

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Brian Banister [REDACTED]
Sent: 26 October 2021 11:48
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Re: Planning Consultation on: BR/242/21/OUT

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Thankyou for the consultation.

The views of the **Arun District Conservation Area Advisory Panel** are as follows:

No Objection

The southern boundary of the application site also forms part of the northern boundary of the Hotham Park Conservation Area and of the Bognor Regis Campus of the University of Chichester.

The Campus and, therefore, this part of the conservation area is characterised with historic and modern buildings set within well landscaped grounds. The existing planting along the southern boundary of the application site and further west contributes to that particular character.

For this reason, it is considered important that the existing boundary planting is retained (and possibly enhanced) as part of any new residential development.

It is assumed that the number of dwellings will not be a reserved matter since the number ('6') is clearly expressed in the description of the application.

An illustrative layout has been submitted with the application which would appear to show that six dwellings could be accommodated within the site without the loss of the boundary planting but the Council needs to ensure that this is the case; perhaps consulting an arboriculturist.

The concern is that if a development comprising six dwellings has ultimately to necessitate the removal or substantial removal of the screen then this would be detrimental to the character, appearance and setting of the conservation area. It would also set a precedent for the removal of other sections of the planting along the northern boundary of the conservation area, to its further detriment.

The view of 'no objection' by the Panel is subject to the Council being fully satisfied that six dwellings can be accommodated within the application site without the loss of the important boundary planting.

Kind regards,

Brian Banister

on behalf of ADCAAP.

On 19 Oct 2021, at 09:03, planning.responses@arun.gov.uk wrote:

To: **Mr Brian Banister(CAAC)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline Consent

Application No: BR/242/21/OUT

Registered: 11th October 2021

Site Address: Land rear of 94-100 Hook Lane Bognor Regis PO22 8AT

Grid Reference: 494296 99738

Description of Works: Outline application with all matters reserved except access for the demolition of existing bungalow to form new access for 6 No. detached chalet dwellings (resubmission following BR/124/21/OUT). This application may affect the setting of listed buildings & may affect the character & appearance of the Upper Bognor Road & Mead Lane Conservation Area.

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 November 2021 . 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://acp.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

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

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