

STORE PROPERTY

STORE PROPERTY INVESTMENTS LTD

FARR HOUSE · 4 NEW PARK ROAD · CHICHESTER · WEST SUSSEX · PO19 7XA

30th October 2015

Mr I Mohammed
Planning Department
Arun District Council
Arun Civic Centre
1 Maltravers Road
Littlehampton
BN17 5LF

Dear Mr Mohammed

Ref: A/131/15/RES – Land South of A259 and West of Mill Lane, Rustington; Parish of Angmering

We note the comments made by ADC Parks and Landscapes on 22 October 2015, and Angmering District Council on 23rd October 2015 and have consequently given our Landscaping proposals further consideration.

Since the 2013 outline application the design of the Manor Retail Park scheme has progressed and the current Reserved Matters application now takes account of the detailed retail unit design together with the constraints of the site.

Along the road frontage with the A259, common alders (*Alnus glutinosa*) have been proposed as they provide an attractive frontage with a light and structured canopy. Angmering District Council have observed that we could provide more of these species along the western frontage of the A259 and also the Western boundary of the site, and having considered this further we agree and have consequently shown additional numbers of these species. This will result in a total of 10 *Alnus glutinosa* equally spaced along the road frontage with an additional 4 to be planted within the western landscaping area, providing a total of 14 of these species rather than 9 as originally proposed.

ADC parks and landscapes have expressed concern that the revised landscaping scheme is considerably more sparse particularly on the road frontage and rear areas. The introduction of the additional *Alnus glutinosa* will improve the road frontage and create an attractive frontage to the site.

Landscaping opportunities to the rear of the site are constrained by the proximity to the railway. Network Rail require us to maintain a 3m casting way zone which must be clear of trees in order to protect Network Rail infrastructure so we will not be able to provide the trees shown on the indicative 2013 Outline proposal drawings. Our current scheme therefore proposes that this area is planted with wildflower mix which will create a biodiverse and attractive rear boundary.

We note that ADC are also concerned about the number of trees currently proposed overall and as such as well as the additional trees to the northern boundary, we have now significantly increased the number of proposed trees within the western planting area too. These will create an attractive and pleasant environment and additional wildlife habitat. The revised proposal will provide one new tree for each valued tree lost. Native species have been chosen for their biodiversity and wildlife value.

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We believe the comments raised by both ADC and Angmering PC have provided us with the opportunity to review and enhance our landscape proposals and we hope they are now able to support the scheme in its revised form.

Yours sincerely,


S F Wickens
Director