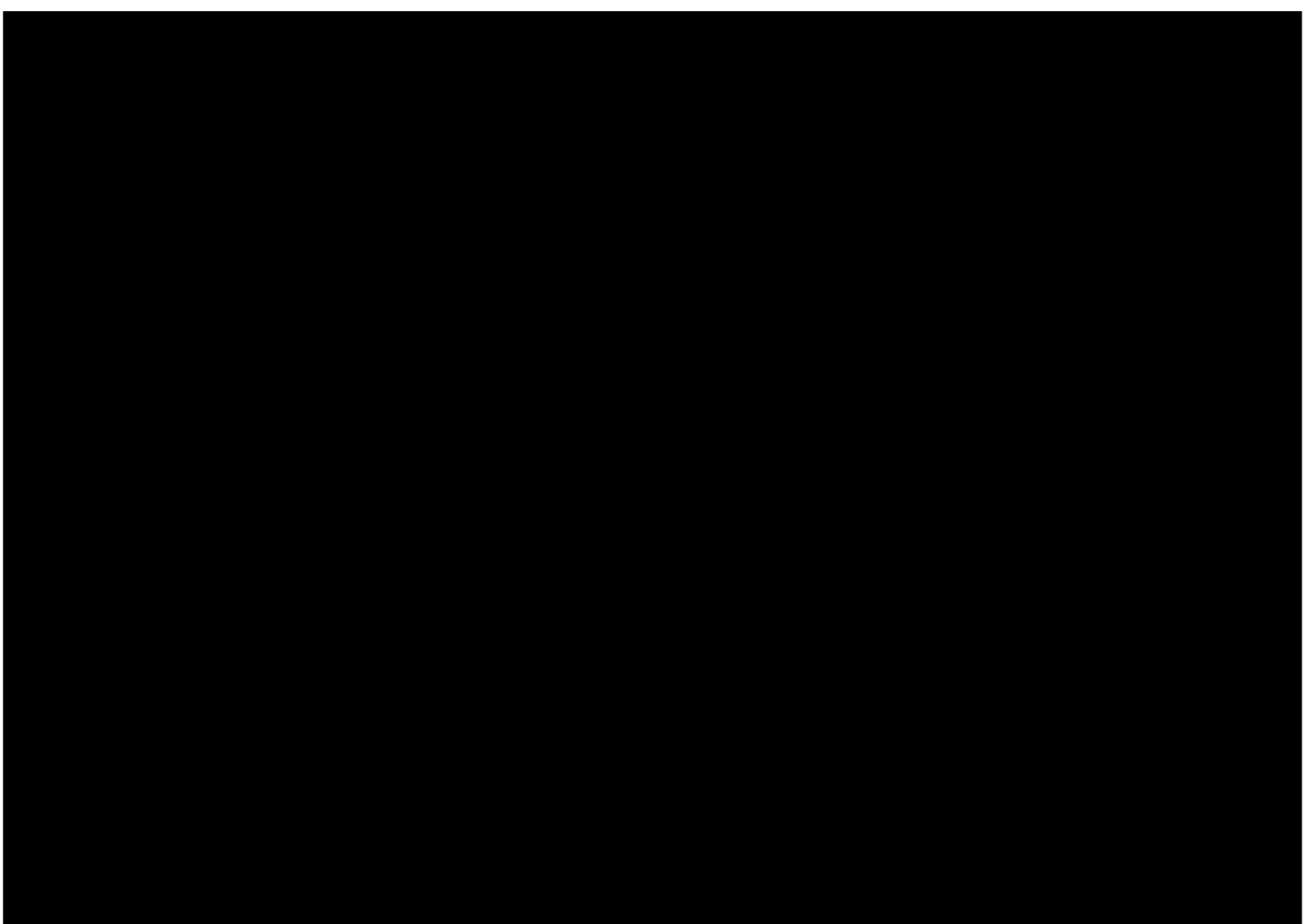




From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 26 January 2022 18:28
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Planning Consultation on: BE/176/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 26 January 2022

Application ref: BE/176/21/PL

Description: Demolition of existing dwelling and ancillary outbuildings and erection of a 66 bedroom care home with associated access, parking and landscaping.

This site is in CIL Zone 3 (Zero Rated) as other development & is a Departure from the Development Plan.

This site is in CIL Zone 3 & is CIL Liable as new dwellings.

Location: The Cottage Shripney Road Bognor Regis PO22 9PA

Determining Authority: Arun DC

Summary recommendation: Recommend **no landscape objection** subject to the submission of detailed landscape scheme.

Comments

Relevant landscape designations:

The site is presently a plot set within an area of mixed residential and commercial hospitality within a semi-rural area.

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 an already established residential area with established but not protected green infrastructure. There would be visual effect on the street scene – Shripney Road however the development proposals are set back from the road and the retention of existing trees to the frontage has been proposed.

The proposals are for the demolition of an existing dwelling and ancillary outbuildings and erection of a 66 bedroom care home with associated access, parking and landscaping. This site is in CIL Zone 3 (Zero Rated) as other development & is a Departure from the Development Plan.

This site has been subject to previous applications and application approvals and importantly before and with this application is the existing and established tree cover which appears to have been considered with the proposals.

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 details propose both external and internal courtyard garden outdoor provision for the use of the residents, staff and visitors which is great to see and would be an asset to the proposals. Safe and secure outdoor space would be imperative to a development of this kind and further detail re proposals would be required.

Tree protection and retention would also be key to this development and liaison with the LPA Tree Officer required re any proposed tree works.

The NPPF para 124/127 relate to good design principles. The indicative location plan has suggested the retention of existing vegetation 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 requirements to be achieved with this development.

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. Screening to adjacent properties will need to be considered because of their proximity and stature of the proposals.

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. The green boundary treatment to 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.

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. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not). Development schemes shall also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces. Together, these should provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement.

In line with Policy ENV DM5 of the Arun District Local Plan information on Biodiversity Net Gain will need to be provided. Further information would be required demonstrating what will be included within the scheme and what level of net gain will be created.

Recommendation/Conclusion

Recommend **no landscape objection** subject to the submission of a detailed landscape scheme. Landscape detail to be submitted 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.

Sue Howell

Leisure and Landscape Officer,
Greenspace + Emergency Planning

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

Sent: 13 December 2021 11:04

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

Subject: Planning Consultation on: BE/176/21/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: BE/176/21/PL

Registered: 6th December 2021

Site Address: The Cottage Shripney Road Bognor Regis PO22 9PA
Grid Reference: 493805 102331
Description of Works: Demolition of existing dwelling and ancillary outbuildings and erection of a 66 bedroom care home with associated access, parking and landscaping.
This site is in CIL Zone 3 (Zero Rated) as other development & is a Departure from the Development Plan.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 16th January 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://app.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

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONSULT (ODS) 2020