

From: Amanda Scholes on behalf of Planning.Responses
Sent: 20 November 2020 12:01
To: Planning Scanning
Subject: FW: Planning Consultation on: Y/106/20/PL

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

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Visit Arun's web site at [Error! Hyperlink reference not valid.](#)



Save the environment - think before you print.

From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 19 November 2020 13:15
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: RE: Planning Consultation on: Y/106/20/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 19 November 2020

Application ref: Y/106/20/PL

Description: Construction of 3 (4) dwellings as temporary sales area & sales office including access, parking and landscaping. This site is in CIL Zone 2 and is CIL Liable as dwellings & affects a Public Right of Way.

Location: Land to the south of Ford Lane East of North End Road Yapton BN18 0DS

Determining Authority: Arun DC

Summary recommendation: I would recommend **no landscape objection** due to the temporary nature, subject to landscaping as approved plans post sales area use.

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.

Response

The proposals within this application are for the provision of show home and marketing suite facilities. Whilst the footprint of the 4no units will remain the landscaping and associated carparking will be temporary arrangements and therefore liable to change as the site develops.

The landscaping associated to these units will need to conform to the agreed site landscape design when these are no longer sales arena functioning.

The detail submitted under Detailed Planting Plan 0301 Rev PL00 and Sales Arena Coloured Masterplan D2831-FAB-00-GL-DR-L-0100 Rev PL00 has proposed a sales arena planting scheme which would be fitting for location and function, but as of a temporary nature is largely ornamental and liable to seasonal change.

Impact

The potential impact of the proposals will be temporary and generally viewed as not a long term provision due to the ornamental and seasonal nature of the proposals.

Mitigation/requirements

Further landscape provision will be required in line with approved landscape provision post sales arena usage. The planting will need to be in keeping with the street scene and the associated development.

Recommendation/Conclusion

I would recommend **no landscape objection** due to the temporary nature, subject to landscaping as approved plans post sales area use.

Sue Howell

Leisure and Landscape Officer,
Greenspace + Emergency Planning

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

Sent: 08 October 2020 16:20

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

Subject: Planning Consultation on: Y/106/20/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: Y/106/20/PL

Registered: 8th October 2020

Site Address: Land to the south of Ford Lane East of North End Road Yapton BN18 0DS

Grid Reference: 498095 103863

Description of Works: Construction of 3 dwellings as temporary sales area & sales office including access, parking and landscaping. This site is in CIL Zone 2 and is CIL Liable as dwellings & affects a Public Right of Way.

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 12th November 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

Michael Eastham

Planning Officer- Arun District Council

Telephone: 01903 737772

Email: michael.eastham@arun.gov.uk

PLCONSULT (COB) 2020