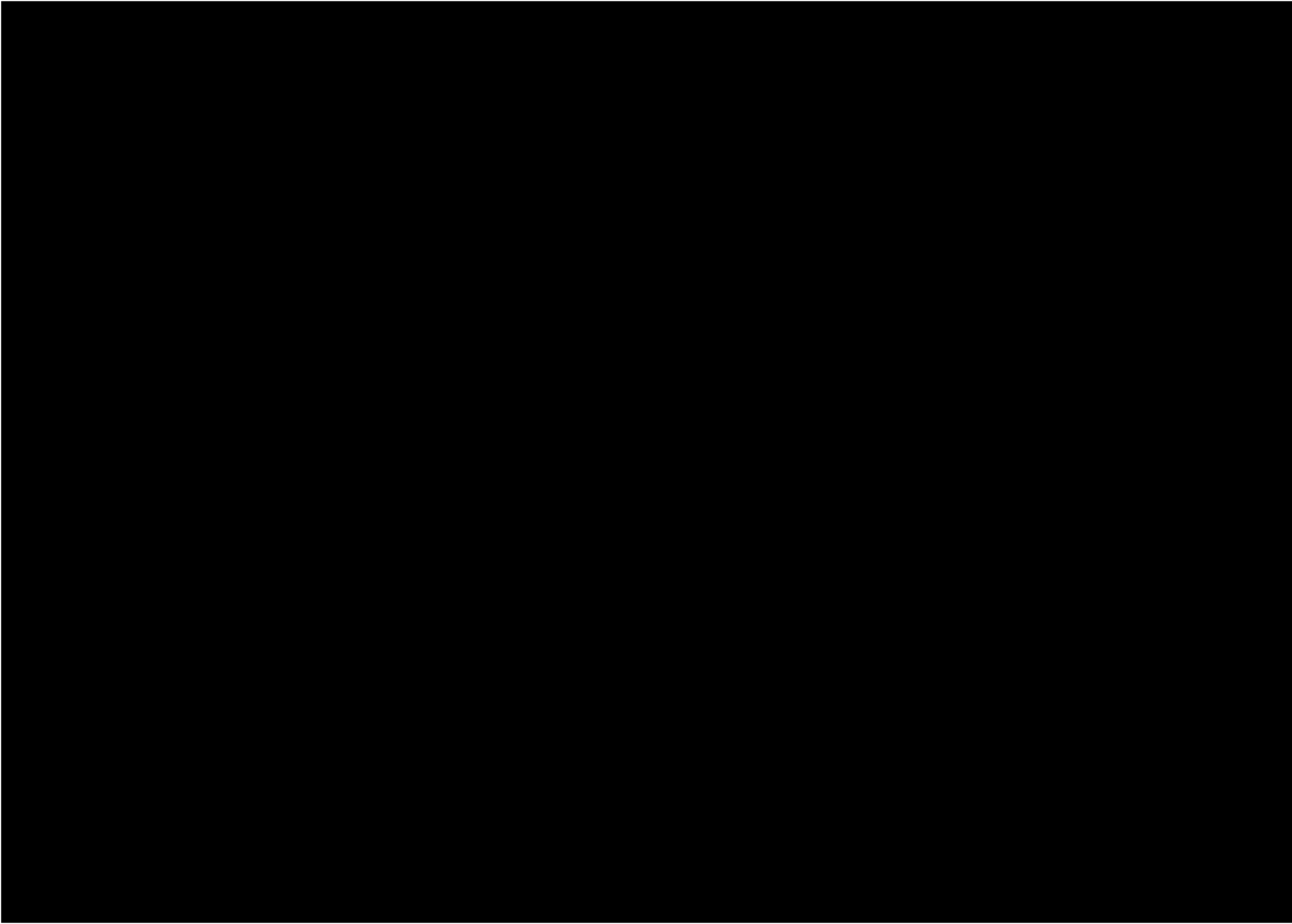




From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 30 November 2021 17:55
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Planning Consultation on: WA/98/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 30/11/2021

Application ref: WA/98/21/PL

Description: Removal of outdoor storage, including caravan and polytunnels and the erection of 7 No. units comprising of 12 offices and 3 workshops, associated parking, drainage and turning spaces (resubmission following WA/58/21/PL). This site is in CIL Zone 3 (Zero Rated) as other development.

Location: Brookview Nursery Eastergate Lane Walberton BN18 0BA

Determining Authority: Arun DC

Summary recommendation: Recommend no landscape objection to the proposals as presented under this application WA/98/21/PL subject to the submission of the landscape detail required under mitigation below.

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 a former horticultural site and is approx. 0.8Ha in size. The site is bounded to the frontage by two dwellings and to the west of the site is Haven Nurseries which has a large area of polytunnels and horticultural activity.

The site is in flood zone 1 and evidence would suggest that the locality has a history of flooding in the past. The site is generally covered in hardstanding, there are mature trees on the site.

South Downs National Park and ANOB to the north

Response

The proposal are for the removal of existing outdoor storage, including caravan and polytunnels and the erection of 7 No. units comprising of 12 offices and 3 workshops, associated parking, drainage and turning spaces (resubmission following WA/58/21/PL).

The proposals seeks the redevelopment and development of the site, involving the tidying up of the site which is currently a mix of offices, internal and external storage areas. The proposals are for the construction of 7no new offices and workshop units to replace the existing storage. The units are proposed to be traditional barn style of metal construction with cladding to improve the visual appearance.

The submitted Arboricultural Impact Assessment and Method Statement has been submitted which has indicated some minimal tree removal requirements to facilitate the works. Any proposed tree removal would need to be in agreement with the LPA Tree Officer and the proposed mitigation tree replacement detail would need to be elaborated on with a detailed plan to show clearly the landscape proposals for any tree removals and replacements to support the proposals.

The site detail has confirmed that the Walberton Biodiversity Corridor will be along the ditch line and not through the hardstanding centre of the site as indicated on some of the plans.

There has been a DAS statement submitted detailing the impact of the proposals on the landscape and therefore the impact and mitigation required. Proximity to the SDNP to the north have been considered.

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 appear to fit within the surrounds of the existing buildings with careful consideration given to the proposed building height. A detailed landscape proposal would be required to ensure the proposals blend into the surrounding environment in this location with an early implementation of the proposed landscape mitigation scheme following construction. The impact of the proposals on street scene would be negligible because of the site

position behind existing dwellings. The proposals could be seen as providing a structural visual improvement to this location.

Mitigation/requirements

A full landscape scheme will need to be submitted for approval, or conditioned as part of any approval. 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. The soft landscape proposals need to detail the actual quantities, species and size at time of planting and include additional screening as required to strengthen the boundary surrounding the proposals. Maintenance operations to be in place to ensure establishment of the proposed landscape scheme.

Recommendation/Conclusion

Recommend no landscape objection to the proposals as presented under this application WA/98/21/PL subject to the submission of the landscape detail required under mitigation above.

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning

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

Sent: 19 October 2021 14:49

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

Subject: Planning Consultation on: WA/98/21/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/98/21/PL

Registered: 19th October 2021

Site Address: Brookview Nursery Eastergate Lane Walberton BN18 0BA

Grid Reference: 496009 106070

Description of Works: Removal of outdoor storage, including caravan and polytunnels and the erection of 7 No. units comprising of 12 offices and 3 workshops, associated parking, drainage and turning spaces (resubmission following WA/58/21/PL). 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 18th November 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

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONSULT (CDB) 2020