

From: Julie Grieves on behalf of Planning.Responses
Sent: 02 April 2019 09:22
To: Planning Scanning
Subject: FW: Please find attached amendment on planning application Ref: AL/118/18/OUT

Julie Grieves - (Working days Monday, Tuesday, Thursday & Friday 9.15am-2.15pm)
| Technical Support Unit Assistant, Planning Department, Directorate of Place, Arun District Council |

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From: Sue Howell
Sent: 01 April 2019 14:53
To: Planning.Responses
Cc: Claire Potts
Subject: RE: Please find attached amendment on planning application Ref: AL/118/18/OUT

Comment from Greenspace

Public Open Space

As this is a proposal for a smaller development of up to 10 dwellings there will be no requirement for POS on site.

Landscaping

We note there is a requirement for any scheme, in accordance with policy to be of High Quality Design, the nature and usage of this 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.

The provision of landscaping for the development must be conditioned with any permission. Some indicative landscaping particularly in relation to the trees to be retained has been detailed. 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. Landscaping should be viewed in conjunction with the significant Oak trees which have been highlighted as worthy of retention and new planting proposals should work in conjunction with these. The landscape scheme should maximise the biodiversity of the site with the inclusion of native species and the retention of a variety of habitats.

Arboriculture

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. Any agreed removed trees should be mitigated for allowing for inclusion of native species for biodiversity purposes and fitting to the semi-rural setting.

Tree protection fencing requirements identified and tree protection plans submitted would need to be conditioned with any permission.

Conclusion

I would recommend no landscape objection to the plans submitted subject to the submission of further detailed plans mentioned above. Landscaping detail information should be submitted for approval or conditioned with any decision.

Sue Howell | Leisure and Landscape Officer, Greenspace, Engineering and Emergency Planning, [Arun District Council](#) | Location: Bognor Regis Town Hall, Clarence Road, Bognor Regis, West Sussex, PO21 1LD

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From: planning.responses [REDACTED]

Sent: 05 February 2019 14:34

To: parks [REDACTED]

Subject: Please find attached amendment on planning application Ref: AL/118/18/OUT

To: Parks and Landscapes

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: AL/118/18/OUT

Registered: 06-NOV-18

Site Address: Ryefields Farmhouse Oak Tree Lane Woodgate PO20 3GU

Grid Reference:

Category: Plan Applicat'n

Description of Works: Outline application with some matters reserved for the demolition of existing buildings & the erection of 10 No. dwellings comprising 1 No. three bedroom detached, 2 No. three bedroom semi detached, 4 No. four bedroom semi detached & 3 No. four bedroom detached houses with associated access & parking.

I am able to inform you that I have received an amendment to the above application dated 1st February 2019 relating to:- New plans and elevations and statements

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'comment on this application'. Please make any further comment by 7th March 2019.

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.

[Click here to make further comments](#)

The officer dealing with this application is Claire Potts who can be contacted on telephone number [REDACTED]

Thanking you in anticipation

Planning Case Officer

pmac21_email
