



From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 04 August 2021 12:57
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Claire Potts <Claire.Potts@arun.gov.uk>; Brenda Louisy-Johnson <Brenda.Louisy-Johnson@arun.gov.uk>
Subject: FW: Planning Consultation on: AL/87/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 04 August 2021

Application ref: AL/87/21/PL

Description: Erection of a warehouse (Use Class B8) with ancillary office, associated vehicle parking, van storage, plant, ancillary structures, lighting landscaping and infrastructure works including earthworks to facilitate flood compensation area. This site may affect listed buildings, may affect the character & appearance of the Shripney Conservation Area, is a Departure from the Development Plan, affects a Right of way & is in CIL Zone SP3 (Zero Rated) as other development.

Location: Oldlands Farm Newlands Road Bognor Regis PO22 9FJ

Determining Authority: Arun DC

Summary recommendation: I would recommend **no landscape objection** to the landscape proposals submitted in this application AL/87/21/PL.

Comments

Relevant landscape designations:

The site is mostly clear grassland. abutting commercial development, roadways and railway line. This parcel of land sits at a prominent road entrance into Bersted and Bognor Regis. There are no physical, visual, historical or cultural links, protected landscapes, scheduled ancient monuments, listed buildings, conservation area or Historic Parks or Gardens associated with this site. Immediately to the north of the site is BRNRR South Downs National Park to the north

Response

The influence of the site upon the wider character area is restricted through low lying topography and limited intervening vegetation. It sits on the rural fringe of Bognor Regis in an area of existing commercial development.

The proposals for the erection of a warehouse (Use Class B8) with ancillary office, associated vehicle parking, van storage, plant, ancillary structures, lighting landscaping and infrastructure works including earthworks to facilitate flood compensation area may affect listed buildings and the character and appearance of the Shripney Conservation Area.

The NPPF para 124/127 relate to good design principles which equally apply to commercial development. The Landscape proposals in Landscape Planting Plan 05-991-701 and Landscape Strategy Plan 05-991-300-Rev A has proposed a scheme with suitable tree and shrub species for location and purpose. The mix indicated has provided good cover with predominantly native trees and shrubs to the periphery and building surrounds. Both the shrub/transplant Native shrub mix 1 and 2 have indicated planting at a good size at time of planting (Native mix 2 at a 1.6-1.8m size at time of planting) which is encouraging to see and will provide instant maturity to the scheme.

I would request that the drawings above be amended for clarity as follows: The tree stock indicated as 18-20cm girth is a nursery stock BS3936 Semi Mature tree classification and not a Select Standard as shown. Please request dwg amend to show these trees (where 1.8-20 girth) as Semi Mature trees and not Select Standards as intended.

The scheme has shown grass seed mix as meadow grass in drifts with amenity grass and marginal seed mix to the swales which are suitable for location and will aid in biodiversity habitat formation.

Impact

The potential impact of the proposals whilst significant on the location will be blended into the surrounding environment with the landscape proposals submitted. These are significant structures in the landscape and whilst the landscape offer will go some way to mitigate these, the scheme will take several years to be fully realised.

Mitigation/requirements

The landscape mitigation to counteract and blend the proposals into the environment would seem appropriate for location and will be required to be implemented in the earliest opportunity post development.

All areas should be considered and their connection for biodiversity and habitat explored. Trees specified should be at a size which allows instant impact, but which will establish and mature as the site develops.

The proposed landscaping will require a robust maintenance scheme to promote establishment, where the impact of the proposals will diminish over time as it establishes.

In line with Policy ENV DM5 of the Arun District Local Plan information on Biodiversity Net Gain will need to be provided. Further information would be required demonstrating what will be included within the scheme and what level of net gain will be created from this.

Recommendation/Conclusion

I would recommend **no landscape objection** to the landscape proposals submitted in this application AL/87/21/PL.

Sue Howell

Leisure and Landscape Officer,



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 01 July 2021 16:26

To: Tree Landscape <Tree.Landscape@arun.gov.uk>

Subject: Planning Consultation on: AL/87/21/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/87/21/PL

Registered: 29th June 2021

Site Address: Oldlands Farm Newlands Road Bognor Regis PO22 9FJ

Grid Reference: 494569 101824

Description of Works: Erection of a warehouse (Use Class B8) with ancillary office, associated vehicle parking, van storage, plant, ancillary structures, lighting landscaping and infrastructure works including earthworks to facilitate flood compensation area. This site may affect listed buildings, may affect the character & appearance of the Shripney Conservation Area, is a Departure from the Development Plan, affects a Right of way & is in CIL Zone SP3 (Zero Rated) as other development.

The Council have received the above application.

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

Should you have any comments to make, these should be sent by replying to this email by 5th August 2021 . You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning.

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 <https://www.arun.gov.uk/development-plan> as can the the leaflet how to respond to planning applications <https://www.arun.gov.uk/planning-application-comments> which deals with material planning considerations.

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.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://www.planningportal.co.uk/info/200207/appeals> but they will protect personal details.

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

Yours sincerely

Claire Potts

Planning Officer- Arun District Council

Telephone: 01903 737698

Email: claire.potts@arun.gov.uk

PLCONSULT (ODS) 2020