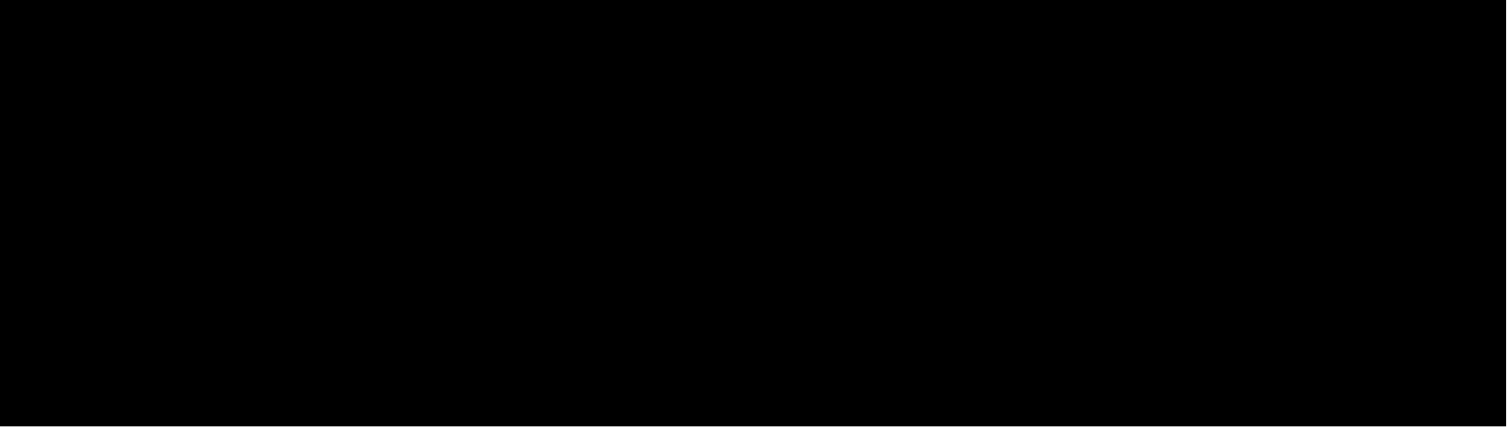




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**From:** Sue Howell <Sue.Howell@arun.gov.uk>  
**Sent:** 14 June 2021 18:01  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Cc:** Simon Davis <Simon.Davis@arun.gov.uk>  
**Subject:** RE: Planning Consultation on: BN/53/21/PL

## **Response to Planning Application**

**From:** Arun District Council Greenspace

**Date:** 14/06/2021

**Application ref:** BN/53/21/PL

**Description:** Creation of 1 No. new dwelling on brownfield (previous use commercial car parking/children's play area associated with holiday let business. This application is a Departure from the Development Plan & is in CIL Zone 3 & is CIL Liable as new dwelling

**Location:** Land to the rear of Highground House & Orchard End Highground Lane Barnham

**Determining Authority:** Arun DC

**Summary recommendation:** I would recommend no landscape objection to the proposals subject to submission of landscape details to provide ornamental and native improvements and biodiversity gain.

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## **Comments**

### **Relevant landscape designations:**

This development proposal is onto a brownfield site with a previous use for commercial car parking/children's play area. The site is located in an area of existing residential development.

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 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 would also need to include tree retention and protection plans for any associated existing trees and hedges.

The proposals would have no effect on street scene due to location and access.

The proposal have the potential to improve the plot setting with the inclusion of new landscape features.

## 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.

## Mitigation/requirements

Landscape provision to the dwelling and improvement with native species infill plus further boundary screening as required. 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.

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 to the proposals subject to submission of landscape details to provide ornamental and native improvements and biodiversity gain.

### Sue Howell

Leisure and Landscape Officer,  
Greenspace + Emergency Planning

T: 01903 737943

E: [sue.howell@arun.gov.uk](mailto:sue.howell@arun.gov.uk)



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**From:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>  
**Sent:** 07 May 2021 11:19  
**To:** Tree Landscape <[Tree.Landscape@arun.gov.uk](mailto:Tree.Landscape@arun.gov.uk)>  
**Subject:** Planning Consultation on: BN/53/21/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/53/21/PL**  
**Registered:**                **7th May 2021**  
**Site Address:**             Land to the rear of Highground House & Orchard End Highground Lane  
                                      Barnham  
**Grid Reference:**          495405 103776  
**Description of Works:**    Creation of 1 No. new dwelling on brownfield (previous use commercial car  
                                      parking/children's play area associated with holiday let business. 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 11th June 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 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