

From: Nicola Spencer on behalf of Planning.Responses
Sent: 03 June 2025 11:30
To: Planning Scanning
Subject: FW: Planning Consultation on: P/40/25/PL

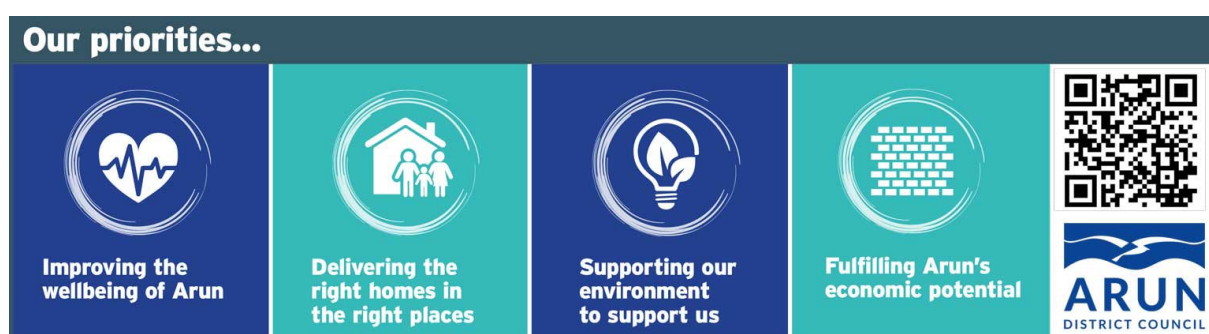
Please upload as redacted and unredacted PL- Consultations-Landscapes response

Nicola Spencer
Technical Support Manager
Planning Services

T: 01903 737945
E: nicola.spencer@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 02 June 2025 16:14
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: Planning Consultation on: P/40/25/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 02/06/2025

Application ref: P/40/25/PL

Description: Erection of warehouse extension and remodelling of existing reservoir. This application is in CIL zone 5 (zero rated) and may affect the setting of a listed building.

Location: Sefter 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/40/25/PL, subject to submission of landscape detail above.

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 proposal is for an extension to one of the existing warehouses and the remodelling of an existing reservoir. The site is currently a combination of road and yard area(all hardstanding) along with the man-made bank to the reservoir.

The extension would be located to the south of the existing building, causing little landscape impact on the surroundings or existing setting.

The NPPF para 124/127 relate to good design principles which equally apply to commercial development. The Design Access and Planning Statement 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. And that the current proposals include landscaping to the remodelled reservoir banks, central also to BNG requirements and securable via condition.

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 will need 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.

ALP Policy ENV DM5 states that development schemes should seek to achieve a net gain in biodiversity. Landscape proposals would need to be submitted in detailed plan with specification in order to show the detail of the landscape proposals in accordance with the ALP policy ENV DM5 details of biodiversity net gain would be required. The Biodiversity Net Gain Design Stage Report states that the proposals represent a net gain of 0.98 Habitat units (an 18.52% uplift) and 0.36 watercourse units (a 55.79% uplift) which are above the 10% net gain requirement.

Recommendation/Conclusion

Recommend no landscape objection to the proposals as presented under this application P/40/25/PL, subject to submission of landscape detail above.

Sue Howell
Leisure and Landscape Officer
Environment and Climate Change

T: 01903 737943
E: sue.howell@arun.gov.uk

Arun District Council, Bognor Regis Town Hall,
Clarence Road, Bognor Regis, PO21 1LD

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Supporting our environment to support us



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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 25 April 2025 11:34
To: Tree Landscape <Tree.Landscape@arun.gov.uk>
Subject: Planning Consultation on: P/40/25/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/40/25/PL
Registered: 17th April 2025
Site Address: Sefter Farm Pagham Road Pagham PO21 3PX
Grid Reference: 489092 99743

Description of Works: Erection of warehouse extension and remodelling of existing reservoir. This application is in CIL zone 5 (zero rated) and may affect the setting of a listed building.

The Council have received the above application.

[Click here to view the application and documents](#) The website is updated once a day in the evening, so you may need to wait until the day after this notification to view the documents.

Should you have any comments to make, these should be sent by replying to this email by 30th May 2025 . 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

Amber Willard

Planning Officer- Arun District Council

Telephone: 01903 737942

Email: amber.willard@arun.gov.uk

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