



From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 14 July 2021 16:34
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Andrew Wood <Andrew.Wood@arun.gov.uk>
Subject: FW: Planning Consultation on: R/108/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 14 July 2021

Application ref: R/108/21/PL

Description: Demolition of two dwellings and the construction of 3 No. 3-bed town houses and 7 flats. This site is in CIL Zone 4 and is CIL Liable as new dwellings.

Location: 117 Sea Lane Rustington BN16 2RU

Determining Authority: Arun DC

Summary recommendation: Advise that the proposals would result in significant impact on the existing street scene, landscape mitigation would be required, which may not be sufficient to blend the proposals into this location. Recommendation would be of caution until suitable green infrastructure to mitigate and soften the proposals could be demonstrated.

Comments

Relevant landscape designations:

The site is presently the setting of existing dwellings, the proposal is to demolish the existing and extend the footprint within the plot.

There are no physical, visual, historical or cultural links, protected landscapes, scheduled ancient monuments, conservation area or Historic Parks or Gardens associated with this site. The site is located within a presently existing residential area. The existing dwellings (to be demolished) appear fitting to location and blend within the neighbourhood.

Response

The proposed contains two joined dwellings located in and established residential area. There is some established green infrastructure within the footprint of the development proposal.

There would be considerable effect on the street scene with these proposals. The proposals would appear to suggest overdevelopment visually of the plot. The proposals indicate that some removal of greening would be required for the development. The proposals would need to demonstrate the retention of established trees and hedges within the property, these would require protection during construction if they are to remain undamaged. Any tree removals would need to be in consultation with Arun District Councils Tree Officer.

For existing trees in particular along the boundaries, root protection Areas (RPA) should extend into the development site and to those in neighbouring land. Before construction, a tree protection scheme must be in place for any adjacent trees whose root protection areas fall within the construction zone from neighbouring land. This should be in accordance with BS 5837:2012 'Trees in relation to construction'

There would be requirement for the submission of a landscape scheme which should be submitted for approval, detailing plant species choice, position, densities and size at time of planting. This should be plotted in plan and list form and in relation to the trees and vegetation to be retained in the locale, so that a clear picture of the proposals can be seen. These details are required to assure the proposals are appropriate to its setting and to ensure that appropriate screening is provided, maintaining and uncompromising the setting and ensuring that the proposals fit within the area of neighbouring and adjacent properties.

This application details this development as in CIL Zone 4 and is CIL Liable as new dwellings (Net gain of 8 dwellings)

No requirement or trigger for the provision of Public Open Space or Play on site with this development, however Arun District Councils Design Guide would suggest that flatted developments still have access to outdoor space provision, monies should be sought for recreation and leisure facilities as detailed in our SPD Open Space, Playing Pitches, Indoor and Built Facilities January 2020

Impact

The potential impact of the proposals would be significant on street scene and would need to blend into the surrounding environment therefore there would be the need for onsite green infrastructure and mitigation soft landscaping.

Mitigation/requirements

Further onsite landscape mitigation, contributions for recreation and leisure facilities.

Biodiversity Net Gain

In line with Policy ENV DM5 of the Arun District Local Plan information on Biodiversity Net Gain will need to be provided. Further information would be required demonstrating what will be included within the scheme and what level of net gain will be created from this

Recommendation/Conclusion

Advise that the proposals would result in significant impact on the existing street scene, landscape mitigation would be required, which may not be sufficient to blend the proposals into this location. Recommendation would be of caution until suitable green infrastructure to mitigate and soften the proposals could be demonstrated.

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

Sent: 24 May 2021 16:19

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

Subject: Planning Consultation on: R/108/21/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: R/108/21/PL

Registered: 24th May 2021

Site Address: 117 Sea Lane Rustington BN16 2RU

Grid Reference: 504994 101690

Description of Works: Demolition of two dwellings and the construction of 3 No. 3-bed town houses and 7 flats. This site is in CIL Zone 4 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 24th June 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

Andrew Wood

Planning Officer- Arun District Council

Telephone: 01903 737768

Email: andrew.wood@arun.gov.uk

PLCONSULT (ODS) 2020