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Save the environment - think before you print.

From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 06 August 2020 15:33
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amy Myer <Amy.Myer@arun.gov.uk>
Subject: RE: Planning Consultation on: R/102/20/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 06/08/2020

Application ref: R/102/20/PL

Description: 1 No. detached 5-bedroom house with attached single storey double garage & carport.

Location: Land north of Springfield house Cross Road Rustington BN16 2ST

Determining Authority: Arun DC

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

Comments

Relevant landscape designations:

This is an undeveloped plot, previously part of a garden plot, subject to previous Pre App/App approval within an area of 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

This will be a CIL liable development

As this is a small development of 1 dwelling only 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 site layouts and plans submitted have taken into account the numerous trees within and adjacent to this site where significant TPO'd trees have been identified. Particularly of note are the Macrocarpa TG03 and TG04 trees. Tree protection plans have made reference to indicative planting alongside 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 and boundary planting and show those to be retained. Detail will need to be agreed re tree protection measures and any considered tree works with consultation with Arun District Councils Tree Officer.

Impact

The impact on street scene would be insignificant, improving if anything. The plot is located down a long driveway from cross Road. The proposals would appear to have considered the closest properties 'The spires' to the south and 3 Cross Road to the north. The potential impact of the proposals could be blended into the surrounding environment with further thought given to the landscape offer and further greening to counteract this.

Mitigation/requirements

Landscape provision to the dwelling and improvement with native species infill plus further boundary screening as required. 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. The northern boundary has an existing boundary leylandii hedge, Macrocarpa to the western edge and possible further screening to the southern boundary for privacy required.

Recommendation/Conclusion

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

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning

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

Sent: 24 June 2020 14:19

To: Tree Landscape [REDACTED]

Subject: Planning Consultation on: R/102/20/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: R/102/20/PL

Registered: 24th June 2020

Site Address: Land north of Springfield house Cross Road Rustington BN16 2ST

Grid Reference: 506307 102123

Description of Works: 1 No. detached 5-bedroom house with attached single storey double garage & carport.

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 23rd July 2020. 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

Amy Myer

Planning Officer- Arun District Council

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PLCONSULT (COB) 2020