

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>

Sign up to our newsletter [here](#)



From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 28 February 2022 15:52
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: Planning Consultation on: R/298/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 28/02/2022

Application ref: R/298/21/P

Description: Erection of a drive-thru coffee shop (Use Class E) with associated parking, service arrangement, landscaping and associated infrastructure. This application is in CIL Zone 4 (zero rated) as other development.

Location: Land at Rustington Retail Park New Road Rustington BN16 3RT

Determining Authority: Arun DC

Summary recommendation: Recommend no landscape objection to the proposals as presented under this application R/298/21/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 on Rustington Retail Park which is located on the northern periphery of Rustington. The proposed site can be reached by car or on foot using dedicated pedestrian routes.

The proposals are for the erection of a drive-thru coffee shop (Use Class E) with associated parking, service arrangement, landscaping and associated infrastructure. This application is in CIL Zone 4 (zero rated) as other development. The development would be accessed via the existing entrance and roundabout from the A259.

The existing landscape buffer to the south of the A259 forms a well established and significant visual barrier, which would limit visibility of the site from the north. It is proposed that the new development would have no negative impact on these existing landscape buffers.

The Landscape strategy and DAS have indicated that there would be the need to remove 5no existing trees to undertake the proposals. (Any proposed tree removals should be in consultation with the LPA Tree Officer) The removal of these would only be supported if mitigation planting were provided for betterment in this location. 5no trees of ornamental species are proposed as replacements as part of these works, these are show to be planted at an acceptable size.

The information shown in Landscape Plan Dwg No 210-002 Rev P2, Planting Plan Dwg No 210-201 Rev P2 and Plant Schedule 210-SCH-001 have provided information of landscaping which in general would provide and increased ornamental offer in this location. Further detail will need to be provided in plan form showing actual quantities in location for the planting mixes rather than percentage mix. Mix B and Mix C will provide ornamental addition only and due to their low growing habit will not provide screening to the development, advise that the species mix of Mix B and Mix C are amended to provide further structured planting.

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.

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.

Planting Mix B and Mix C will provide ornamental addition only due to their low growing habit and not provide structure to the development, advise that the species mix of Mix B and Mix C are amended to provide further structured planting.

Recommendation/Conclusion

Recommend no landscape objection to the proposals as presented under this application R/298/21/PL – further detail to be submitted for approval and minor amend re species advised as above.

Sue Howell

Leisure and Landscape Officer,
Greenspace + Emergency Planning

T: 01903 737943

E: sue.howell@arun.gov.uk



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

Sign up to our newsletter [here](#)



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

Sent: 07 January 2022 12:04

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

Subject: Planning Consultation on: R/298/21/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: R/298/21/PL

Registered: 6th January 2022

Site Address: Land at Rustington Retail Park New Road Rustington BN16 3RT

Grid Reference: 505779 103114

Description of Works: Erection of a drive-thru coffee shop (Use Class E) with associated parking, service arrangement, landscaping and associated infrastructure. This application is in CIL Zone 4 (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 10th February 2022 . 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

Mrs A Gardner

Planning Officer- Arun District Council

Telephone: 01903 737529

Email: Anita.Gardner@arun.gov.uk

PLCONSULT (ODS) 2020