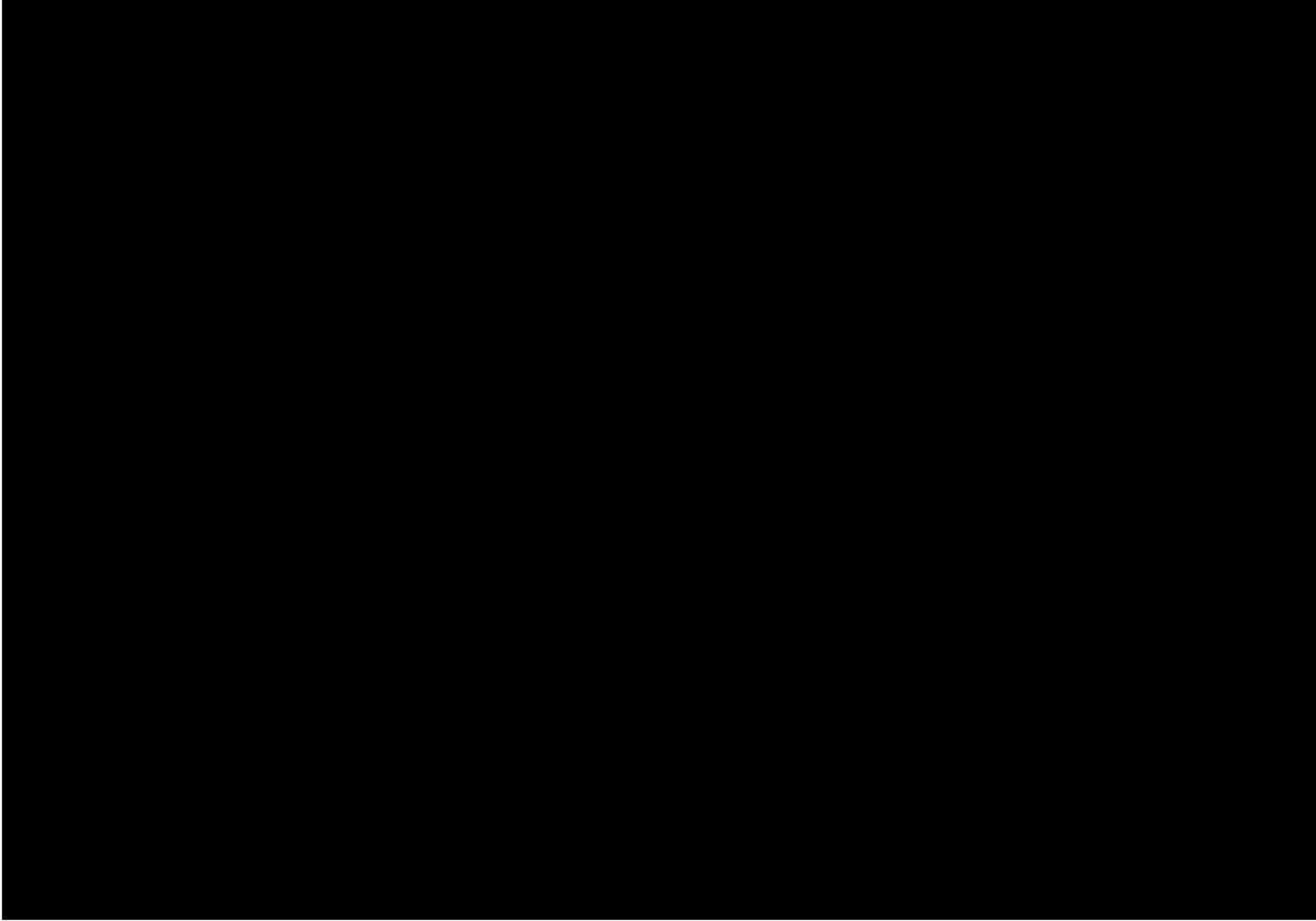




From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 12 January 2022 16:57
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: Planning Consultation on: CM/69/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 12/01/2022

