

From: Amanda Scholes on behalf of Planning.Responses
Sent: 23 December 2020 08:08
To: Planning Scanning
Subject: FW: Planning Consultation on: WA/62/20/PL

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37736 | External: +44 (0) 1903 737500 ext 37736 | E-mail: amanda.scholes@arun.gov.uk



Visit Arun's web site at [Error! Hyperlink reference not valid.](#)



Save the environment - think before you print.

From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 22 December 2020 11:34
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: FW: Planning Consultation on: WA/62/20/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 22 December 2020

Application ref: WA/62/20/PL

Description: Lower Farm Yapton Lane Walberton BN18 0AS

Location: Construction of 5 hectares of glasshouses, a service area & a reservoir on agricultural land. This site is in CIL Zone 3 (Zero Rated) as other development.

Determining Authority: Arun DC

Summary recommendation: I would recommend **no landscape objection** to the proposals, subject to the submission for approval of the detail provided below.

Comments

Relevant landscape designations:

The proposed nursery development site lies on cultivated agricultural land adjoining an existing Farm. To the west and adjacent of the proposals are many existing horticultural sites. The site is substantially enclosed (except than to the north/north east)

There site does not sit within any conservation area with visual, historical or cultural links. This application would not affect the character or appearance of its setting.

Response

The proposed location is fitting with similar industry in this area whilst presently used as open agricultural. The site sits alongside existing connected farming and residential dwellings, but which would not be perceived to be impacted by the proposals. The chosen location has no established or protected green infrastructure within the footprint.

Impact

The potential impact of the proposals would change the nature of the site and biodiversity opportunity would be lost. Whilst the structures would be prominent in the landscape the surrounding topography is low lying. The hedge lined Yapton Lane (B2132) would offer some screening, so too the existing farm structures.

Mitigation/requirements

Onsite landscape mitigation would be required to bolster and enhance the existing and to bring back to the site additional biodiversity opportunity for that which will be lost. A planting scheme which will need to include native planting species for this rural fringe will be required and should be conditioned or provided as a reserved matter. Planting detail will need to be shown in plan form detailing species, quantities, planting densities and size at time of planting.

Recommendation/Conclusion

I would recommend **no landscape objection** to the proposals, subject to the submission for approval of the detail provided 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: 09 November 2020 11:19

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

Subject: Planning Consultation on: WA/62/20/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/62/20/PL

Registered: 5th November 2020

Site Address: Lower Farm Yapton Lane Walberton BN18 0AS

Grid Reference: 498093 104586

Description of Works: Construction of 5 hectares of glasshouses, a service area & a reservoir on agricultural land. This site is in CIL Zone 3 (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 December 2020 . You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning.

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 the the leaflet how to respond to planning applications
<https://www.arun.gov.uk/planning-application-comments> which deals with material planning considerations.

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://www.planningportal.co.uk/info/200207/appeals> 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