

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

T: 01903 737453

E: amanda.scholes@arun.gov.uk



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 18:26
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: RE: Planning Consultation on: BN/150/20/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 18/03/2021

Application ref: BN/150/20/PL

Description: 3 No dwellings including access, landscaping & associated works (resubmission following BN/51/20/PL). This site is in CIL Zone 2 and is CIL Liable as new dwellings.

Location: Land at Chantry Mead & Rear of 14 -18 Downview Road Barnham PO22 0EG

Determining Authority: Arun DC

Summary recommendation: I would recommend that the proposals would need to demonstrate compliance with Aruns Design Guide 2021 and that biodiversity net gain could be achieved on completion of the proposals. The proposals would appear to represent overdevelopment of these garden plots however the introduction of new landscaping could assist in mitigating this. I would recommend no landscape objection to the proposals subject to confirmation that the concerns raised could be mitigated with implementation of a robust landscape scheme.

Comments

Relevant landscape designations:

These proposals are for infill development into garden plots within an area of established residential dwellings.

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.

Adjacent area of special character

Response

This will be a CIL liable development

As this is a small development of 3 new 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 and tree protection plans have made reference to indicative planting alongside tree retention. 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 regarding existing trees and boundary planting.

Any considered works would need to conform to Aruns Design Guide 2021

Impact

The potential impact of the proposals would be significant on the street scene in this location with both the access and the general pattern of existing adjacent dwellings. The proposals would appear to suggest overdevelopment of this garden plot site.

The site would need to be significantly cleared of existing trees and vegetation in order to accommodate the proposals. The clearance required would result in considerable biodiversity net loss and therefore mitigation would need to demonstrate how this would be addressed.

New landscaping could be introduced to offer screening and to soften the proposals in this location.

Mitigation/requirements

The resulting vegetation cover once cleared would not leave any considered valuable tree cover in this red line plot. Any trees to remain would need to be protected during any construction works, including trees outside of the boundary which could be detrimentally impacted by the works. Landscape provision would need to be specified to the new dwellings including native and ornamental to provide infill plus boundary screening as required. All proposed planting should be considered and its connection for biodiversity and habitat explored, with a biodiversity net gain following development. Trees specified should be at a size which allow instant impact, but which will establish and mature as the site develops.

Recommendation/Conclusion

I would recommend that the proposals would need to demonstrate compliance with Aruns Design Guide 2021 and that biodiversity net gain could be achieved on completion of the proposals. The proposals would appear to represent overdevelopment of these garden plots however the introduction of new landscaping could assist in mitigating this. I would recommend no landscape objection to the proposals subject to confirmation that the concerns raised could be mitigated with implementation of a robust landscape scheme.

Sue Howell

Leisure and Landscape Officer,
Greenspace + Emergency Planning

T: 01903 737943

E: sue.howell@arun.gov.uk



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



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

Sent: 04 February 2021 10:49

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

Subject: Planning Consultation on: BN/150/20/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: BN/150/20/PL
Registered: 4th February 2021
Site Address: Land at Chantry Mead & Rear of 14 -18 Downview Road Barnham PO22 0EG
Grid Reference: 495391 105303
Description of Works: 3 No dwellings including access, landscaping & associated works (resubmission following BN/51/20/PL). This site is in CIL Zone 2 and is CIL Liable as new dwellings.

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

Maria Tomalova

Planning Officer- Arun District Council

Telephone: 01903 737510

Email: maria.tomalova@arun.gov.uk

PLCONSULT (CDB) 2020