



Response to Planning Application

From: Arun District Council Greenspace

Date: 29 April 2020

Application ref: P/18/20/PL

Description: Change of use from highway land to residential use for the development of 4 No. 3 bed terraced houses with associated parking & access. This application affects the setting of a listed building.

Location: Land west of Barton House Manor Park Pagham E2 9LJ

Determining Authority: Arun DC

Summary recommendation:

I would recommend no landscape objection to the proposals subject to submission of landscape details to provide ornamental and native improvements, screening 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.

Comments

Relevant landscape designations:

This is an infill site within existing residential development.

There are no physical, visual, historical or cultural links, protected landscapes, scheduled ancient monuments associated with this site.

The site is located within the setting of a listed building.

Response

Developments over 10no dwellings are required to provide both onsite facilities and offsite financial contributions as outlined in ADC SPD Open Space, Playing Pitches, Indoor and Built Sports Facilities January 2020.

As this is a small development of 4 dwellings there will be no requirement for onsite POS, Play facilities or offsite contributions.

The NPPF para 124/127 relate to good design principles which equally apply to small infill development. The indicative landscape proposals in Site plan drawing 529/02 has made brief reference to indicative planting and onsite 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 which will need to be protected from root incursion and details re the protection of these to be provided and approved.

Impact

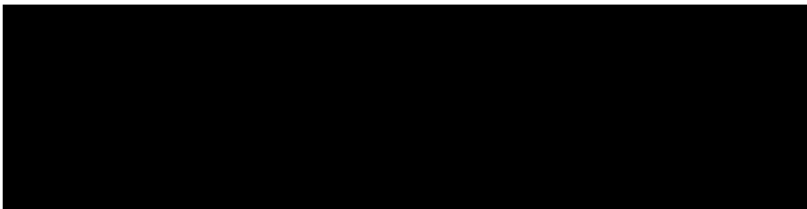
This could be seen as an overdevelopment of the red edge plot, and somewhat a shame to lose an area of existing trees and valued greenspace central to existing dwellings. The potential impact of the proposals could be blended into the surrounding environment with further thought given to the landscape offer, screening to Barton Manor and greening to counteract this.

Mitigation/requirements

Landscape provision to the dwelling frontages and incorporation of a detailed and robust landscape scheme would need to be provided and approved. Indicative tree planting showing new Betula trees will need elaborating detailing, proposed size at time of planting and actual locations. All proposed planting should be considered and its connection for biodiversity and habitat explored. 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, screening 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.



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: P/18/20/PL

Registered: 3rd March
2020

Site Address: Land west of Barton House Manor Park Pagham E2 9LJ

Grid Reference: 489446 98311

Description of Works: Change of use from highway land to residential use for the development of 4 No. 3 bed terraced houses with associated parking & access. This application affects the setting of a listed building.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

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

Should you have any comments to make, these should be sent by replying to this email by 02-APR-20.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

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.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

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 as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is David Spring who can be contacted on telephone number [REDACTED].

Regards
Planning Officer

consultee_email
