

From: Amy Myer <Amy.Myer@arun.gov.uk>
Sent: 13 May 2021 11:37
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: FW: AL/35/21/DOC - Conservation Officer comments

Please add below email to the case file and label as 'Conservation Officer comments'

Thanks
Amy

From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 11 May 2021 16:23
To: Amy Myer <Amy.Myer@arun.gov.uk>
Subject: AL/35/21/DOC

AL/35/21/DOC

Norton Farm House Norton Lane Norton PO20 3NH

Approval of details reserved by condition imposed on AL/34/20/PL relating to condition 5-site plan showing details of hard landscaping

I note that there are a number of conditions which relate to the approved application, and that development has commenced prior to their discharge which is extremely disappointing. These conditions include the provision of details of proposed materials and boundary treatment to the site. I note that these have not yet been submitted for approval which is unfortunate, and I am of the opinion that both the hardstanding and the boundary treatment details should be considered together.

Condition 5 requires that details of hard landscaping are provided, and as a result I will limit my comments at this time to this particular element.

Having had the opportunity to review the plan, I would state that it is unfortunate that such a large area of the site is to be covered with hardstanding, with only two areas of planting (located close to the newly built brick gate piers). This is more of a sub-urban appearance as opposed to a more rural one. It is also not clear why such a large area is required, especially when the majority of it is not located to the front of the new building. The proposed brick paving is also a fairly standard material in what appears to be a dark colour.

If the proposed material would be located behind appropriate boundary treatments it would not be visible from the public realm, i.e. Norton Lane/Old Dairy Lane. The area could also be read in

association with the new development, and I note from the plan that the intention is to screen the area from the main listed building through the use of a 'boundary treatment'. This would be positive, but requires the use of appropriate materials and design (which is not provided at this time).

It would have helped to understand how the hard landscaping was to be treated in the context of the wider plot. I note the suggestion of the landscaping officer which is to provide some landscaping within the verge area to the south of the building, and I am supportive of this approach. This would help to soften the impact of the development more generally

However, in the absence of any information regarding the proposed boundary treatment, it is considered that the large area of paving would be visible from the conservation area, and in the context of the listed building and could be harmful.

The plans provided as part of this application indicate that other works are also proposed as part of the development, including gate piers (which are under construction). I believe that these would also require permission. This would require a full assessment in order to understand the impact.

Martyn White
Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

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