Application ref: CM/69/21/PL

Description: Flexible Generator Plant and associated infrastructure. This application is in CIL Zone 3 (zero rated) as other development and is a Departure from the Development Plan

Location: Land at Northwood Farm Yapton Road BN18 0HR

Determining Authority: Arun DC

Summary recommendation: Recommend that the proposals would be detrimental to the setting in this location considering existing residential dwellings

and future residential proposals and the nature of the proposals should need to need to demonstrate the resulting use would have no harmful effect on the

environment in line with policy.

Comments

Relevant landscape designations

There are no physical, visual, historical or cultural links, protected landscapes, scheduled ancient monuments, Historic Parks or Gardens associated within this site.

Local PRow close to the site including part of PRow 166 and 175 and the National Cycle Route 2 approx 900m to the south of the proposals.

The site sits within the National Character Area NCA 126 South Coastal Plain

South Downs National Park and ANOB approx. 13km to the north

Response

The proposed site is located within a small arable field formally part of Ford Airfield, now disused and home to scattered compounds and units including a waste recycling facility.

The site is bounded to the north by mature hedgerow and scattered trees to the east by fields then mature trees and hedging then TJ waste Recycling Facility. To the south by a wide concrete access track and recent spoil heaps. To the west established scrub and grassland.

A Landscape and Visual appraisal has been produced and included with the application which highlights the proximity of the site in relation to existing built form and residential areas and also the proximity of the site to the Ford Airfield where significant new build residential development is planned.

Indicative planting has been shown as mitigation for the development proposals however this information would need to be shown in greater detail including planting proposals with species, quantities and size detail. Detail has been included of a 4m acoustic fence to screen the proposals, this in itself would be intrusive on the landscape and significant and well thought out landscape mitigation would be needed in order to counteract this.

The conclusion of the Landscape and Visual appraisal states there would likely be some moderate adverse landscape effects on the immediate site itself and some minor adverse effects on views from some stretches of the PRow to the north-west of the site particularly during the winter months. In addition to this must be the consideration of the existing dwellings and the nature of the proposals and also to the significant future residential proposals in close proximity to these proposals.

The nature of the purpose of the proposals should also be a consideration in line with the Arun Climate Emergency declaration and how the proposals fit/comply with this.

In line with Policy ENV DM5 of the Arun District Local Plan information on Biodiversity Net Gain may need to be provided to include information demonstrating what will be included within the scheme and what level of net gain will be created.

Impact

The potential impact of the proposals would be considerable on the location and how the proposals comply with the Climate Emergency declaration should be demonstrated.

Mitigation/requirements

A full landscape scheme will need to be submitted for approval, or conditioned as part of any approval. This should be plotted in plan and list form and in relation to the trees and vegetation to be retained so that a clear picture of the proposals can be seen. The soft landscape proposals need to detail the actual quantities, species and size at time of planting and include additional screening as required to strengthen the boundary surrounding the proposals. Maintenance operations to be in place to ensure establishment of the proposed landscape scheme.

Recommendation/Conclusion

Recommend that the proposals would be detrimental to the setting in this location considering existing residential dwellings and future residential proposals and the nature of the proposals should need to demonstrate the resulting use would have no harmful effect on the environment in line with policy.

Sue Howell

Leisure and Landscape Officer,
Greenspace + Emergency Planning

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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 25 November 2021 13:49

To: Tree Landscape <Tree.Landscape@arun.gov.uk>

Subject: Planning Consultation on: CM/69/21/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: **CM/69/21/PL**

Registered: 18th November 2021
Site Address: Land at Northwood Farm Yapton Road BN18 0HR
Grid Reference: 498475 102444
Description of Works: Flexible Generator Plant and associated infrastructure. This application is in CIL Zone 3 (zero rated) as other development and is a Departure from the Development Plan.

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 1st January 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