[redacted]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 02 February 2022 09:13
To: Planning Scanning
Subject: FW: Planning Consultation on: R/291/21/PL

AMANDA SCHOLES
PLANNING RECEPTIONIST

[redacted]

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From: Sue Howell [redacted]
Sent: 01 February 2022 16:03
To: Planning.Responses [redacted]
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: FW: Planning Consultation on: R/291/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 1 February 2022

Application ref: R/291/21/PL

Description: Demolition of former hotel and restaurant and erection of a part two-storey, part three-storey building containing ten apartments (Use Class C3). This application is in CIL Zone 4 (zero rated) as apartments.

Location: Rustington Manor Hotel And Restaurant 12 Broadmark Lane Rustington BN16 2HH

Determining Authority: Arun DC

Summary recommendation: Recommend **no landscape objection** to the proposals as submitted under R/291/21/PL, requirement for offsite financial contributions if not CIL and green infrastructure landscape mitigation requirements.

Comments

Relevant landscape designations:

There are no physical, visual, protected landscapes, scheduled ancient monuments, conservation area or Historic Parks or Gardens associated with this site.

The site is not within Rustington Conservation Area or close to any listed building.

Response

The proposals are for the demolition of former hotel and restaurant and erection of a part two-storey, part three-storey building containing ten apartments.

A Preliminary Ecological Appraisal has been included within the application.

The application proposals have shown indicative landscaping in the form of communal gardens and private ground floor gardens, with balconies and roof garden above. These areas of indicative landscaping will be needed to soften the proposals and allow them to fit within the locale. The outdoor space proposals would need to conform to the Arun Design Guide SPD 2021 for outdoor provision standards and the requirements for National Minimum Space Standards, and ensuring that as a minimum appropriate private and/or communal outdoor space has been met.

No significant tree or vegetation removal would appear to be required or indicated to facilitate the proposals. If tree removal were required to facilitate the proposals, then these would need to be in consultation with the LPA Tree Officer.

The proposed site is an already developed footprint that sits within an already established residential area with no established or protected green infrastructure within the footprint. There would however be considerable effect, due to scale, on the street scene with these proposals.

If classified as Non CIL liable development then:

As apartments - There would be no requirement or trigger for the provision of Public Open Space or Play on site with this development, but section 106 monies should be sought for recreation and leisure facilities as detailed in our SPD Open Space, Playing Pitches, Indoor and Built Facilities January 2020 (Assuming not exempt under any 1 bed rule then No offsite106 would apply)

This 10 apartment development should generate 10 x £1971.20 = £19,712.00 for offsite POS as a 106 contribution

This 10 apartment development should generate 10 x £1730.30 = £17,303.00 for offsite Play as a 106 contribution

Impact
The potential impact of the proposals would be significant due to scale and location and there would be need for provision of new onsite green infrastructure.

Mitigation/requirements
A full landscape scheme will need to be submitted for approval, or conditioned as part of any approval; detailing 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 so that a clear picture of the proposals can be seen. These details are required to ensure that appropriate mitigation is incorporated.

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.

Recommendation/Conclusion

Recommend **no landscape objection** to the proposals as submitted under R/291/21/PL, requirement for offsite financial contributions if not CIL and green infrastructure landscape mitigation requirements.

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning
[redacted]

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From: Planning.Responses[redacted]
Sent: 17 December 2021 13:40
To: Tree Landscape[redacted]
Subject: Planning Consultation on: R/291/21/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/291/21/PL**
Registered:	16th December 2021
Site Address:	Rustington Manor Hotel And Restaurant 12 Broadmark Lane Rustington BN16 2HH
Grid Reference:	505331 101936
Description of Works:	Demolition of former hotel and restaurant and erection of a part two-storey, part three-storey building containing ten apartments (Use Class C3). This application is in CIL Zone 4 (zero rated) as apartments.

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 21st January 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://acp.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

Mrs A Gardner

Planning Officer- Arun District Council

[redacted]

PLCONSULT (ODB) 2020