





From: Rachel Alderson <Rachel.Alderson@arun.gov.uk>

Sent: 12 September 2019 18:25

To: Simon Davis <Simon.Davis@arun.gov.uk>

Cc: Eamonn Prenter 

Subject: Nyton Stables AL/60/19/DOC

Simon – please find my comments below on the most recent landscape plan:

The proposed planting plan submitted follows the approval granted under AL/107/18/PL. My comments at that time sought clarity on the planting sizes of the standard trees. Previous information submitted stated that the deciduous trees would be extra heavy standards, 4-5m high when planted, with some identified as being of 18-20cm in girth. On the new plan the deciduous trees are now proposed to all be 10-12cm, a size reduction which will have a lesser impact when planted.

I had originally understood that there would be hedge planting included on the northern boundary. This together with the row of previously planted trees and the row of proposed trees would provide a good screening solution in the long term. My approval of the former plan was based on this interpretation. Having now reviewed colour versions of both plans I note that it is only proposed to plant one row of trees. Hedgerows with trees planted within them however are characteristic of the landscape in the area and a combination of hedge and tree planting is required to provide the best screening outcome on the northern boundary. The height of the trees is important in early years to filter views, but the density of the hedgerow planting is essential to screen at a lower level as the trees mature. I would therefore expect to see hedgerow planting included along the northern boundary in the areas where there is little vegetation.

I am aware that the applicant intends to provide additional planting along the west end of the northern boundary, adjacent to the public footpath. This needs to be shown on the landscape plan so there is a clear record of that intention. Some of the formerly planted trees have failed in a number of locations and must therefore be replanted. Please can it be indicated on plan where these are to be added. I also reiterate that any planting must be well maintained in order to achieve a successful scheme.

In conclusion, a revised plan needs to be submitted which;

- includes native hedge planting on the north boundary
- increases the planting size of the standard trees
- identifies where failed trees will be replaced
- shows the intended planting which will screen views from the public footpath

A further point to note is that views of the site from nearby residents are more pronounced at the west end of the site than at the eastern end of the site. This is because the ground levels slope away to the west and the boundary fencing follows this contour. While this falls outside the remit of landscape planting the installation of a taller fence at the west end of the site would help provide further screening. I understand however that this would need to be the subject of a separate planning application.

Regards
Rachel

Rachel Alderson | Principal Landscape & Project Officer,
Greenspace & Emergency Planning,
Arun District Council | Location: 2nd Floor, Bognor Regis Town Hall, Clarence Road, Bognor Regis, PO21 1LD
Internal: 37946 | External: +44 (0) 1903 737946 | E-mail: rachel.alderson@arun.gov.uk

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



Save the environment - think before you print.