

[REDACTED]

Hi Planning Responses,

Could the below response please be uploaded to the above application file?

Kindest regards,

[REDACTED]



[REDACTED]

FYI received today



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Response to Planning Application

From: Arun District Council Greenspace

Date: 26 March 2020

Application ref: A/177/19/PL

Description: New building for storage or distribution, light industrial & office (Class B1/B8) & associated parking. This application is a Departure from the Development Plan & may affect a Public Right of Way.

Location: The Vinery Arundel Road Poling BN18 9PY

Determining Authority: Arun DC

Summary recommendation: I would recommend the submission of landscape detail to expand on the indicative already submitted, to include tree protection measures for the existing to be retained hedge.

I would recommend no landscape objection to the proposed development.

Comments

Relevant landscape designations:

The site is presently situated within a development of commercial outlets.

There are no physical, visual, historical or cultural links, protected landscapes, scheduled ancient monuments, listed buildings, conservation area or Historic Parks or Gardens associated with this site. South Downs National Park to the north.

Response

The influence of the site upon the wider character area is restricted through low lying topography and limited intervening vegetation. It sits on the rural fringe of Poling in an area of existing commercial development

The NPPF para 124/127 relate to good design principles which equally apply to commercial development. The documents submitted show a small indicative landscape offer and a tree retention plan.

The site is generally devoid of trees and shrubs with the exception to the existing established leylandii hedge which will be in close proximity to the proposals. This will require protection particularly during the construction period if it is to be retained without damage.

Impact

The potential impact of the proposals could be blended into the surrounding environment with further thought given to the landscape offer and greening to counteract this.

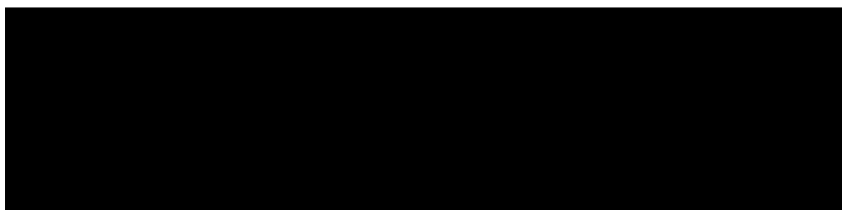
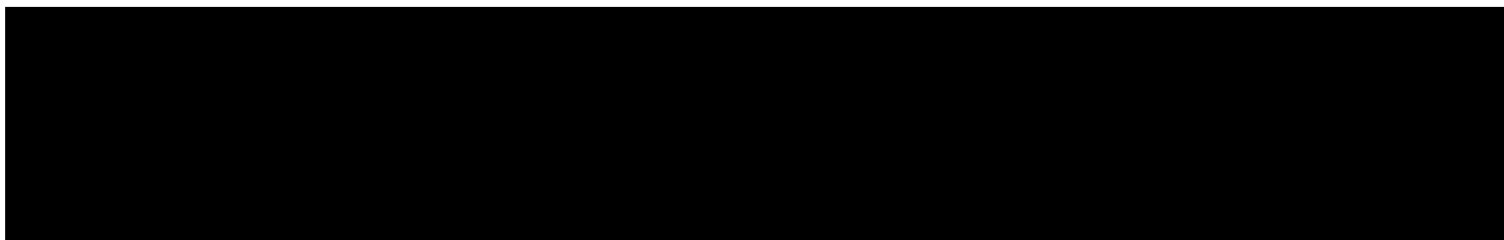
Mitigation/requirements

Details of the proposed landscape provision as indicated should be submitted for approval. The opportunity to increase the biodiversity of the site and potential screen the proposals should also be considered. Any trees and shrubs specified should be at a size which allows instant impact, but which will establish and mature as the site develops.

Recommendation/Conclusion

I would recommend the submission of landscape detail to expand on the indicative already submitted, to include tree protection measures for the existing to be retained hedge.

I would recommend no landscape objection to the proposed development.



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: A/177/19/PL

Registered: 17th January
2020

Site Address: The Vinery Arundel Road Poling BN18 9PY

Grid Reference: 505255 105646

Description of Works: New building for storage or distribution, light industrial & office (Class B1/B8) & associated parking. This application is a Departure from the Development Plan & may affect a Public Right of Way.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 20-FEB-20.

You can also monitor the progress of this application through the Council web site:
www.arun.gov.uk/planning

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.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

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 as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Mrs A Gardner who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email
