



From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 02 December 2019 15:00
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: RE: Planning Consultation on: AL/75/19/PL

Comment from Greenspace

The proposals put forward in this application are now for the construction of eight dwellings to the land surrounding The Old Cottage and Bridge Cottage, where previous application had sought much higher density. Some entrance way improvements will be necessary with this proposal but limited landscape impact on this street scene. There would be loss of vegetation in the form of trees and shrubs within this development and ADC's Tree officer has been consulted and commented re retention and recommendations on this.

As this is now a proposal for a much smaller development then open space on site or play will not now be a requirement. Development of any kind however should consider greening for mitigation and to add to the proposal and to enhance the setting. Indicative landscaping has been shown, for this development, further landscape detail should be provided forming a scheme that will maximise the biodiversity of the site with the inclusion of mixed ornamental and native species for the creation of a variety of habitats. The landscape proposals will need to provide a robust and suitable planting scheme and be shown in plan form detailing species choice, quantities, planting densities and size at time of planting.

The layout now proposed would appear to be a stand alone and contained development with no connectivity to the surrounding area (pathways connectivity was previously shown in this location) I would voice my concern that this development is located on the bend of a very busy road without scope for safe pedestrian/cycle access, therefore containing the site limits access to vehicular only.

Adjacent and within site trees associated with this location and offsite that may have roots within the development have received previous consultation advice and should be subject to tree protection measures.

I conclude no landscape objection to the proposals contained in AL/75/19/PL and would recommend that if approved, an early implementation of any new planted areas are to be undertaken within the first season post completion.

From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>
Sent: 06 September 2019 11:52
To: parks <parks@arun.gov.uk>
Subject: Planning Consultation on: AL/75/19/PL

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

APPLICATION NO: AL/75/19/PL

Registered: 5th September
2019

Site Address: Bridge Cottage Lidsey Road Bognor Regis PO22 9PH

Grid Reference: 493890 103174

Description of Works: Construction of 8 no. dwellings, alterations to access and associated works - This is a Departure from the Development Plan

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 10-OCT-19.

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 S Davis who can be contacted on telephone number 01903 737874.

Regards
Planning Officer

consultee_email