[redacted]

From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 28 July 2022 17:28
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: Planning Consultation on: WA/42/22/PL

From: Arun District Council Greenspace

Date: 28 July 2022

Application ref: WA/42/22/PL

Description: Demolition of existing dwelling and erection of 5 No. residential dwellings, associated car parking and access. (Resubmission of WA/5/22/PL). This application is in CIL Zone 2 and is CIL Liable as new dwellings.

Location: Morelands Arundel Road Fontwell Arundel BN18 0SB

Determining Authority: Arun DC

Summary recommendation: Recommend **no landscape objection** to the proposals under this application WA/42/22/PL.

Comments

Relevant landscape designations:

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

The proposals are for the demolition of an existing dwelling and erection of 5 No. residential dwellings, associated car parking and access. (Resubmission of WA/5/22/PL).

This application is in CIL Zone 2 and is CIL Liable as new dwellings.

The layout plan is proposing 5no dwellings in this location. As this is a small development there would be no requirement for POS or play as part of the development proposals.

There are significant trees and hedging within and adjoining the site which would need to be considered, protected retained and incorporated into a meaningful landscape setting. Consideration of these existing

trees and hedges would require consultation with the LPA Tree Officer. Existing vegetation to the perimeter of these proposals may conflict with access proposals and the private gardens and come under pressure to be removed or pruned.

Offsite financial contributions would be sought via CIL towards playing pitches and ancillary/built facilities, swimming pools, arts and sports hall contributions.

Allotment provision/contribution would not be required from this development.

Details supplied within the Planting and Wildlife Enhancements Plan Dwg No 387-01-02 and the Landscape Layout Dwg 387-01-01 have proposed a suitable and comprehensive scheme of native and ornamental planting with a good mix of species indicating planting densities, quantities and size at time of planting.

Impact

The potential impact on the location would require that landscaping be provided as mitigation towards screening and softening of the development.

Mitigation/requirements

An existing green boundary is evident in places, this has been shown to receive require further boundary planting treatment to enhance and improve.

All greenspaces should be considered and valued and their connection for biodiversity and habitat explored. A robust and comprehensive planting scheme has been proposed which includes a mix of evergreen and deciduous, native and ornamentals. Tree specification will allow some instant impact, but which will establish and mature as the site develops.

There is a requirement for any scheme, in accordance with policy to be of High-Quality Design. The emerging landscape design aims should be:

- To design and implement a scheme that reflects and incorporates elements of its surroundings and enhances the atmosphere of local distinctiveness.
- To create a visually pleasing and interesting landscape for owners, employees and visitors to the development.
- To enhance the landscape quality of the site when viewed from the surrounding area.
- To provide a planting scheme that includes native species to blend with the surrounding location, enhance biodiversity and create enhanced wildlife corridor opportunity.
- To provide a sense of flow and cohesion between the different elements of the landscape, buildings, open areas and surrounding environment

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. A Biodiversity Metric Report should be submitted demonstrating what will be included within the scheme and what level of net gain will be created from this.

Recommendation/Conclusion

Recommend **no landscape objection** to the proposals under this application WA/42/22/PL.

Sue Howell
Leisure and Landscape Officer
Environment and Climate Change

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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 31 May 2022 11:04
To: Tree Landscape[redacted]
Subject: Planning Consultation on: WA/42/22/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:	**WA/42/22/PL**
Registered:	30th May 2022
Site Address:	Morelands Arundel Road Fontwell Arundel BN18 0SB
Grid Reference:	495338 106915
Description of Works:	Demolition of existing dwelling and erection of 5 No. residential dwellings, associated car parking and access. (Resubmission of WA/5/22/PL). This application is in CIL Zone 2 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 30th June 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

Telephone: 01903 737529

Email: Anita.Gardner@arun.gov.uk

PLCONSULT (ODB) 2020