

From: Amanda Scholes on behalf of Planning.Responses
Sent: 19 August 2020 10:00
To: Planning Scanning
Subject: FW: Planning Consultation on: R/117/20/OUT

Amanda Scholes | Receptionist, Department, Arun District Council | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37736 | External: +44 (0) 1903 737500 ext 37736 | E-mail: amanda.scholes@arun.gov.uk



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Save the environment - think before you print.

From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 18 August 2020 15:29
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amy Myer <Amy.Myer@arun.gov.uk>
Subject: RE: Planning Consultation on: R/117/20/OUT

Response to Planning Application

From: Arun District Council Greenspace

Date: 18 August 2020

Application ref: R/117/20/OUT

Description: Demolition of existing dilapidated storage buildings and erection of 4no. semi detached 2-bedroom dwellings with associated gardens, car parking and landscaping.

Location: Croft Works 52 Mill Lane Rustington BN16 3JN

Determining Authority: Arun DC

Summary recommendation: I would recommend no landscape objection to the proposals subject to submission of landscape details to provide screening, ornamental and native improvements and demonstrated biodiversity net gain.

Comments

Relevant landscape designations:

This is presently a commercial infill site 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.

South Downs National Park to the north

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 ECE Architectures Location Plan and Site Plan Dwg 001 has shown indicative planting including screening to southern boundary, which is where potential screening will be required and will have most beneficial impact. This detail will 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 any (limited) existing greenery to be retained which may be fauna and flora beneficial to retain. Offsite existing trees will also need to be protected from root incursion and details re the protection of these to be provided and approved.

The area of concern with this development would be the access road from Mill Lane, which forms a well-kept private road but which is single track and tight to navigate.

Impact

The development proposals could be seen as an improvement to the existing with considerate building and the formation of gardens to these dwellings. The potential impact of the proposals could be blended into the surrounding environment with further thought given to the landscape offer and greening to counteract this.

Mitigation/requirements

Landscape provision to the dwelling frontages and car parking areas will be required. Screening detail to the southern boundary would be recommended adjacent to the boundary of 21 Fircroft Crescent. The outlook adjacent to 29 Fircroft will be to a planted area and a pergola over carparking area. All proposed planting should be considered and its benefit and gain 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. Planting information would be required in plan form detailing species choice, actual quantities, planting densities and size at time of planting.

Recommendation/Conclusion

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

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning

T: 01903 737943
E: sue.howell@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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

Sent: 20 July 2020 17:49

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

Subject: Planning Consultation on: R/117/20/OUT

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline Consent

Application No: R/117/20/OUT

Registered: 30th June 2020

Site Address: Croft Works 52 Mill Lane Rustington BN16 3JN

Grid Reference: 505683 103012

Description of Works: Demolition of existing dilapidated storage buildings and erection of 4no. semi detached 2-bedroom dwellings with associated gardens, car parking and landscaping.

The Council have received the above application.

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

Should you have any comments to make, these should be sent by replying to this email by 30th 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 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

Telephone: 01903 737776

Email: amy.myer@arun.gov.uk

PLCONSULT (ODS) 2020