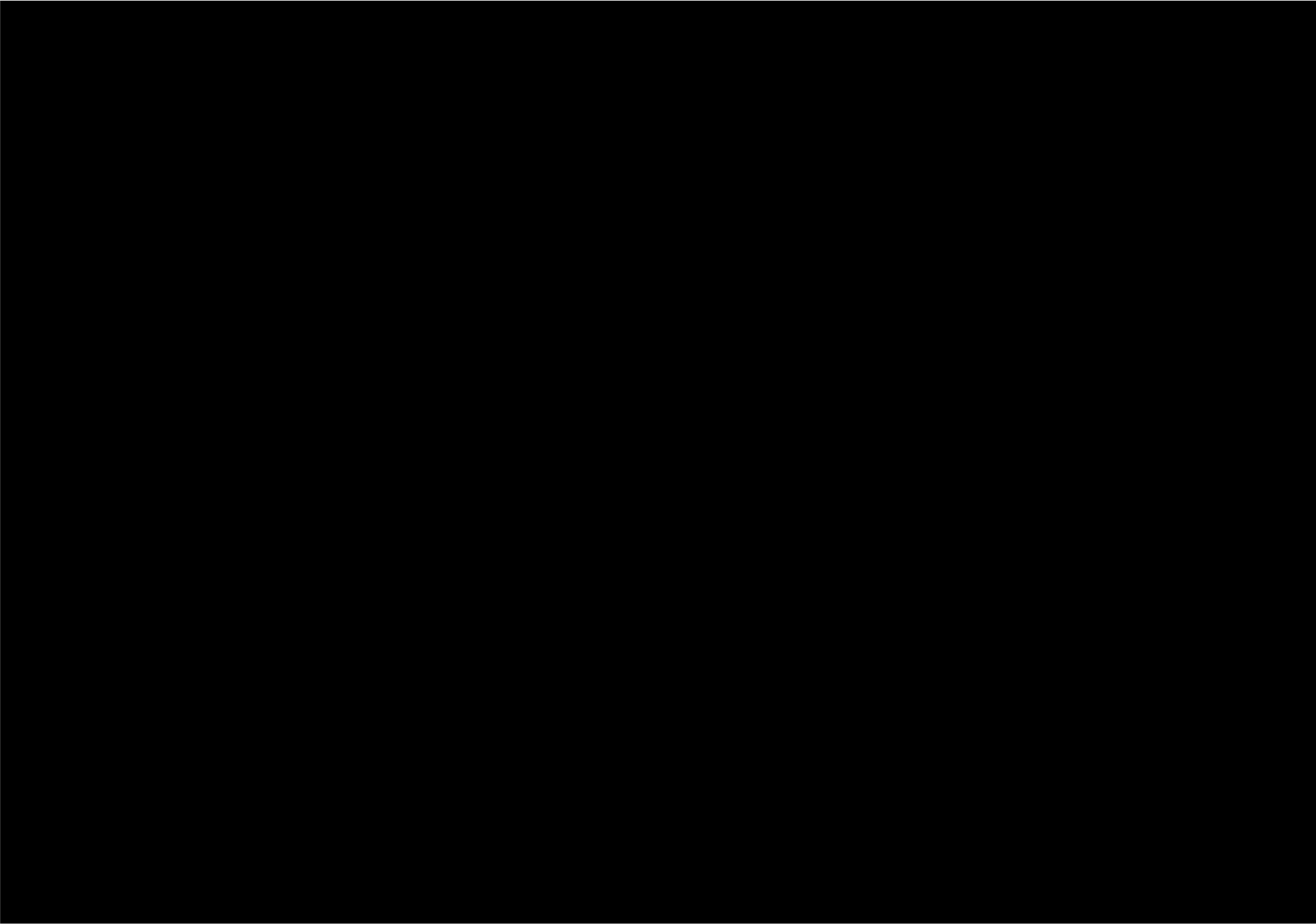




From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 04 November 2021 16:59
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amy Myer <Amy.Myer@arun.gov.uk>
Subject: FW: Planning Consultation on: LY/15/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 04/11/2021

Application ref: LY/15/21/PL

Description: Erection of a drive-thru coffee shop (Use Class E) with associated infrastructure. This application is in CIL Zone 3 (zero rated) as other development. This application is a Departure from the Development Plan.

Location: Crossbush Service Station Lyminster Road Lyminster BN17 7QQ

Determining Authority: Arun DC

Summary recommendation: Recommend no landscape objection to the proposals as presented under this application LY/15/21/PL

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.

The site is in proximity of other commercial buildings with associated uses.

South Downs National Park and ANOB to the north

Response

The site is located within the Crossbush Service Station with access from the A284 (Lyminster Road) The immediate area is built up with the surrounding area rural in nature. The eastern aspect is bound by the A284 whilst the other boundaries are adjacent to open countryside. This development proposal is to the eastern part of the of the existing service station.

The proposals are for a drive -thru coffee shop and for this location assumed to have the least impact of development on the landscape character of the wider area.

The NPPF para 124/127 relate to good design principles which equally apply to commercial development. The Landscape Management Plan and DAS have detailed the impact and mitigation required and reference made re mitigation proposals.

A landscape layout Dwg No 01 Rev - has been submitted with the application which includes landscaping which would appear to be suitable for location and includes tree planting, shrub beds, native shrub mix, wildflower meadow mix and grass. Any tree removals as required to facilitate the proposal would need to be in agreement with the LPA Tree Officer.

The inclusion of native planting would reflect locally found species to enhance potential biodiversity value.

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.

Impact

The potential impact of the proposals would blend into the surrounding environment and existing commercial presence in this location with an early implementation of the proposed landscape mitigation scheme.

Mitigation/requirements

Recommend that the landscape scheme is implemented before occupation and opening of the premise. Maintenance operations to be in place to ensure establishment of the proposed landscape scheme and replacements undertaken within 12 months of completion of any planting failing to thrive.

Recommendation/Conclusion

Recommend no landscape objection to the proposals as presented under this application LY/15/21/PL.

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning

T: 01903 737943



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

Sent: 12 October 2021 17:49

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

Subject: Planning Consultation on: LY/15/21/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: LY/15/21/PL

Registered: 29th September 2021

Site Address: Crossbush Service Station Lyminster Road Lyminster BN17 7QQ

Grid Reference: 502841 105804

Description of Works: Erection of a drive-thru coffee shop (Use Class E) with associated infrastructure. This application is in CIL Zone 3 (zero rated) as other development. This application 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 28th October 2021. 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://acp.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

Amy Myer

Planning Officer- Arun District Council

Telephone: 01903 737776

Email: amy.myer@arun.gov.uk

PLCONSULT (CDB) 2020