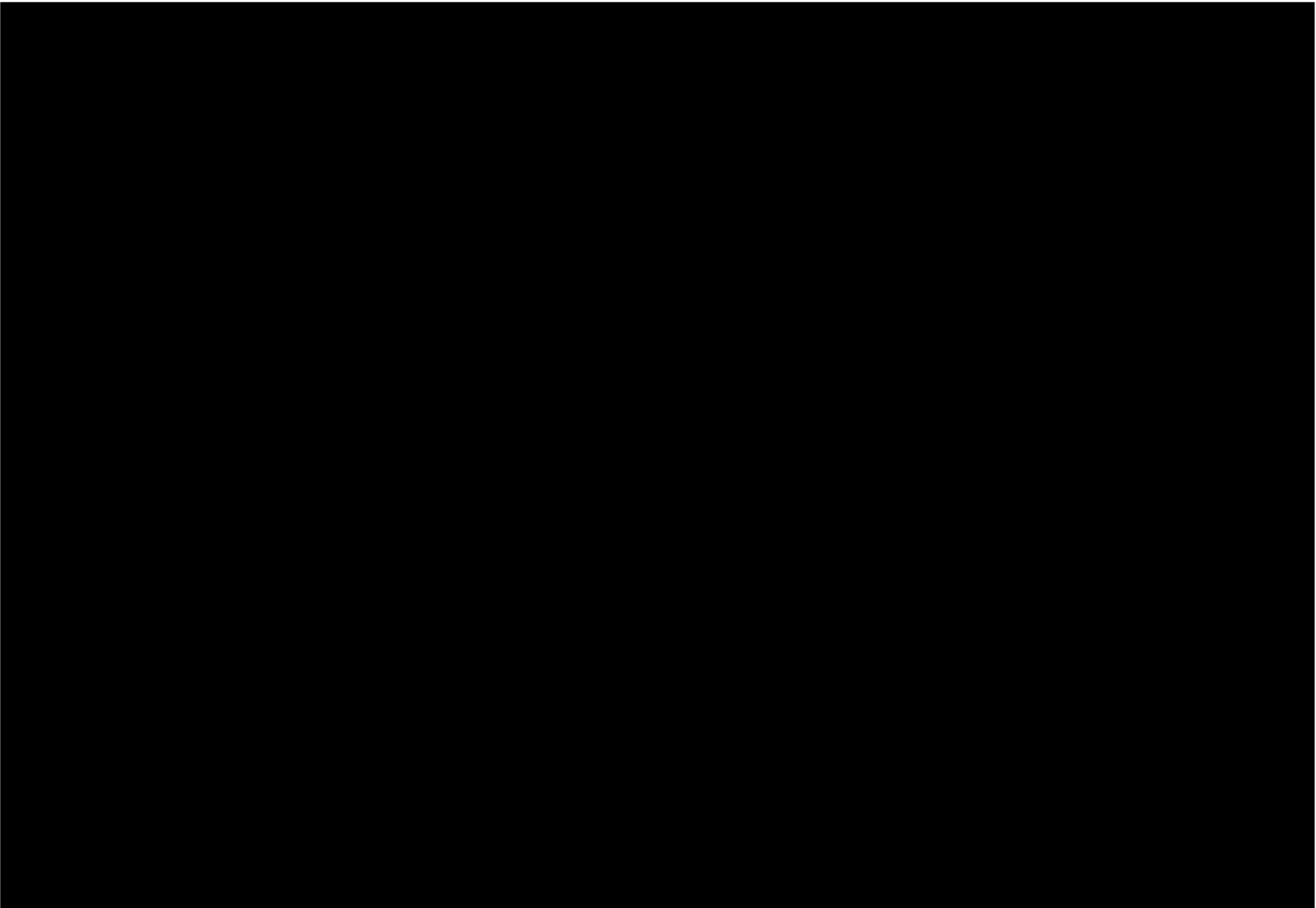




From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 08 December 2021 15:57
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Planning Consultation on: P/147/21/RES

Response to Planning Application

From: Arun District Council Greenspace

Date: 08/12/2021

Application ref: P/147/21/RES

Description: Approval of reserved matters following P/116/19/OUT for 4 No semi-detached 3 bed & 2 No detached 4-bed dwellings with associated access, parking & gardens (resubmission following P/111/21/RES). This site is in CIL Zone 5 and is CIL Liable as new dwellings.

Location: Land adjacent to Sefter School House Sefter Road Bognor Regis PO21 3EE

Determining Authority: Arun DC

Summary recommendation: Recommend **approval of the landscape details** presented within this a P/147/21/RES following P/116/19/OUT.

Comments

Response

This application seeks approval of reserved matters following P/116/19/OUT for 4 No semi-detached 3 bed & 2 No detached 4-bed dwellings with associated access, parking & gardens (resubmission following P/111/21/RES)

Green infrastructure appears to have been considered in the layout proposals and detail provided further within the DAS document.

Consideration appears to have been made to the provision of new tree and shrub planting and has been detailed within the Outline Landscape Plan GHD3522 Rev A with further specific detail re planting mix, species type, planting densities and size a time of planting detailed within the Outline Landscape Plan GHD3522 Statement.

The landscape scheme in general has been shown in sufficient detail and is proposing a good mix of evergreen and deciduous mixed ornamental and native species. The plant choices in some part will play a role in blending the development into this rural fringe site and will provide valuable biodiversity benefit as the planting establishes and the site matures.

Recommendation/Conclusion

Recommend **approval of the landscape details** presented within this application P/147/21/RES following P/116/19/OUT.

Sue Howell

Leisure and Landscape Officer,
Greenspace + Emergency Planning

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

Sent: 22 October 2021 13:46

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

Subject: Planning Consultation on: P/147/21/RES

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

The Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Approval of Reserved Matters Following Outline Approval

Application No: P/147/21/RES
Registered: 22nd October 2021
Site Address: Land adjacent to Sefter School House Sefter Road Bognor Regis PO21 3EE
Grid Reference: 489528 99491
Description of Works: Approval of reserved matters following P/116/19/OUT for 4 No semi detached 3 bed & 2 No detached 4-bed dwellings with associated access, parking & gardens (resubmission following P/111/21/RES). This site is in CIL Zone 5 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 25th November 2021 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

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 information on what comments we can consider

<https://www.arun.gov.uk/planning-application-comments>

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://acp.planninginspectorate.gov.uk/> 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

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

