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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 18 November 2021 13:05
To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: Planning Consultation on: A/234/21/DOC

Response to Planning Application

From: Arun District Council Greenspace

Date: 18/11/2021

Application ref: A/234/21/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 **with particular emphasis on the tree proposals and specification** has been approved and time frame for implementation agreed.

Comments

Response

This is an existing and established site with fully operational commercial activity in place. This application is a resubmission of the withdrawn A/157/21/DOC

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to the original planning application A/125/13 when approval was given and to the detail approved under submitted plans Superseded 05/02/2014 Site Block Plan L(00) 103 Rev G and Store 18832 14D Substitution 05/02/2014 which provided Landscape detail which included a substantial landscape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 revised landscape proposals now submitted under this application A/234/21/DOC I would comment as follows.

Landscape Re-Planting Dwg No STORE18832 20 Sheet 1 and Re-Planting Dwg No STORE18832 20 Sheet 2 has now indicated a total of 10no trees to the north and western aspects of the building frontage. Only 5no size 14-16cm girth to the frontage with 3no 14-16 to the western area and 2no further size 6-8 cm girth to the eastern frontage.

These specified trees are still inadequate in quantity, location and specified size and have failed to address the proposed outline scheme previously submitted and still fails to address the mitigation for trees removed and the screening requirement on this section of the development parcel.

44no *Ligustrum ovalifolium* are also listed under trees for this frontage area, these are misleading as these are not trees (in any screening sense) but hedging proposed at an install and maintenance height of 1.2m and which will do nothing to add softening or screening to this frontage and minimal biodiversity benefit to this location.

The large hardstanding vehicle parking areas have not received any landscape consideration or proposal (devoid of any tree planting proposals) and which still contradicts that shown at outline.

The previous application A/157/21/DOC indicated minimal and inadequate tree planting (6no std Birch 10-12cm) also to the rear of the building these appear to have now been omitted entirely from these proposals, this area also needs to be addressed and included within the proposal for the site.

Areas of existing groundcover mono block shrub planting along the site frontage have been proposed for removal and the introduction of a wider variety of shrub species introduced is seen as an improvement, however these still remain largely low growing species which again whilst improving biodiversity habitat will not add to the screening or softening of the building. The introduction of mid height shrubs and shrubby tree species need to be provided particularly along the western access road section.

Recommendation/Conclusion

The revised scheme re-submitted under this application A/234/21/DOC in Re-Planting Dwg No STORE18832 20 Sheet 1 and Re-Planting Dwg No STORE18832 20 Sheet 2 remains in contradiction to the detail shown under Landscape Proposals Store 18832 14A dwg and still proposes a poor and inadequate landscape scheme for this site and location. This is particularly in reference to the inadequate proposed tree planting proposals which still fail to represent the detail which was provided within the approved application and which still fail to enhance and soften the site, fitting the location and in keeping with the adjacent scheme to the west of this site.

These revised proposals have provided insufficient trees in quantity and specification and have failed 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 exceeding the EHS Extra heavy size specification.

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 with particular emphasis on the tree proposals and specification has been approved and time frame for implementation agreed.

Sue Howell

Leisure and Landscape Officer,
Greenspace + Emergency Planning

T: 01903 737943

E: sue.howell@arun.gov.uk



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www.arun.gov.uk



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

Sent: 20 August 2021 15:50

To: Tree Landscape [REDACTED]

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

Telephone: 01903 737772

Email: michael.eastham@arun.gov.uk

PLCOND00 (ODS) 2020