



From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 20 April 2021 16:45
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Planning Consultation on: Y/22/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 20/04/2021

Application ref: Y/22/21/PL

Description: Change of use from existing open barn to 1 No. dwelling (C3 Dwelling House), refurbishment & single storey extension to North elevation (renewal of permission Y/60/16/PL, amended with Y/53/19/NMA). This site is in CIL Zone 3 and is CIL Liable as new dwelling & may affect the setting of a listed building.

Location: North Barn Hoe Lane Flansham PO22 8NT

Determining Authority: Arun DC

Summary recommendation: Recommend no landscape objection to the proposals, recommend the submission of quantities to be confirmed for the mixed native hedge planting.

Comments

Relevant landscape designations:

This is a refurbishment and extension to North elevation (renewal of permission Y/60/16/PL, amended with Y/53/19/NMA). to an existing building 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.

Response

This will be a CIL liable development

As this is a small development there will be no requirement for onsite POS, Play facilities or offsite contributions.

The NPPF para 124/127 and Arun Design Guide 2021, relate to good design principles which equally apply to small infill and replacement development.

The Drawing P02 Architectural Design & Drawing Service January 2021 Proposed Drawing - Site Plan & Fence Details has shown proposed planting to screen and soften the development. These details regarding species choice and specification would appear suitable for location. The areas indicated for mixed native hedging will require the quantities of each species to be specified and added to the this drawing for clarity.

Impact

The potential impact of the proposals could be blended into the surrounding environment with implementation of the landscape proposals as detailed.

Mitigation/requirements

Landscape provision to the dwelling and improvement with native species as shown. All proposed planting should be considered and its connection for biodiversity and habitat explored, with a biodiversity net gain following development. Trees and shrubs specified should be at a size which allow instant impact, but which will establish and mature as the site develops.

Recommendation/Conclusion

I would recommend no landscape objection to the proposals, recommend the submission of quantities to be confirmed for the mixed native hedge planting.

Sue Howell

Leisure and Landscape Officer,
Greenspace + Emergency Planning

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

Sent: 03 March 2021 08:08

To: Tree Landscape [REDACTED]

Subject: Planning Consultation on: Y/22/21/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: Y/22/21/PL
Registered: 2nd March 2021
Site Address: North Barn Hoe Lane Flansham PO22 8NT
Grid Reference: 496096 101370
Description of Works: Change of use from existing open barn to 1 No. dwelling (C3 Dwelling House), refurbishment & single storey extension to North elevation (renewal of permission Y/60/16/PL, amended with Y/53/19/NMA). This site is in CIL Zone 3 and is CIL Liable as new dwelling & may affect the setting of a listed building.

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 1st April 2021 . 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

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONSULT (ODS) 2020