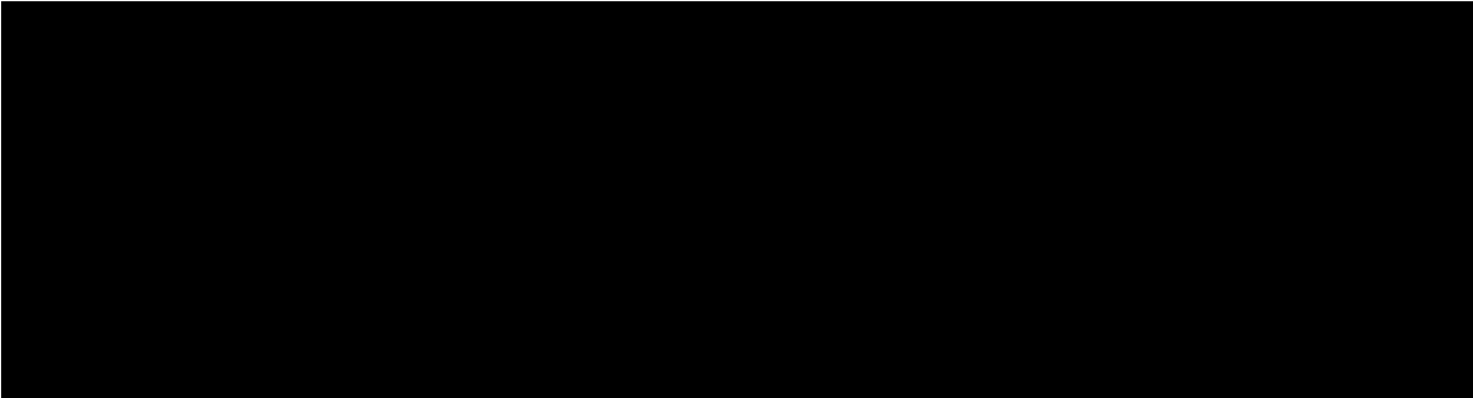




From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 16 June 2021 15:11
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: FW: Planning Consultation on: Y/57/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 16/06/2021

Application ref: Y/57/21/PL

Description: Demolition of existing dwelling and outbuildings and erection of 5 dwellings comprising 2 No 4 bed houses, 3 No 3 bed house (resubmission following Y/33/20/PL). This site is in CIL Zone 3 & is CIL Liable as new dwellings.

Location: Sunnymead North End Road Yapton BN18 0DL

Determining Authority: Arun DC

Summary recommendation: I would recommend no landscape objection to the proposals subject to submission of landscape details to provide ornamental and native improvements and biodiversity net gain.

Comments

Relevant landscape designations:

This development proposal is for the demolition of existing dwelling and outbuildings and erection of 5 dwellings comprising 2 No 4 bed houses, 3 No 3 bed house (resubmission following Y/33/20/PL).

The site is an existing garden plot with borders fronting a roadway and siding onto the railway line. The site is located in an area of 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 of 5 dwellings there will be no requirement for onsite POS, Play facilities or offsite contributions.

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

The indicative site layouts would appear to have conflict with existing trees and hedges and detail re tree retention and protection plans appears to have been submitted. Any proposed tree removals must be in consultation with the LPA Tree Officer.

The proposals would have an effect on the street scene in this location.

The proposal have the potential to change significantly the existing plot and setting, further landscape enhancement and mitigation would be required.

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

Landscape provision to the new dwellings and improvement with native species infill plus further boundary screening as required. These details would require expanding in the form of a detailed planting plan and specification detailing species choice, actual plant quantities, planting densities and size at time of planting. Detail should also be provided to show these in relation to the existing trees and boundary planting.

These details are required to ensure that appropriate screening is provided, maintaining and uncompromising the setting and ensuring that the proposals are fitting, providing screening as required, increasing biodiversity and wildlife habitat.

Arun Local Plan policy ENV DM5 states that: "Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site.

Recommendation/Conclusion

I would recommend no landscape objection to the proposals subject to submission of landscape details to provide ornamental and native improvements and biodiversity net gain.

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning

T: 01903 737943
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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 06 May 2021 08:34

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

Subject: Planning Consultation on: Y/57/21/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/57/21/PL

Registered: 6th May 2021

Site Address: Sunnymead North End Road Yapton BN18 0DL

Grid Reference: 498169 104354

Description of Works: Demolition of existing dwelling and outbuildings and erection of 5 dwellings comprising 2 No 4 bed houses, 3 No 3 bed house (resubmission following Y/33/20/PL). This site is in CIL Zone 3 & 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 11th June 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