

From: Amanda Scholes on behalf of Planning.Responses
Sent: 16 December 2021 08:44
To: Planning Scanning
Subject: FW: Planning Consultation on: BR/252/21/PL

AMANDA SCHOLES
PLANNING RECEPTIONIST



To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>

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

Sign up to our newsletter [here](#)



From: Sue Howell [REDACTED]
Sent: 15 December 2021 16:25
To: Planning.Responses [REDACTED] >
Cc: Amy Myer [REDACTED]
Subject: Planning Consultation on: BR/252/21/PL

Response to Planning Application

From: Arun District Council Leisure & Greenspace

Date: 15/12/2021

Application ref: BR/252/21/PL

Description: Alterations to four listed buildings involving insertion of new windows, insertion of a new staircase, repairs and reinforcement of existing timber floors and roofs, removal of internal walls, forming openings in existing internal walls, erection of new internal partitions; extension of a listed building to create an office and warden's accommodation; erection of new building consisting of 3 No. flats, offices and workshops; creation of new private gardens, separation of this part of the site from the wider University campus, creation of a shared landscaped courtyard, creation of areas for parking and storage for bins and cycles. This application affects the setting of listed buildings, affects the character & appearance of the Upper Bognor Road & Mead Lane Conservation Area and is in CIL Zone 4 (Zero Rated) as flats & other development.

Location: 65-71 Upper Bognor Road Bognor Regis PO21 1HR

Determining Authority: Arun DC

Summary recommendation: Recommend no landscape objection to the proposals within this BR/252/21/PL application.

Comments

Relevant landscape designations

The site is situated within the Hotham Park Conservation Area less than a mile north of the esplanade. The site is bounded by Grade II listed stone and brick walls to the south along Upper Bognor Road, to the east and partially to the north.

The site forms part of the University of Chichester education campus.

Response

This proposal for this site are for alterations to four listed buildings involving insertion of new windows, insertion of a new staircase, repairs and reinforcement of existing timber floors and roofs, removal of internal walls, forming openings in existing internal walls, erection of new internal partitions; extension of a listed building to create an office and warden's accommodation; erection of new building consisting of 3 No. flats, offices and workshops; creation of new private gardens, separation of this part of the site from the wider University campus, creation of a shared landscaped courtyard, creation of areas for parking and storage for bins and cycles. This application affects the setting of listed buildings, affects the character & appearance of the Upper Bognor Road & Mead Lane Conservation Area.

The redevelopment proposals have the potential to improve the visual impact of these buildings through restoration and provide for their ongoing survival.

The proposals include the provision of new outdoor recreation space fitting for the use and location and will create enclosed space within a courtyard setting. New boundaries are being proposed with the development plan which appear sympathetic to the visual landscape.

A DAS and ecological assessment have been submitted with the application and detail provided re the proposal for the planning of new trees and native hedging to form the garden boundaries and to the western boundary to the main carpark.

The site plan indicates the principles of the proposed landscaping, forming part of any decision consideration or as a minimum reserved matters a full landscape scheme should be submitted for 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 in the locale, so that a clear picture of the proposals can be seen. These details are required to assure the adjacent land setting is maintained, the setting is uncompromised and the proposals are appropriate to its setting. The landscape scheme should maximise the biodiversity of the site with the inclusion of native species and the retention of a variety of habitats.

Any considered tree removal from this site should be agreed with Arun District Councils Tree Officer. Before construction, a tree protection scheme must be in place for any retained trees including trees whose root protection areas fall within the construction zone from neighbouring land. Any agreed removed trees should be mitigated for allowing for inclusion of native species for biodiversity purposes and fitting to the setting.

Impact

The existing site is well used and the proposals within this application are for the redevelopment of predominantly existing building which have the potential to improve the visual impact of the setting through restoration and enhancement.

Mitigation/requirements

A full landscape scheme will need to be submitted for approval, or conditioned as part of any approval.

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

I would recommend **no landscape objection** to the proposals, subject to the submission for approval of a detailed landscape scheme.

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

Sign up to our newsletter [here](#)



From: Planning.Responses - [REDACTED]
Sent: 04 November 2021 12:19
To: Tree Landscape [REDACTED] >
Subject: Planning Consultation on: BR/252/21/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/252/21/PL
Registered: 2nd November 2021
Site Address: 65-71 Upper Bognor Road Bognor Regis PO21 1HR
Grid Reference: 494178 99626
Description of Works: Alterations to four listed buildings involving insertion of new windows, insertion of a new staircase, repairs and reinforcement of existing timber floors and roofs, removal of internal walls, forming openings in existing internal walls, erection of new internal partitions;
extension of a listed building to create an office and warden's accommodation;
erection of new building consisting of 3 No. flats, offices and workshops;
creation of new private gardens, separation of this part of the site from the wider University campus, creation of a shared landscaped courtyard, creation of areas for parking and storage for bins and cycles. This application affects the setting of listed buildings, affects the character & appearance of the Upper Bognor Road & Mead Lane Conservation Area and is in CIL Zone 4 (Zero Rated) as flats & 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 9th December 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://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

Amy Myer

Planning Officer- Arun District Council

[Redacted signature]

[Redacted contact information]

PLCONSULT (CDB) 2020