



From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 13 June 2022 16:32
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: Planning Consultation on: P/46/22/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 13/06/2022

Application ref: P/46/22/PL

Description: Demolition and erection of 1 No dwelling with detached garage, hardstanding and landscaping. This application is in CIL Zone 4 and is CIL Liable as new dwelling.

Location: 12 East Front Road Pagham PO21 4SU

Determining Authority: Arun DC

Summary recommendation: Recommend no landscape an objection to the proposals within this application P/46/22/PL.

Comments

Relevant landscape designations:

These proposals are to the site of an existing dwelling within existing 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

The proposal is for the demolition and erection of 1 No dwelling with detached garage, hardstanding and landscaping.

This will be a CIL liable development

As this is a small development of 1no replacement dwellings there will be no requirement for onsite POS, Play facilities CIL contributions to apply.

The NPPF para 124/127 relate to good design principles which equally apply to small infill and replacement development.

The proposals will need to conform to the now adopted Arun Design Guide 2021.

The proposals would appear not to have any significant visual street impact.

The proposals as shown, would not appear to have any significant landscape impact in this location. Greening to provide biodiversity gain and softening of the development should be proposed. Landscape planting plan and specification detailing species choice, actual plant quantities, planting densities and size at time of planting to be submitted for approval. Planting proposals should consider the interface with adjacent neighbouring properties and any screening as required.

Impact

The potential impact of the proposals would be in keeping with this location and not pose any landscape detriment.

Mitigation/requirements

Landscaping proposals to be provided, all proposed planting should consider the setting of these proposals and the neighbouring properties in this location. Trees, shrubs and ornamental planting would need to be suitable for location.

Recommendation/Conclusion

Recommend no landscape an objection to the proposals within this application P/46/22/PL.

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning

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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 04 April 2022 09:19
To: Tree Landscape <Tree.Landscape@arun.gov.uk>
Subject: Planning Consultation on: P/46/22/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: P/46/22/PL
Registered: 31st March 2022
Site Address: 12 East Front Road Pagham PO21 4SU
Grid Reference: 489192 97290
Description of Works: Demolition and erection of 1 No dwelling with detached garage, hardstanding and landscaping. This application is in CIL Zone 4 and is CIL Liable as new dwelling.

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 8th May 2022 . 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://app.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

Amber Willard

Planning Officer- Arun District Council

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