

From: Amanda Scholes on behalf of Planning.Responses
Sent: 01 June 2020 09:03
To: Planning Scanning
Subject: FW: LY/4/20/PL Barn at Broomhurst Farm, Lyminster

Amanda Scholes | Receptionist, Department, Arun District Council | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 29 May 2020 15:58
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: LY/4/20/PL Barn at Broomhurst Farm, Lyminster

Please scan as additional info from agent

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Info @ Folkes Architects <[REDACTED]>
Sent: 27 May 2020 16:10
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: LY/4/20/PL Barn at Broomhurst Farm, Lyminster

Dear Anita

As discussed, I can confirm that our client partially built the previous barn that they had permission for in 2017. The barn was built one bay less (6m smaller). This was due to the ground conditions which would have raised the barn and be more prominent in the landscape.

I hope this helps to justify the need for the current barn which is required.

Kind Regards

Mark Folkes BA(Hons) BArch ARB RIBA
Architect/Director



The Old Forge, 6 Church Street, Storrington, West Sussex, RH20 4LA



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From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]
Sent: 27 May 2020 14:31
To: Info @ Folkes Architects [REDACTED]
Subject: RE: LY/4/20/PL Barn at Broomhurst Farm, Lyminster

Mark,

Is there no option to reduce the width/length of the building slightly so that tree planting can be included within the red edge? Or to move the building forward or sideways within the red edge? A reduction in size would help to address our concerns and those of the Parish.

Regards

Anita

Anita Gardner | Principal Planner, Directorate of Place, [Arun District Council](http://www.arun.gov.uk) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Info @ Folkes Architects [REDACTED]
Sent: 27 May 2020 09:15
To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Cc: D HARRIOTT <[REDACTED]>
Subject: RE: LY/4/20/PL Barn at Broomhurst Farm, Lyminster

Hi Anita

We need to position the trees outside the red line as the red line is only 2m from the building. Is this OK?.. Our client is very keen to get the building built by the end of July in order to store the harvest.

Regards
Mark

From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]
Sent: 26 May 2020 18:06
To: Info @ Folkes Architects [REDACTED]
Subject: RE: LY/4/20/PL Barn at Broomhurst Farm, Lyminster

Dear Mark,
I have reconsulted the Ecologist based on the details submitted and await her response. In the meantime I would appreciate receipt of a revised site plan indicating the provision of native planting along the south elevation of the barn.
Regards
Anita

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From: Info @ Folkes Architects [REDACTED]
Sent: 26 May 2020 14:33
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: D HARRIOTT [REDACTED]
Subject: RE: LY/4/20/PL Barn at Broomhurst Farm, Lyminster

Dear Anita

Further to our telephone conversation last week. Please find attached a photo of the site (on the left of the existing barn in the picture).

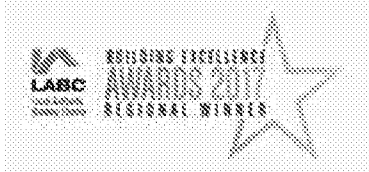
The site is currently used to graze sheep and no protected species are known to be on the site. I would be grateful if you could forward this information to the ecologist. We do not see any reason why an ecology survey should be required particularly as the land could be ploughed at any time. This information was not required during the last application in 2017 so seems unfair.

I have spoken to our client and he is agreeable to planting native species to the south of the barn. Can this be treated as a planning condition?

The barn is required this harvest at the end of July so can a decision on this be made as soon as possible please. We agree to an extension of time if required.

Kind Regards

Mark Folkes BA(Hons) BArch ARB RIBA
Architect/Director



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From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]

Sent: 20 May 2020 18:02

To: [REDACTED]

Subject: LY/4/20/PL Barn at Broomhurst Farm, Lyminster

Dear Mr Folkes,

The above application will need to be determined by Development Control Committee if recommended for approval. The next available provisional meeting date is 03-06-2020. I would therefore appreciate your agreement to an extension of time on the application until 05-06-2020 to cover this period.

I have also just seen the response from our Ecology Officer which states

" Unfortunately the Ecology Partnership Letter (24.03.2020) which has been submitted with the application only looks at the impact of proposed works on surrounding protected sites and does not make any reference to protected species which may be present on site and the impact the works would have on those species.

Prior to determination we require that an extended phase one habitat survey is undertaken on the site to determine if there is potential for protected species. If there is potential for protected species then further surveys would be required. These surveys plus any mitigation strategies required will need to be submitted as part of the planning application prior to determination."

Please can you advise whether it will be possible to provide this additional survey within the next 2 weeks? I apologise that this wasn't brought to your attention sooner.

Regards

Anita Gardner

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