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8th April 2022

Claudia Kelley
knights quarter, (referred to as 'Lidsey Barn' on the plans)
sack lane
Bognor Regis
West Sussex
PO22 9PE

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: AL/18/22/PL
Site Address: Lidsey Lodge Farm Sack Lane Lidsey PO22 9PE
Description of works: Demolition of large agricultural buildings, removal of concrete yards and access, erection of 4 No 2 bed houses, 2 No 3 bed houses, 2 No 4 bed houses, gardens, access, parking, soft landscape and ecology areas (resubmission following AL/75/21/PL). This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 7th April 2022 which has been recorded as an objection with the comments as follows:

OWPC46401

Dear Sir or Madam

I note that there is not an option to "raise a concern regarding accuracy" for neighbouring properties to a development site. Therefore I am left with the option to "object" based on inaccuracies that relate to boundary hedging and trees put forward in the RJCA Chartered Architects 'Tree Protection Plan' and the Landscape Design Strategy and Site Layout and Block Plan - and any other relevant documents that reference planting / ecology for this development.

All relevant 'site layout' documents included in this application include reference to the 40M of mature 2.5M high native beech hedge and associated 'buffer' vegetation corridors, plus two mature lime trees that wrap around our property to it's northern border. Further, the beech hedge and lime trees and associated buffer vegetation including mature climbing roses, apple trees, eucalyptus, raspberry canes, evergreen rosemary and sage are referenced as fundamental to the ecology of the Lidsey Barns development site (see email comments from 'Ecology response' within the planning application).

These beech hedges - which are marcescent meaning they provide food and shelter for ecology all year round -, as well as mature climbing roses, apple trees, lime trees, 5M of raspberry canes and an evergreen eucalyptus are owned and maintained by Knights Quarter (wrongly referred to as 'Lidsey Barn' in all

documents) and they are planted on land belonging to Knights Quarter and can not be considered part of this plan in order for the 'tree protection', Landscape Design Strategy, Site Layout and Ecology Documentation to satisfactorily provide ecological support for the area of development.

Notwithstanding the applicant's confusion over the ownership of the extensive mature beech hedge, mature climbing roses, apple trees and mature trees specifically referenced in all relevant documents, it must be a condition of approval that the 'native hedge' shown on the Landscape Design Strategy - shown to 'edge' the new access drive from the development to Sack Lane, and shown clearly on the Landscape Design Strategy - will be planted using substantial 1.75M to 2M high beech or hornbeam hedging for connectivity (see Ecology Response) to Knights Quarter's existing hedging thus providing all year round ecology + leaf protection while also minimising the effect of light pollution from this new driveway and ensuring that the bats, birds and ecology currently living in and along the bank will have continued and extended refuge, food and shelter. This bank (shown on the Landscape Design Strategy and described as a 'bund') is where the new driveway will cut through and is currently densely planted with perennials including daffodils, (March - May), common mallow flowering from May to October, cow parsley (April - July), common ivy (evergreen giving year round protection), three small native trees (marked on the Tree Protection plan to be removed).

I write to request that Ms Lawrence / the planning application team acknowledge and rectify these fundamental inaccuracies to the tree protection, Landscape Design Strategy and Site Layout and Block Plan and the effect on the ecology of the development and that the new hedging marked on the Landscape design plan along the driveway is planted with 1.75m - 2M beech or hornbeam to provide connectivity.

I look forward to this being acknowledged and resolved so that the development can progress.

Kind regards

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at <https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website
<https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

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