

[REDACTED]

From: Hannah Riddle on behalf of Planning.Responses
Sent: 26 April 2022 17:49
To: Planning Scanning
Subject: FW: Planning Consultation on: BN/21/22/PL

[REDACTED]

From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 26 April 2022 17:23
To: Planning.Responses [REDACTED]
Cc: Simon Davis [REDACTED]
Subject: Planning Consultation on: BN/21/22/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 26 April 2022

Application ref: BN/21/22/PL

Description: Demolition of existing care home and construction of 5 no. dwellings and garaging, with landscaping and associated works. This application affects the setting of a listed building and is in CIL Zone 2 and is CIL Liable as new dwellings.

Location: The Hollies 84 Barnham Road Eastergate PO22 0ES

Determining Authority: Arun DC

Summary recommendation: Recommend no landscape objection to the details proposed in this application BN/21/22/PL subject to submission of soft landscape details.

Comments

Relevant landscape designations:

The application site is located on the northern side of Barnham Road, within the parish of Banham and Eastergate.

The application site is situated within a Special Character Area as set out in the Arun Local Plan and the property immediately to the south is a Grade II listed building.

South Downs National Park to the north.

Response

The proposal under this application is for the demolition of existing care home and construction of 5 no. dwellings and garaging, with landscaping and associated works. The site proposals would be CIL Zone 2 and CIL Liable as new dwellings.

The site is approx. 0.34 of a hectare and is currently occupied by a two story and single story building which was in use as a residential home for the elderly. The site would be classified as unidentified 'windfall' opportunity.

The site is heavily treed to the eastern boundary forward of the existing building and is covered by a group tree preservation order ref TPO/BN/1/98

The application site forms a rectangular plot and proposes five houses in a linear pattern fronting the access road. The rear gardens would appear to exceed the 10.5m minimum requirement as set out in the Arun District Design Guide (SPD) January 2021 re National outdoor space standards.

As this is a smaller development of housing there would be no requirement for POS or play to be associated with this development.

All other requirements and contributions through CIL would need to be in line with our SPD Open Space, Playing Pitches, Indoor and Built Sports Facilities January 2020.

Consideration of existing trees and hedges within the site would be required and existing trees and vegetation within the site and to the perimeter of these proposals would need to be protected and retained. An arboricultural impact assessment method statement and tree protection plan TH3023 has been submitted with the application, any considered tree works would need to be in consultation with the LPA Tree Officer. Retained existing vegetation, must be protected during construction.

An extended Phase 1 Ecological Assessment C10670 has been submitted with the application.

Impact

The potential impact on the location with the development density as proposed would not be significant on street scene in this location, however if considered for approval there would be a requirement that landscaping be provided towards screening and softening of the proposals.

If approved landscape details would need to be submitted 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.

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

Mitigation/requirements

Landscaping would need to be provided, all proposed planting should consider the setting of these proposals and the neighbouring properties in this location. Trees, shrubs and ornamental planting would need to be specified at a size to allow instant impact, but which would establish and mature as the site develops. A full landscape scheme will need to be submitted for approval, or conditioned as part of any approval; detailing species choice, position, densities and size at time of planting. This should be plotted in plan and list form and in relation to the trees and vegetation to be retained so that a clear picture of the proposals can be seen. These details are required to ensure that appropriate mitigation is incorporated.

In line with Policy ENV DM5 of the Arun District Local Plan information on Biodiversity Net Gain will need to be provided. Further information would be required 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 details proposed in this application BN/21/22/PL subject to submission of soft landscape details.

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning



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

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From: Planning.Responses [REDACTED]
Sent: 10 March 2022 10:36
To: Tree Landscape <[REDACTED]>
Subject: Planning Consultation on: BN/21/22/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: BN/21/22/PL
Registered: 10th March 2022
Site Address: The Hollies 84 Barnham Road Eastergate PO22 0ES
Grid Reference: 495759 104587
Description of Works: Demolition of existing care home and construction of 5 no. dwellings and garaging, with landscaping and associated works. This application affects the setting of a listed building and 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](#)

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 14th April 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

Mr S Davis

Planning Officer- Arun District Council

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PLCONSULT (OD8) 2020