

From: Amanda Scholes on behalf of Planning.Responses
Sent: 18 July 2018 09:58
To: Planning Scanning
Subject: FW: Planning Consultation on: AL/44/18/RES

From: Sue Howell
Sent: 17 July 2018 16:47
To: Planning.Responses
Cc: David Easton
Subject: RE: Planning Consultation on: AL/44/18/RES

Comments from Greenspace

Landscaping

Indicative planting has been illustrated within the plans DLA.1859-X-X-X-X-DR-L-01 P02 Illustrative Masterplan and further detail given within Planting Plans (Sheets 1-4) plan dwg 1859 xx DLA xx xx DR L 02/03/04/05 Rev P01. The reserved matter re landscaping was for the submission of a full landscape scheme to be submitted for approval, detailing species choice, position, densities and size at time of planting. This is required 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. These details are required to ensure that appropriate screening is provided, maintaining and uncompromising the setting and ensuring that the proposals fit within the area of neighbouring development. We note that the information contained within these drawings and within the Detailed Planting Scheme and Management Plan document is insufficient in the detail above and whilst provides a scheme which is fitting for location in species choice further detailing as above still needs to be provided.

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, employees 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.

Arboriculture

A tree survey relating to existing trees has been undertaken. The tree protection fencing identified with the tree protection plan conditioned.

The Oak trees along the north/eastern boundary edge identified for retention, must be protected during the works as they have been identified to provide good visual amenity in addition to their biodiversity importance. These trees have the potential for a long life expectancy, with potential to become a prominent feature within the landscape and are worthy of protection, with adequate

fencing according to the BS5837 (2012) Provision for fencing according to each of the trees' calculated root protection area must be erected prior to the commencement development activities.

The reserved matters conditioned as 9 and 31 under application AL/58/15/OUT **have not been met under this application AL/44/18/RES** and therefore my recommendation is that the Landscaping detailing information is still required to be submitted for approval.

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

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: [REDACTED]
Sent: 03 May 2018 14:35
To: Parks
Subject: Planning Consultation on: AL/44/18/RES

To: Parks and Landscapes

NOTIFICATION FROM ARUN DISTRICT COUNCIL
The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure)
(England) Order 2015 - Article 6
Approval of Reserved Matters Following Outline Approval
APPLICATION AL/44/18/RES
NO:

Registered: 11th April 2018
Site Address: Oldlands Farm Steyning Way Bersted PO22 9NW
Grid Reference: 494384 101415
Description of Works: Application for all reserved matters following outline consent AL/58/15/OUT (Hybrid Application) for up to 20,453 sqm of B2 general industrial floorspace together with B8 warehousing & distribution floorspace (as amended by subsequent Variation of Conditions 11, 12 & 37).

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

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

Should you have any comments to make, these should be sent by

replying to this email
by 07-JUN-18.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

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.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

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 as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Mr D Easton who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email
