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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: 02 November 2021 17:49
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: FW: Planning Consultation on: P/117/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 02/11/2021

Application ref: P/117/21/PL

Description: Construction of a new packhouse including relocation of parking area and landscaping. This site may affect the setting of a listed building and is in CIL Zone 5 (Zero Rated) as other development.

Location: Seftor Farm Pagham Road Pagham PO21 3PX

Determining Authority: Arun DC

Summary recommendation: Recommend no landscape objection to the proposals as presented under this application P/117/21/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. This site may affect the setting of a listed building. Pagham Harbour lies over 2km to the south west and is a designated SSSI. SPA and LNR.

The site is surrounded by existing packhouses and associated reservoirs to the north and west with improved grassland / arable farmland to the south and east.

South Downs National Park and ANOB to the north

Response

The site is broadly rectangular of approx. 0.75 Ha. The site slopes gently from east to west.

The NPPF para 124/127 relate to good design principles which equally apply to commercial development. The Landscape and Visual Impact Assessment has made reference to design and mitigation proposals, to conclude in no significant residual landscape or visual effects and the inclusion of native planting to reflect locally found species to enhance potential biodiversity value.

The 005 Rev 10 proposed site layout Plan makes reference to an indicative landscape zone to the south of the proposals, this is not shown in detail and will be required to be submitted plan form detailing the proposals and biodiversity net gain calculations.

A LVIA has been submitted with this application and the viewpoints would appear suitable for location.

Impact

The potential impact of the proposals would blend into the surrounding environment and existing commercial presence in this location with confirmation of the proposed landscape offer and greening to counteract this.

Mitigation/requirements

Further detail of the landscape provision for the proposals as noted within the LVIA, needs to be submitted in plan form detailing the native planting proposed. This information needs to include species type with quantities, planting densities and size at time of planting.

Recommendation/Conclusion

Recommend no landscape objection to the proposals as presented under this application P/117/21/PL, subject to submission of landscape detail above.

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning

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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 24 August 2021 11:34
To: Tree Landscape <Tree.Landscape@arun.gov.uk>
Subject: Planning Consultation on: P/117/21/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: P/117/21/PL
Registered: 24th August 2021
Site Address: Sefter Farm Pagham Road Pagham PO21 3PX
Grid Reference: 489092 99743
Description of Works: Construction of a new packhouse including relocation of parking area and landscaping. This site may affect the setting of a listed building and is in CIL Zone 5 (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 23rd September 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

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONSULT (ODS) 2020