







Arun District Council, Civic Centre, Maltravers Rd  
Littlehampton, West Sussex, BN17 5LF  
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**Our priorities...**

 <p>Improving the wellbeing of Arun</p>	 <p>Delivering the right homes in the right places</p>	 <p>Supporting our environment to support us</p>	 <p>Fulfilling Arun's economic potential</p>	 
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**From:** Sue Howell <Sue.Howell@arun.gov.uk>  
**Sent:** 15 May 2025 16:34  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Cc:** Hannah Kersley <Hannah.Kersley@arun.gov.uk>  
**Subject:** Planning Consultation on: BR/50/25/PL

**Response to Planning Application**

**From:** Arun District Council Greenspace  
**Date:** 15 May 2025

**Application ref:** BR/50/25/PL

**Description:** Change of use from supported living accommodation to 10 No residential units (Use Class C3), proposed rear extension following demolition of detached building, fenestration changes and associated works. This application is in CIL Zone 4 (Zero Rated) as other development.

**Location:** Milton Lodge 192 Hawthorn Road Bognor Regis PO21 2UX

**Determining Authority:** Arun DC

**Summary recommendation:** Recommend no landscape objection and that no further landscape or BNG detail needs to be submitted due to the nature of the proposals.

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## **Comments**

### **Relevant landscape designations:**

Milton Lodge is located to the north side of Hawthorne Road, Bognor Regis.

The site is roughly triangular in shape and consists of 3 separate buildings.

The site has large areas of landscaped amenity and a communal parking area.

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

### **Response**

The proposals are for Change of use from supported living accommodation to 10 No residential units (Use Class C3), proposed rear extension following demolition of detached building, fenestration changes and associated works. This application is in CIL Zone 4 (Zero Rated) as other development.

The proposed development application is for the change of use of Milton Lodge from supported living accommodation into ten, self-contained residential units. The development proposal includes construction of a single story rear extension to the main property following the demolition of the north-eastern detached building.

The detail states that there are to be no changes proposed to the existing parking arrangements or landscaping aside from an area of proposed lawn in place of the demolished north eastern building. The communal amenity space is to be retained for the use of future residents.

### **Mitigation/requirements**

ALP Policy ENV DM5 states that development schemes should seek to achieve a net gain in biodiversity. This is irrespective of whether the proposal meets the statutory requirement for achieving Biodiversity Net Gain(BNG) In this case the proposed development is exempt from demonstrating BNG as the extension will not impact on 25m<sup>2</sup> or more of existing habitat and therefore benefits from the de minimis BNG exemption.

### **Recommendation/Conclusion**

Recommend no landscape objection and that no further landscape or BNG detail needs to be submitted due to the nature of the proposals.

**Sue Howell**  
**Leisure and Landscape Officer**  
Environment and Climate Change






T: 01903 737943  
E: [sue.howell@arun.gov.uk](mailto:sue.howell@arun.gov.uk)

Arun District Council, Bognor Regis Town Hall,  
Clarence Road, Bognor Regis, PO21 1LD

[www.arun.gov.uk](http://www.arun.gov.uk)



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**From:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>  
**Sent:** 03 April 2025 13:48  
**To:** Tree Landscape <[Tree.Landscape@arun.gov.uk](mailto:Tree.Landscape@arun.gov.uk)>  
**Subject:** Planning Consultation on: BR/50/25/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**

<b>Application No:</b>	<b>BR/50/25/PL</b>
<b>Registered:</b>	3rd April 2025
<b>Site Address:</b>	Milton Lodge 192 Hawthorn Road Bognor Regis PO21 2UX
<b>Grid Reference:</b>	492499 99605
<b>Description of Works:</b>	Change of use from supported living accommodation to 10 No residential units, demolition of detached building, fenestration changes and associated works. development.

The Council have received the above application.

[Click here to view the application and documents](#)

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 on site 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 May 2025 . 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

Hannah Kersley

Planning Officer- Arun District Council

Telephone: 01903 737856

Email: [hannah.kersley@arun.gov.uk](mailto:hannah.kersley@arun.gov.uk)

PLCONSULT (ODB) 2020