

From: Amanda Scholes on behalf of Planning.Responses
Sent: 23 October 2018 13:06
To: Planning Scanning
Subject: FW: CM/16/18/PL

From: Martyn White
Sent: 23 October 2018 11:04
To: Planning.Responses
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The application is for a substantial building which will accommodate a considerable amount of the proposed site. The site is located within the strategic gap, and adjoins the historic settlement of Climping. The settlement takes the form of a linear village focused on The Street. The site is located somewhat away from there.

The new development will essentially expand upon an area that has already been developed for retail uses. In addition, the proposal is located close to a number of heritage assets, the closest being 'The Cottage'.

The Cottage (Grade II Listed) is located some 5 or so metres from the western boundary of the site, and due to the close proximity, the proposal has the potential to affect it. The Cottage is set within its own grounds, and appears to be functionally separate from the neighbouring piece of land. Therefore the garden to the cottage forms its curtilage.

The cottage is mostly screened from the development by an established line of trees. Such screening reduces the link between the two, and therefore the impact that the development could have upon the listed building. However, the level of existing screening is such that there is still potential for the development to be seen in close proximity to the cottage.

I note that the landscaping plan indicates: 'Retention of western boundary high canopy trees to maintain character, assist with assimilation and to reduce wider visual impacts within site facing views'. However, it is considered that the proposed landscaping offers the opportunity to improve the existing screening, and thereby ensuring that the setting of the cottage is not affected. It is therefore recommended that a comprehensive landscaping scheme is included as part of the proposal in order to ensure that there is no impact upon the cottage. Such a scheme should include some mature trees in order to have an immediate impact. This proposal will ensure that there are no opportunities for the listed building to be dominated by the new development. Such a scheme should also consider the cottage when viewed from other view points within the street-scene.

I also note that reference is made to the use of a neighbouring field as a proposed camp site. As this area of land is outside of the 'red line' application, I will not provide comments upon this use.

Martyn White | Principal Conservation Officer, Planning Policy, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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