

[REDACTED]

From: Hannah Riddle on behalf of Planning.Responses
Sent: 15 June 2022 15:18
To: Planning Scanning
Subject: FW: Planning Consultation on: BE/40/22/PL

[REDACTED]

From: Sue Howell [REDACTED]
Sent: 14 June 2022 17:37
To: Planning.Responses [REDACTED]
Cc: Maria Tomalova [REDACTED]
Subject: Planning Consultation on: BE/40/22/PL

Response to Planning Application.

From: Arun District Council Greenspace

Date: 14 June 2022

Application ref: BE/40/22/PL

Description: Demolition of former school building and erection of 21 No new dwellings and associated car parking, cycle parking and landscaping. This site is in CIL Zone 4 and is CIL Liable as new dwellings.

Location: Former Bartons Infant School Romney Broadwalk Bersted PO22 9BH

Determining Authority: Arun DC

Summary recommendation: Recommend **no landscape objection** to the proposals.

Comments

Relevant landscape designations:

The site is located within existing residential development within Bersted, Bognor Regis.

There are no physical, visual, historical or cultural links, protected landscapes, scheduled ancient monuments, conservation area or Historic Parks or Gardens associated with this site.

The existing buildings are not listed and the site is not within a conservation area.

Response

The proposals are for the demolition of former school building and erection of 21 No new dwellings and associated car parking, cycle parking and landscaping. This site is in CIL Zone 4 and is CIL Liable as new dwellings.

The site presently contains former school buildings and related hard standing and grassed areas. The site is irregular in shape boarded by housing on all four boundaries and measures approx. 0.61ha. The area immediately surrounding the site is largely characterised by low rise residential dwellings.

As this is a small development of 21no dwellings there will be requirement for onsite POS in line with the ADC open space guidelines, and play facilities in the form of unequipped LAP, which has been shown within the detail provided.

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

The proposals will need to conform to the now adopted Arun Design Guide 2021.

There would be some visual impact as a result of the development and public viewpoints that would be directly impacted by the development.

Landscape proposals have been submitted within the Illustrative Landscape Masterplan 1444-HED-DR-02-001 REV P01 and Soft Landscape Palette 1444-HED-DR-02-005 REV P01 and Soft Landscape Plan 1444-HED-DR-02-003 REV P01, which would appear suitable for location re tree species chosen. Further detail re the tree and shrub mix including quantities, planting densities and size at time of planting has been included within Planting Schedule 1444-HED-DR-02-009 RevPO1

Proposed new trees and new landscaping is indicated and would be required for biodiversity purposes and would be required to offset the loss of the noted existing trees. Any proposed or considered tree works would need to be in consultation with the LPA Tree Officer. Any hedges or trees worthy of retention must be protected and retained. The boundary treatment trees and hedges associated both within and adjoining this site need to be protected and retained.

This site does not form part of any strategic or other allocation identified for development in ADCs adopted Local Plan 2011-2031 (July 2018) It would therefore be assumed that CIL contributions would be sought accordingly, these will need to include contributions towards playing pitches, sport, leisure, pools, halls and ancillary facilities as set out in ADC SPD Open Space, Playing Pitches, Indoor and Built Sports Facilities January 2020.

The design of the site should promote a high-quality development that respects, maintains and enhances the local landscape character.

A Landscape Management Plan has been submitted with the application which details maintenance proposals for the development.

Impact

The potential impact on the location with the proposal location would be notable on street scene, however the redevelopment of this site to a high standard could be seen as an improvement on the landscape with the introduction of landscaping for screening and softening of the proposals.

Mitigation/requirements

All landscape proposals should consider the setting of these proposals and the neighbouring properties in this location. Trees, shrubs native and ornamental species planting has been specified at a size to allow instant impact, but which would establish and mature as the site develops.

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

Recommendation/Conclusion

Recommend **no landscape objection** to the proposals.

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning



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From: Planning.Responses [REDACTED]
Sent: 08 April 2022 10:04
To: Tree Landscape [REDACTED]
Subject: Planning Consultation on: BE/40/22/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/40/22/PL
Registered: 6th April 2022
Site Address: Former Bartons Infant School Romney Broadwalk Bersted PO22 9BH
Grid Reference: 492553 100908
Description of Works: Demolition of former school building and erection of 21 No new dwellings and associated car parking, cycle parking and landscaping. This site is in CIL Zone 4 and 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 13th May 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

Maria Tomalova

Planning Officer- Arun District Council

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PLCONSULT (OD8) 2020