

From: Amanda Scholes on behalf of Planning.Responses
Sent: 16 December 2021 08:44
To: Planning Scanning
Subject: FW: Planning Consultation on: WA/101/21/PL

AMANDA SCHOLES
PLANNING RECEPTIONIST



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

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

Sign up to our newsletter [here](#)



From: Sue Howell >
Sent: 15 December 2021 15:52
To: Planning.Responses >
Cc: Anita Gardner >
Subject: FW: Planning Consultation on: WA/101/21/PL

Response to Planning Application

From: Arun District Council Leisure & Greenspace

Date: 15/12/2021

Application ref: WA/101/21/PL

Description: Replacement Farmhouse with Farm Office and Garage, extension of existing stable building, replacement Sand School and associated hard and soft Landscaping and replacement mixed use barn and internal trackway. This application affects the setting of a listed building and the site is in CIL Zone 3 and is CIL Liable as replacement dwelling.

Location: Goose Green Hoe Lane Walberton BN18 0LQ

Determining Authority: Arun DC

Summary recommendation: Recommend no landscape objection to the proposals within this WA/101/21/PL application.

Comments

Relevant landscape designations

This proposed development site is within an existing plot to be redeveloped.

The site lies to the south end of the Binsted settlement and is located on the east side of Hoe Lane in a predominantly rural area. The property is opposite a Grade II listed house known as 'The Thatched Cottage'

The site itself comprises the existing farmhouse, various associated outbuildings and a sand school, several paddocks and 3 existing buildings. An existing hard surfaced vehicular drive provides direct access onto Hoe Lane. The main body of the site is set back from the public highway and is well screened by existing mature trees and substantial conifer hedgerows to the North and West of the site. The site lies over the road from The Thatched Cottage (Grade II Listed) and behind established screening which provides a buffer between the site and the heritage asset.

There are no Special Protection Area (SPA), Ramsar or Site of Specific Scientific Interest associated with this site.

South Downs National Park to the north

Response

This proposal for this site is for a replacement Farmhouse with Farm Office and Garage, extension of existing stable building, replacement Sand School and associated hard and soft Landscaping and replacement mixed use barn and internal trackway. This application affects the setting of a listed building.

As this is a proposal for a small redevelopment of 1no dwelling and associated farm buildings there will be no requirement for POS or play on site. The proposals would appear to present a scheme with a well-spaced dwelling suitable for the size of the plot.

This site does not form part of any strategic allocation identified for development in ADCs adopted Local Plan 2011-2031 (July 2018) It would therefore be assumed that CIL contributions would be sought accordingly, these will need to include contributions towards playing pitches, sport, leisure, pools, halls and ancillary facilities as set out in ADC SPD Open Space, Playing Pitches, Indoor and Built Sports Facilities January 2020.

A Visual and Ecological Impact Assessment have been submitted with the application which do not appear to suggest any adverse effect of the proposal on the landscape or surrounds. The redevelopment could be seen as an improvement to existing with careful consideration of building type, material and improved green infrastructure.

There is a requirement for any scheme, in accordance with policy to be of High Quality Design, infill development should not compromise this requirement. The emerging landscape design aims should be:

- To design and implement a scheme that reflects and incorporates elements of its surroundings and enhances the atmosphere of local distinctiveness.

- To create a visually pleasing and interesting landscape for owners and visitors to the development.
- To enhance the landscape quality of the site when viewed from the surrounding area.
- To provide a planting scheme that includes native species to blend with the surrounding location, enhance biodiversity and create enhanced wildlife corridor opportunity.
- To provide a sense of flow and cohesion between the different elements of the landscape, buildings, open areas and surrounding environment.

Forming part of any decision consideration or as a minimum reserved matters a full landscape scheme should be submitted for 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 in the locale, so that a clear picture of the proposals can be seen. These details are required to assure the adjacent land setting is maintained, the setting is uncompromised and the proposals are appropriate to its setting.. The landscape scheme should maximise the biodiversity of the site with the inclusion of native species and the retention of a variety of habitats.

Any considered tree removal from this site should be agreed with Arun District Councils Tree Officer. 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. Any agreed removed trees should be mitigated for allowing for inclusion of native species for biodiversity purposes and fitting to the setting.

Impact

The existing site is well screened and views of the site are restricted to a few partial views from the site entrance and the footpath to the south of the site or towards Tortington Common. The proposed replacement dwelling, barn and stable extension will have a very limited impact compared to the existing. The potential impact of the proposals would blend into the location with the implementation of additional screening landscaping to support this. The location of this proposed development would not have impact on street scene in this location because of the access and the existing green infrastructure.

Mitigation/requirements

A full landscape scheme will need to be submitted for approval, or conditioned as part of any approval.

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.

Recommendation/Conclusion

I would recommend **no landscape objection** to the proposals, subject to the submission for approval of a detailed landscape scheme.

Sue Howell

Leisure and Landscape Officer,
Greenspace + Emergency Planning



Sign up to our newsletter [here](#)



From: Planning.Responses [REDACTED]
Sent: 04 November 2021 11:04
To: Tree Landscape [REDACTED]
Subject: Planning Consultation on: WA/101/21/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: WA/101/21/PL
Registered: 3rd November 2021
Site Address: Goose Green Hoe Lane Walberton BN18 0LQ
Grid Reference: 499305 105128
Description of Works: Replacement Farmhouse with Farm Office and Garage, extension of existing stable building, replacement Sand School and associated hard and soft Landscaping and replacement mixed use barn and internal trackway. This application affects the setting of a listed building and the site is in CIL Zone 3 and is CIL Liable as replacement dwelling.

The Council have received the above application.

[Click here to view the application details](#)

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 9th December 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://app.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 (CDS) 2020