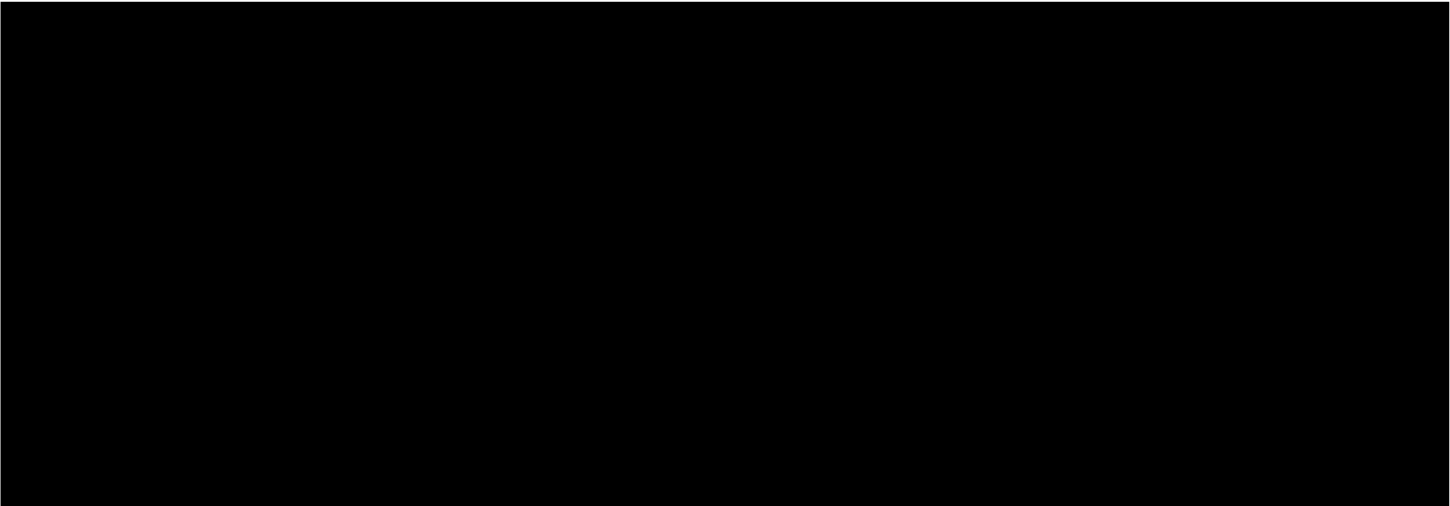
  


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**From:** Sue Howell <Sue.Howell@arun.gov.uk>  
**Sent:** 07 December 2020 12:10  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Cc:** Anita Gardner <Anita.Gardner@arun.gov.uk>  
**Subject:** RE: Planning Consultation on: R/197/20/OUT

## **Response to Planning Application**

**From:** Arun District Council Greenspace

**Date:** 07 December 2020

**Application ref:** R/197/20/OUT

**Description:** Outline application with some matters reserved for the demolition of existing dilapidated storage buildings & erection of 2 No. detached 3-bedroom chalet bungalows with associated car barns, gardens, car parking & landscaping (resubmission following R/117/20/OUT). This site is in CIL Zone 4 & is CIL Liable as new dwellings.

**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.

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## 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 2 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 Block Plan 011 Dwg 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 is shown as a planted area and car barn. 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

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E: [sue.howell@arun.gov.uk](mailto:sue.howell@arun.gov.uk)



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**From:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>

**Sent:** 14 October 2020 16:04

**To:** Tree Landscape [REDACTED]

**Subject:** Planning Consultation on: R/197/20/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/197/20/OUT

**Registered:** 9th October 2020

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

**Grid Reference:** 505683 103012

**Description of Works:** Outline application with some matters reserved for the demolition of existing dilapidated storage buildings & erection of 2 No. detached 3-bedroom chalet bungalows with associated car barns, gardens, car parking & landscaping (resubmission following R/117/20/OUT). This site is in CIL Zone 4 & 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 19th November 2020 . You can also monitor the progress of this application through the Council web site:

[www.arun.gov.uk/planning](http://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

Mrs A Gardner

Planning Officer- Arun District Council

Telephone: 01903 737529

Email: [Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)

PLCONSULT (COB) 2020