

Essential maintenance is being carried out to the planning, building control and local land charges database during the week commencing 12 April 2021.

During this time there will be no public or staff access to any records held within this database, and it will not be possible to carry out any of the following tasks via the Arun website:

- Research planning and building control history
- View any planning applications, plans, agreements, tree preservation orders or competent persons data
- Submit building control applications
- Submit planning application comments
- Report any planning compliance issues

The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.

All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.

Amanda Scholes

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To register to receive notification of planning applications in your area please go to
www.arun.gov.uk/planning

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter **[here](#)**



From: Sue Howell <Sue.Howell@arun.gov.uk>

Sent: 18 March 2021 15:56

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

Cc: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: Planning Consultation on: BE/7/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 18 March 2021

Application ref: BE/7/21/PL

Description: Demolition of outbuilding & change of use of redundant shop to 3 No. two bedroom flats, associated parking & gardens. This site is in CIL Zone 4 (Zero Rated).

Location: 377-379 Chichester Road Bersted PO21 5AT

Determining Authority: Arun DC

Summary recommendation: I would **recommend no landscape objection** to the proposed development as submitted under this application BE/7/21/PL

Comments

Relevant landscape designations:

The site is presently the footprint of a redundant shop in a prominent location.

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 site is generally devoid of trees and shrubs with the exception of the existing established hedge which fronts the pumping station building and is beyond the red edge plan.

This is a prominent street scene building visible from the road, but which development could be used to enhance the visual impact in this location.

There would be no requirement for public Open Space or contribution for this from these proposals.

The NPPF para 124/127 relates to good design principles which equally apply to commercial and infill development. The proposals will need to conform to Aruns adopted Design Guide 2021. The documents submitted show a small indicative landscape offer, this would need to be further detailed to provide a scheme which will soften the development and add to biodiversity net gain.

Impact

The potential impact of the proposals could be lessened in this location and blended into the surrounding residential setting with further thought given to the landscape offer and greening to enhance this.

Mitigation/requirements

Details of the proposed landscape provision as indicated should be submitted for approval. The opportunity to increase the biodiversity of the site and potential screen the proposals should also be considered. Any trees and shrubs specified should be at a size which allows instant impact, but which will establish and mature as the site develops. Landscape details will be required to be submitted in plan form detailing species choice, quantities, planting densities and size at time of planting.

Recommendation/Conclusion

I would recommend the submission of landscape detail to expand on the indicative already shown.

I would **recommend no landscape objection** to the proposed development as submitted under this application BE/7/21/PL

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning

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

Sent: 04 February 2021 09:34

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

Subject: Planning Consultation on: BE/7/21/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/7/21/PL
Registered:	2nd February 2021
Site Address:	377-379 Chichester Road Bersted PO21 5AT
Grid Reference:	492175 100882
Description of Works:	Demolition of outbuilding & change of use of redundant shop to 3 No. two bedroom flats, associated parking & gardens. This site is in CIL Zone 4 (Zero Rated).

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 11th March 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