

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](http://www.arun.gov.uk/planning)**

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF  
**[www.arun.gov.uk](http://www.arun.gov.uk)**

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



---

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

**Sent:** 12 April 2021 15:48

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

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

**Subject:** Planning Consultation on: BN/17/21/PL

## **Response to Planning Application**

**From:** Arun District Council Greenspace

**Date:** 12/04/2021

**Application ref:** BN/17/21/PL

**Description:** 1 No; new dwelling. This application is a Departure from the Development Plan & is in CIL Zone 3 & is CIL Liable as new dwelling.

**Location:** The Cottage Highground Lane Barnham PO22 0BT

**Determining Authority:** Arun DC

**Summary recommendation:** I would recommend no landscape objection to the proposals subject to subsequent submission of landscape details.

---

## Comments

### Relevant landscape designations:

This is within an area of existing 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.

### Response

This will be a CIL liable development

As this is a small development of 1 new dwelling 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 has 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.

### 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.

This plot area would appear to be quite a tight setting for a further dwelling and could be viewed as over development of this plot. The ADC Design Guide 2021 should be consulted for confirmation of good design compliance.

### Mitigation/requirements

Landscape provision to the dwelling and improvement with native species infill plus further 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 no landscape objection in general to the proposals subject to submission of landscape details to provide ornamental and native improvements and potential biodiversity gain. To confirm tree protection methods in relation within and beyond the site boundary that may be affected by the development proposals.

**Sue Howell**  
Leisure and Landscape Officer,  
Greenspace + Emergency Planning

**T:** 01903 737943  
**E:** [sue.howell@arun.gov.uk](mailto:sue.howell@arun.gov.uk)



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF  
[www.arun.gov.uk](http://www.arun.gov.uk)



**From:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>

**Sent:** 16 February 2021 10:38

**To:** Tree Landscape [REDACTED]

**Subject:** Planning Consultation on: BN/17/21/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:** BN/17/21/PL  
**Registered:** 8th February 2021  
**Site Address:** The Cottage Highground Lane Barnham PO22 0BT  
**Grid Reference:** 495405 103850  
**Description of Works:** 1 No; new dwelling. This application is a Departure from the Development Plan & is in CIL Zone 3 & is CIL Liable as new dwelling.

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 18th March 2021 . You can also monitor the progress of this application through the Council web site:

[www.arun.gov.uk/planning](http://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](mailto:Simon.Davis@arun.gov.uk)

PLCONSULT (ODS) 2020