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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 22 September 2021 16:03
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: FW: Planning Consultation on: A/157/21/DOC

Response to Planning Application

From: Arun District Council Greenspace

Date: 22/09/2021

Application ref: A/157/21/DOC

Description: Approval of details reserved by condition imposed under A/125/13/ relating to condition 17-landscape scheme

Location: Chandlers BMW Worthing Manor Retail Park Rustington BN163FH

Determining Authority: Arun DC

Summary recommendation: Recommendation to not approve the details reserved by condition imposed under A/125/13/ relating to condition 17-landscape scheme until a suitable landscape scheme has been approved and time frame for its implementation agreed.

Comments

Response

This is an existing and established site with fully operational commercial activity in place.

The site is stark and very evidently devoid of any meaningful landscaping to its surrounds. The landscaping in place consists largely of low growing and groundcover planting and does nothing to enhance or soften the appearance of the building or the carparking and hard standing areas surrounding the building.

This site forms part of a wider development scheme with food and non-food retail adjacent, which was subject to the same requirements and have provided landscaping which provides tree planting with some intermittent screening and a softening to the buildings presence. The BMW site has failed to follow the same format in its execution to date or in the plans submitted under this application.

I draw your attention to the original planning application A/125/13 when approval was given and to the detail approved under submitted plans Superseded 05/02/2014 Site Block Plan L(00) 103 Rev G and Store 18832 14D Substitution 05/02/2014 which provided Landscape detail which included a substantial landscape scheme with planting and trees shown within the car park areas indicating 41no trees sizes 14-16 and 16-18 cm girth to the northern aspect road frontage of the site with a substantial planting proposal to the rear of the building which indicated 24no trees in this area.

The landscape proposals now submitted are contradictory to those previously submitted and now show the bare minimum of a ground cover planting scheme with little variation or biodiversity habitat potential. The scheme submitted does not propose any trees to the frontage and only 6no Standard Birch 8-10cm girth to the rear.

The plans submitted do not show adequate detail within the submitted plans. The scheme submitted has failed to follow that which was previously proposed and failed to address the mitigation for trees removed on this site.

Recommendation/Conclusion

The scheme submitted under this application in dwgs Planting Plan 1 of 2 PL36L01 REV PR0 and Planting Plan 2 of 2 PL36L02 REV PR0 and in contradiction to the detail shown under Landscape Proposals Store 18832 14A dwg has detailed a very poor and inadequate Landscape scheme for this site and location. A scheme needs to be proposed which is representative of the detail which was provided within the approved application and which enhances and softens the site in keeping with the adjacent scheme to the west of this site.

The proposals need to take into account that the tree sizes need to be specified at a size which represents the loss of growth potential since the building was completed ie at an EHS Extra heavy size specification. The proposed landscaping needs to be given suitable ground conditions and planting medium to allow them to establish and thrive and adequate maintenance provision to achieve this.

Recommendation to not approve the details reserved by condition imposed under A/125/13/ relating to condition 17-landscape scheme until a suitable landscape scheme has been approved and time frame for its implementation agreed.

Sue Howell

Leisure and Landscape Officer,
Greenspace + Emergency Planning

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

Sent: 20 August 2021 15:50

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

Subject: Planning Consultation on: A/157/21/DOC

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: A/157/21/DOC

Registered: 20th August 2021

Site Address: Chandlers BMW Worthing Manor Retail Park Rustington BN163FH

Description of Works: Approval of details reserved by condition imposed under A/125/13/ relating to condition 17-landscape scheme.

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application](#)

Should you wish to make any comments click on the link www.arun.gov.uk/planning and click into ?Enter Comment? or if this is not possible email your response to planning.responses@arun.gov.uk by **4th September 2021**.

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.

Yours sincerely

Michael Eastham

Planning Case Officer- Arun District Council

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Email: michael.eastham@arun.gov.uk

PLCONDOC (008) 2020