

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 01 March 2022 15:02
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: Planning Consultation on: A/268/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 01/03/2022

Application ref: A/268/21/PL

Description: Proposed car showroom and workshop with forecourt. This application is in CIL Zone (zero rated) as other development.

Location: Land East of Roundstone Lane Angmering

Determining Authority: Arun DC

Summary recommendation: Recommend no landscape objection to the details proposed in this application A/268/21/PL subject to submission

of soft landscape details.

Comments

Relevant landscape designations:

These proposals are for a car showroom and workshop with forecourt.

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

This will be a CIL Zone zero rated as other development.

The site falls within the settlement boundary of Angmering Village. The Angmering Neighbourhood Plan shows the site to be situated within an Employment Area.

The site is approximately 0.55ha and previously accommodated garden centre greenhouses and is located to the west of the existing Caffyns development. The area now devoid of greenhouses is populated by grasses, shrubs and scrubby trees growing through a lined gravel substrate and degraded hardstanding and gravel paths.

Access to the proposed site will be via the exiting vehicular access from Roundstone Lane.

To the north of the site is a residential development known as Quiet Waters, there are dwellings which appear to share the boundary with the proposed development of which the development plans appear to differ from the curtilage of these plots. It has been indicated that there is an existing established buffer along this northern residential boundary which is not the case. Detailed landscape plans would need to be submitted to accurately show the proposed landscape offer along this and the other boundaries and the proposals within the site and indicate where screening mitigation may be required.

The NPPF para 124/127 relate to good design principles which equally apply to small infill and replacement development.

The proposals will need to conform to the now adopted Arun Design Guide 2021.

The proposals due to the scale of the building would have some impact on the residential dwellings adjoining this proposals boundary.

Arboricultural Impact Assessment/survey and method statement have been included with this application, any considered tree removals or impact on adjacent existing trees should be in consultation with the LPA Tree Officer.

The indicative DAS landscape proposals state that *'adequate space has been provided along the northern boundary in order to create an enhanced landscaping strip. Structural landscaping will be added to complement the existing mature trees. The timber fence will be retained, with low level planting to add to the structural planting'* If approved landscape details would need to be submitted in the form of a detailed planting plan and specification detailing species choice, actual plant quantities, planting densities and size at time of planting. Detail should also be provided regarding existing trees and boundary planting. Soft landscaping would be required to offer some greening to the proposals in this location.

Impact

The impact of the proposal will change the use of the site from being undeveloped area to wholly commercial.

Mitigation/requirements

Landscaping would need to be provided, all proposed planting should consider the setting of these proposals and the neighbouring properties in this location. Trees, shrubs and ornamental planting would need to be specified at a size to allow instant impact, but which would establish and mature as the site develops.

Arun Local Plan policy ENV DM5 states that: "Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not). Development schemes shall also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces. Together, these should provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement.

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

Recommend no landscape objection to the details proposed in this application A/268/21/PL subject to submission of soft landscape details.

Sue Howell
Leisure and Landscape Officer,
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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 19 January 2022 11:34
To: Tree Landscape <Tree.Landscape@arun.gov.uk>
Subject: Planning Consultation on: A/268/21/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: A/268/21/PL

Registered: 17th January 2022
Site Address: Land East of Roundstone Lane Angmering
Grid Reference: 507447 103313
Description of Works: Proposed car showroom and workshop with forecourt. This application is in CIL Zone (zero rated) as 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 17th February 2022 . 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

Mrs A Gardner

Planning Officer- Arun District Council

Telephone: 01903 737529

Email: Anita.Gardner@arun.gov.uk

PLCONSULT (ODS) 2020