



From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 12 July 2021 14:27
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: FW: Planning Consultation on: BR/135/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 12 July 2021

Application ref: BR/135/21/PL

Description: Three storey side extension, additional 16 double bedrooms with en-suite, lift & additional living accommodation (resubmission following BR/234/20/PL). This site is in CIL Zone 4 (Zero Rated) as other development.

Location: Aronel Cottage Nursing Home 5-11 Highfield Road Bognor Regis PO22 8BQ

Determining Authority: Arun DC

Summary recommendation: Recommend **no landscape objection** to the proposals.

Comments – Our comments under application BR/234/20/PL remain relevant and valid

Relevant landscape designations:

The site is presently the setting of an existing premise, with garden to the side in the location of the proposed development. The proposal is a three storey side extension, additional 16 double bedrooms with en-suite, lift & additional living accommodation.

There are no physical, visual, historical or cultural links, protected landscapes, scheduled ancient monuments, conservation area or Historic Parks or Gardens associated with this site.

Response

The proposed site is an already developed footprint that sits within an already established residential area with no established or protected green infrastructure within the footprint. There would be an increased density effect albeit non detrimental effect on the street scene of these proposals.

This site is in CIL Zone 4 (Zero Rated) as other development.

There would be no requirement or trigger for the provision of Public Open Space or Play on site with this development,

Impact

The potential impact of the proposals would blend into the surrounding environment, there would be little space for onsite green infrastructure in the form of any screening however some greening to the car park area would be required, which has been shown in the form of a raised planter.

Mitigation/requirements

Landscape mitigation in the form of raised planter as above, plan to show plant species and quantities.

Recommendation/Conclusion

I would recommend **no landscape objection** to the proposals.

Sue Howell

Leisure and Landscape Officer,
Greenspace + Emergency Planning

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

Sent: 19 May 2021 11:56

To: Tree Landscape [REDACTED]

Subject: Planning Consultation on: BR/135/21/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: BR/135/21/PL
Registered: 19th May 2021
Site Address: Aronel Cottage Nursing Home 5-11 Highfield Road Bognor Regis PO22 8BQ
Grid Reference: 493725 99887
Description of Works: Three storey side extension, additional 16 double bedrooms with en-suite, lift & additional living accommodation (resubmission following BR/234/20/PL). This site is in CIL Zone 4 (Zero Rated) as other development.

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 18th June 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 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

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PLCONSULT (CDB) 2020