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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 28 October 2021 11:53
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Claire Potts <Claire.Potts@arun.gov.uk>
Subject: Planning Consultation on: AL/87/21/PL - revised comments

Response to Planning Application

From: Arun District Council Greenspace

Date: 28 October 2021- Revised comments

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 Shipney 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 – Revised Consultation Comments 28/10/2021

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.

The landscape Planting Plan 05-991-701-REV E has been amended as requested for clarity this now shows as intended the tree stock indicated as 18-20cm girth is a nursery stock BS3936 Semi Mature Tree classification. Detail amended to show these trees (where 18-20 girth) as Semi Mature trees and not Select Standards as previous iteration.

There has now been submitted a comprehensive LVIA report September 2021 which informs the baseline, setting, context and proposals.

Within the landscape scheme there has now been the inclusion of 1300m² of Green Wall located on the north eastern and part of the western façade of the van deck car park – detail of maintenance requirement requires that 95% of this is live at all times and replacement undertaken of any dead that falls below this criteria, this will be imperative if the Net Gains indicated are to be sustained.

Biodiversity net Gains have been shown as 11% which just meets the 10% addition minimum requirement (assumed Matrix 03 used for calculations)

Ecological Appraisal Sept 2021 20-1543.09 now submitted.

Maintenance – Landscape management Plan 05-991 Sept 2021 - Defects period has been indicated as 60 months from practical completion. The maintenance schedule states that *'All dead shrubs and plants shall be removed. The maintenance Company may instruct to supply and plant new plant material in accordance with the planting specification'* Tree and shrub replacements to establishment must be an intrinsic part of the maintenance regime and also for the Biodiversity Net Gain figures not to fall below those indicated.

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. The inclusion of green wall to the van deck will assist in Biodiversity Net Gain targets.

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. Tree and shrub replacement as required will need to be undertaken in order for the site to establish as perceived and for Net Gain targets to be upheld.

In line with Policy ENV DM5 of the Arun District Local Plan information on Biodiversity Net Gain detail have been provided. Further information has been submitted 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,
Greenspace + Emergency Planning

T: 01903 737643

E: sue.howell@arun.gov.uk



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www.arun.gov.uk



From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 01 July 2021 16:26

To: Tree Landscape [REDACTED]

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 (COB) 2020