



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Arun District Conservation Area Advisory Panel
c/o Civic Centre

14th July 2020

Dear Sir/Madam,

Case Officer: Maria Tomalova
Telephone: 01903 737510
Email: maria.tomalova@arun.gov.uk

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: BE/48/20/PL
Site Address: Land adjacent to Liseve Lodge 84 North Bersted Street Bersted PO22 9AQ
Description of works: Demolition of existing outbuildings & erection of 1 No dwelling. This application is a Departure from the Development Plan, affects the character & appearance of the North Bersted Conservation Area & may affect the setting of a listed building.

Thank you for your internet representation made on 13th July 2020 which has been recorded as an objection with the comments as follows:

OWPC28370

The principal feature of the North Bersted conservation area is the country character which survives on the fringe of Bognor Regis. Despite a new housing development and an extension to the A259 trunk road, the area still maintains this through its' surrounding green spaces. One of the main objectives of the designation was to ensure that the area retained its identity and that all development, either within or adjacent to the Conservation Area, related in form and scale to the existing buildings (see Supplementary Planning Guidance October 2000 ADC Conservation Areas). There are several listed buildings in North Bersted Street, the closest to the site being numbers 80 and 78, The Priory and the Elms now one building and therefore in close proximity in a southerly direction

Behind the proposed site is a modern housing development separated from the site by a public footpath and at a higher ground level; to the northerly side, adjacent green areas, and to the front, a community spinney and pond which has been managed as a 1.5 acre wildlife and recreational area by North Bersted Action Group. Bersted Parish Council acquired the land from WSCC in 1995, so that it can be enjoyed by residents in perpetuity. There has been extensive planting of bulbs amongst the diverse natural landscape and it is important that development does not interfere visually with what is a community asset within a conservation area.

The proposed building itself appears to sit well within the landscape and makes use of similar materials to the existing small house on the site although it would be important to ensure that construction materials are of a relevant quality and grade so as to ensure continuity of the rural aspect of the site.

However, in terms of environmental impact within the conservation area, important details appear to have been omitted. Access for cars is not made clear on the plans which also suffer from very faint writing making all details difficult to decipher. It may be that P1 and P2 are either parking spaces or garages but this is not noted on the plans and 2 parking spaces are considered insufficient for a 4 bedroomed house. particularly in this wooded area in a conservation area (Arun Local Plan policy T SP1, the Councils Parking Standards supplementary planning document (January 2020) and the National Planning Policy Framework (2019).

It is also noted that although this plot is very close to a pre 15th C road, the archaeological survey is missing and the preliminary ecological survey (already provided) is mislabeled..

The trees are an important feature of this part of the conservation area and it is unfortunate that the tree survey data is encoded making it difficult to see which trees are proposed for felling as there are some large outstanding trees of amenity value which add to the semi-rural environment and are integral to this part of the conservation area. Should the building be approved, it is strongly advised that the ADC arborculturalist is involved in the project. Until further information is provided regarding the setting of the dwelling, it is recommended that this application is deferred/refused.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.