

From: Daun Johnson on behalf of Planning.Responses
Sent: 16 June 2026 15:36
To: Planning Scanning
Subject: FW: Planning Consultation on: R/63/26/PL

Please upload email to R/63/26/PL, planning, consultee response, LDS

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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 16 June 2026 12:42
To: Planning.Responses <Planning.Responses@arun.gov.uk>; Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: Planning Consultation on: R/63/26/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 16 June 2026

Application ref: R/63/26/PL

Description: Demolition of existing Public House and 1 No dwelling and redevelopment for retirement living accommodation comprising 28 No retirement apartments and 3 No retirement cottages, including communal facilities, access, car parking and landscaping. This application is in CIL Zone 4 (Zero Rated) as other development.

Location: The Windmill Inn and 34 Mill Lane Rustington BN16 3JN

Determining Authority: Arun DC

Summary recommendation: Recommend no landscape objection to the detail submitted under this application R/63/26/PL subject to the submission of detailed landscape proposals.

Comments

Relevant landscape designations:

The site is located to the east of Mill lane approx. 0.50km north of Rustington village centre. The site is an irregular shaped plot of land with an area of approx. 0.31 ha slowly sloping towards the northeast.

The majority of the site is presently occupied by The Windmill Inn, a two-story building. The existing pub garden extends to the east of the main building and extends northwards. There is a line of existing mature trees along the eastern boundary.

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 demolition of existing Public House and 1 No dwelling and redevelopment for retirement living accommodation comprising 28 No retirement apartments and 3 No retirement cottages, including communal facilities, access, car parking and landscaping. This application is in CIL Zone 4 (Zero Rated) as other development.

Landscape proposal detail have been submitted and is shown within Landscape Strategy JBA 24-212-SK02 and Landscape Strategy JBA 24-212-SK03 plans. The detail provided within these drawings whilst inclusive of retained vegetation detail is indicative only.

The site detail states that is to be cleared with existing buildings demolished and existing vegetation on the boundaries retained and protected.

Landscape Strategy plans JBA 24-212- SK02 & SK03 has shown pictorial images of the proposed planting for the site, which would appear suitable for location in species choice and ornamental nature. This information will need to be submitted in plan detailed form with species

choice, locations, planting densities, planting numbers and height at time of planting and in consideration of adjacent dwellings. This information will be required as a condition of any decision.

The submitted DAS states that the scheme includes *Landscaped communal gardens where visual amenity and biodiversity are more important than usable area. Large flat areas for recreational use are not required.*

The DAS detail further states that *the Owners' lounge and associated patio is on the eastern amenity space of the proposed main building. An outdoor seating area with seating will be provided allowing for groups or individuals some space overlooking the grounds with internal views. Overall, the proposed landscape design is at a domestic scale, creating homely spaces which will allow for small social gatherings and quieter contemplative resting places. The inclusion of gardenesque ornamental trees will be incorporated to add visual appeal to the garden areas and link the scale from the buildings to the garden shrub planting. Elements of herbaceous planting will be proposed throughout the scheme for seasonal interest.*

As the proposals are for apartments then there would be no requirement for formal POS within the site, however the landscape setting would need to be considered and a suitable setting and backdrop, fitting for the use of the apartments incorporated into the design.

The indicative landscape proposals have presented a scheme which would appear fitting for location with a mix of native and ornamental tree and shrub planting, shown in plan form showing proposed species, actual quantities, planting densities and size at time of planting. This information has been submitted and confirms the Biodiversity Net Gain to be achieved from the proposals.

A detailed DAS has been submitted.

Impact

The landscape works proposed would appear appropriate to setting, location and purpose.

Mitigation/requirements

The landscape scheme submitted within the DAS is indicative only and will require plan submission of proposals to include quantities, species choice, position, densities and size at time of planting. This detail is required in plan and list form and in relation to existing trees and vegetation retained in order to given a clear and adequate picture of the proposals..

Biodiversity Impact Calculations in the form of a Biodiversity Net Gain Assessment has been included with the submission which reports an overall gain post completion, of 13.22% in habitat units through the provision of introduced landscaping, which exceeds the 10% required. Native hedgerow is provided but cannot be calculated as there is a baseline of 0% for hedgerows. A BNG gain plan is required. Further consultation by the Ecology Officer.

Recommendation/Conclusion

Recommend no landscape objection to the detail submitted under this application R/63/26/PL subject to the submission of detailed landscape proposals.

Sue Howell
Landscape Officer
Environment and Climate Change

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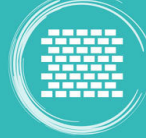
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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 29 April 2026 15:04
To: Tree Landscape <Tree.Landscape@arun.gov.uk>
Subject: Planning Consultation on: R/63/26/PL

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

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Planning Permission

Application No: R/63/26/PL
Registered: 29th April 2026
Site Address: The Windmill Inn and 34 Mill Lane Rustington BN16 3JN
Grid Reference: 505614 102978
Description of Works: Demolition of existing Public House and 1 No dwelling and redevelopment for retirement living accommodation comprising 28 No retirement living apartments and 3 No retirement living cottages, including communal facilities, access, car parking and landscaping (resubmission following R/143/24/PL). This application is in CIL Zone 4 (Zero Rated) as other development.

The Council have received the above application.

[Click here to view the application and documents](#) The website is updated once a day in the evening, so you may need to wait until the day after this notification to view the 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 5th June 2026 . 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

Kathryn Welch

Planning Officer- Arun District Council

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Email: kathryn.welch@arun.gov.uk

PLCONSULT (ODB) 2020