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Sent: 05 May 2021 16:52
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Planning Consultation on: P/38/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 05/05/2021

Application ref: P/38/21/PL

Description: Extension to existing agricultural barn. This site may affect the setting of a listed building & is in CIL Zone 5 (Zero Rated) as other development

Location: Little Sefter Farm Pagham Road Pagham

Determining Authority: Arun DC

Summary recommendation: Recommend no landscape objection to the proposals, however landscape mitigation required and to be conditioned with any decision

Comments

Relevant landscape designations:

These proposals are for extension to an existing agricultural barn.

This site may affect the setting of a listed building.

Response

These proposals are for extension to existing, however the extension is at a scale that it would be visible from the road and surrounds and will require landscape mitigation to be implemented.

The existing and proposed site block plan and floor plan and elevations 002 Rev 04 dwg has shown indicative planting however this has not been shown in detail which would need to be submitted in plan form to clearly show planting species, actual quantities, planting densities and size at time of planting. The

mitigation planting will need to act as a buffer to both the exiting and proposed extension and help to screen from the road. The proposed planting would need to be at a size that provides instant impact and has immediate mitigating effect.

New planning proposals will need to consider biodiversity habitat creation and net gain following construction.

Impact

The potential impact of the proposals would be noticeable on the existing road scene in this location.

Mitigation/requirements

Advise landscape screening mitigation required for these proposals to be submitted in plan form with specific detail as above.

Recommendation/Conclusion

Recommend no landscape objection to the proposals, however landscape mitigation required and to be conditioned with any decision.

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