



From: Sue Howell
Sent: 07 January 2016 16:47
To: Planning.Responses
Cc: Neil Crowther
Subject: RE: Please find attached amendment on planning application Ref: AL/58/15/OUT

Comments from Greenspace are:

Landscaping

The provision of landscaping for the development must be conditioned with any permission. Some indicative planting has been illustrated with the plans DLA.1643.L003.02 B2 Illustrative Masterplan and DLA.1643.L003.03 B2/B8 Illustrative Masterplan provided this must for a condition on any reserve matters application. 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 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 there is a requirement for any scheme, in accordance with policy 'Site 6' 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 must be conditioned with any permission.

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.

Biodiversity / Ecology

The recommendations contained within the habitat survey report must be included within the conditions of any planning approval.

Clearing of remaining vegetation must not be carried out during the bird nesting season.

A reptile survey is carried out prior to works commencing on site.

Vegetation where detailed for retention to and boundaries is retained – this is noted as recommended under tree protection.

Bat and bird boxes are provided to enhance the ecological potential of the site and mitigate for any loss of vegetation.

Sue Howell | Leisure and Landscape Officer, Greenspace, Engineering and Emergency Planning, Arun District Council | Location: Bognor
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Save the environment - think before you print.

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 09 December 2015 15:03

To: Parks

Subject: Please find attached amendment on planning application Ref: AL/58/15/OUT

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION AL/58/15/OUT

NO:

Registered: 04-JUN-15

Site Address: Oldlands Farm Steyning Way Bersted PO22
9NW

Grid Reference:

Category: Plan Applicat'n

Description of Works: Hybrid Application 1: Full planning application for earth works to facilitate flood compensation area
2: Outline application (all matters reserved) for up to 20,453 sq m of B2 General Industrial Floorspace together with B8 warehousing & distribution floorspace.

I am able to inform you that I have received an amendment to the above application dated 3rd December 2015 relating to:- Amended description

[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 January 2016.

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 Mr N Crowther who can be contacted on telephone number 01903 737500 Ext 37839.

Thanking you in anticipation

Planning Case Officer

pmac21_email
