

Davina Bowley

From: Hannah Riddle on behalf of Planning.Responses
Sent: 04 May 2022 12:22
To: Planning Scanning
Subject: FW: Planning Consultation on: R/60/22/PL

From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 03 May 2022 16:40
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: Planning Consultation on: R/60/22/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 03 May 2022

Application ref: R/60/22/PL

Description: Extension and remodelling of existing public house to form hotel with 20 No bedrooms and associated parking and landscaping. This site is in CIL Zone 4 (Zero Rated) as other development.

Location: The Windmill Inn Mill Lane Rustington BN16 3JN

Determining Authority: Arun DC

Summary recommendation: Recommend **no landscape objection** to the proposals.

Comments

Relevant landscape designations:

The site is presently an existing Public House with established surrounding carparking set of a road within an area of existing residential dwellings.

There are no physical, visual, historical or cultural links, protected landscapes, scheduled ancient monuments, conservation area or Historic Parks or Gardens associated with this site.

Response

The proposal is for the extension and remodelling of existing public house to form a 20 bedroom hotel. The nature of the existing building would support parking and the proposals would not have impact on existing green infrastructure related to the site..

Two trees adjacent to the proposed refuse store have been indicated to facilitate the proposals within the plans submitted. Any tree removals required to facilitate the proposals, would need to be in consultation with the LPA Tree Officer. In relation to the nature of the proposals and its setting then a landscape scheme will need to be detailed, be appropriate for setting, provide mitigation where appropriate, provide

screening to any new proposed building areas, but will also provide a scheme which will enhance and provide an appropriate setting for the visitors and adjacent properties.

Any scheme must take into consideration the needs of the development along with the wider viewpoints. The indicative drawings have not provided any landscape consideration, this would need to be detailed and be appropriate for use and setting.

Due to the nature of the development proposals there would be no need for POS or play contribution from this development.

A DAS and Arboricultural report and statement has been submitted with the application.

Impact

The potential impact of the proposals would be insignificant on the existing street scene. Mitigation landscaping would still be required to enhance the external setting and building into the surrounding environment with the need for onsite green infrastructure.

Mitigation/requirements

A full landscape scheme will need to be submitted for approval, or conditioned as part of any approval; detailing species choice, position, densities and size at time of planting. This should be plotted in plan and list form and in relation to the trees and vegetation to be retained so that a clear picture of the proposals can be seen. These details are required to ensure that appropriate mitigation is provided, maintaining and uncompromising the setting and ensuring that the proposals fit within the area of neighbouring properties. These will need to incorporate screening as required, adding to and enhancing the setting, benefiting the potential of the proposed developments usage.

Any considered tree removal from this site should be agreed with Arun District Councils Tree Officer. Root protection Areas (RPA) should extend into the development site and to those in neighbouring land. Before construction, a tree protection scheme must be in place for any retained trees including trees whose root protection areas fall within the construction zone from neighbouring land.

Recommendation/Conclusion

I would recommend **no landscape objection** to the proposals.

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: 23 March 2022 08:49

To: Tree Landscape <Tree.Landscape@arun.gov.uk>
Subject: Planning Consultation on: R/60/22/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/60/22/PL
Registered: 10th March 2022
Site Address: The Windmil Inn Mill Lane Rustington BN16 3JN
Grid Reference:
Description of Works: Extension and remodelling of existing public house to form hotel with 20 No bedrooms and associated parking and landscaping. This site 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 23rd April 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

