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Save the environment - think before you print.

From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 17 December 2020 16:58
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Andrew Wood <Andrew.Wood@arun.gov.uk>
Subject: RE: Planning Consultation on: WA/79/20/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 17 December 2020

Application ref: WA/79/20/PL

Description: Demolition of existing dwelling & erections of 8 No. new dwellinghouses with associated landscaping & parking (resubmission following WA/30/20/PL). This application is a Departure from the Development Plan & is in CIL Zone 3 and is CIL Liable.

Location: Spindlewood Yapton Lane Walberton BN18 0AS

Determining Authority: Arun DC

Summary recommendation: I would recommend **no landscape objection** subject to the submission of a detailed landscape scheme to be conditioned or submitted at reserved matters stage.

Comments

Relevant landscape designations:

The site is situated to the west of Yapton Lane, just south of Walberton village. The site is located within a semi-rural area bordered by allotments, Walberton Nursery, arable fields, tree lines and small localised woodland parcels.

The site is broadly a rectangular plot with an existing dwelling, kept gardens and outbuildings which would be demolished along with these proposals.

The site is mostly clear of significant trees and those which have been noted are shown to be given space and protected for retention.

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.

Response

The proposed site sits within a semi-rural area with some development including to the garage plot to the south previously approved. There is surrounding established but not protected green infrastructure. The effect on street scene would be of note but the incorporation of new planting would go somewhere to mitigate this.

This is a CIL liable site.

There would be no requirement or trigger for the provision of Public Open Space or Play on site with this development, but CIL monies should be sought for recreation and leisure facilities as detailed in our SPD Open Space, Playing Pitches, Indoor and Built Facilities January 2020

The NPPF para 124/127 relate to good design principles. The indicative location plan has suggested the retention of existing trees and inclusion of new landscaping to this development which would be required to be submitted and approved. The inclusion on new landscaping for these proposals should be in consideration of greening and screening and should also consider the biodiversity net gain to be achieved with this development. It should also consider habitat retention and enhancement for species presently benefiting from the nature of the existing site.

Impact

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

Further landscape provision to the roadway and accessible areas and incorporation of screening to adjacent properties with the incorporation of planted areas for trees and shrubs would be required. The green boundary treatment should allow a buffer area to enhance and improve the existing and include tree species. All areas should be considered and their connection 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.

The proposed Site Plan Dwg No DPA 02 shows indicative landscape proposals which would need to be confirmed in plan form to show existing to be retained and new planting detailing species choice, actual quantities, planting densities and size at time of planting. The position of the proposed dwellings along Yapton road would appear to face into the site which would require fencing along the road frontage. This

would create a harsh barrier along this roadway where properties fronting the road with suitable green buffer frontage would be more desirable/aesthetic on the street scene.

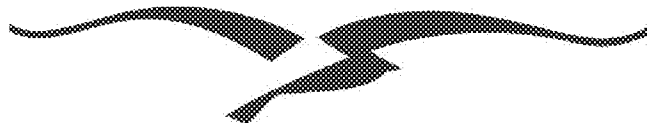
Any considered tree works should be in consultation with Arun District Councils Tree Officer. Good to see that the established trees along the western edge of the proposals have been indicated for retention and inclusion within the scheme.

Recommendation/Conclusion

I would recommend **no landscape objection** subject to the submission of a detailed landscape scheme to be conditioned or submitted at reserved matters stage.

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning

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

Sent: 19 November 2020 09:33

To: Tree Landscape [REDACTED]

Subject: Planning Consultation on: WA/79/20/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/79/20/PL
Registered: 28th October 2020
Site Address: Spindlewood Yapton Lane Walberton BN18 0AS
Grid Reference: 497681 105314
Description of Works: Demolition of existing dwelling & erections of 8 No. new dwellinghouses with associated landscaping & parking (resubmission following WA/30/20/PL). This application is a Departure from the Development Plan & is in CIL Zone 3 and is CIL Liable.

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 December 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

Andrew Wood

Planning Officer- Arun District Council

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Email: andrew.wood@arun.gov.uk

PLCONSULT (GOB) 2020