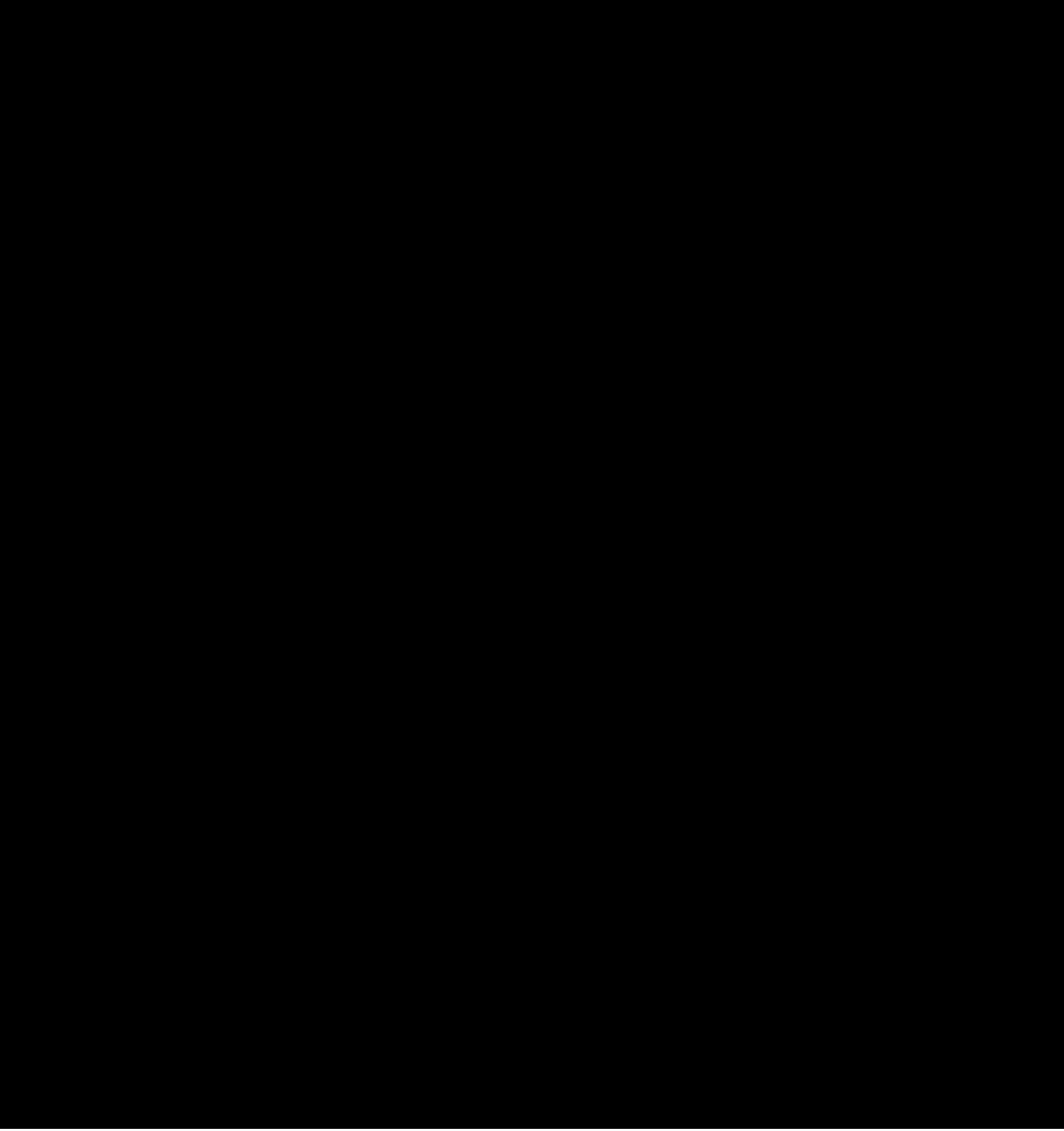




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**From:** Sue Howell <[Sue.Howell@arun.gov.uk](mailto:Sue.Howell@arun.gov.uk)>  
**Sent:** 25 November 2021 16:56  
**To:** Michael Eastham <[Michael.Eastham@arun.gov.uk](mailto:Michael.Eastham@arun.gov.uk)>  
**Subject:** Planning Consultation on: A/234/21/DOC

## **Response to Planning Application**

**From:** Arun District Council Greenspace

**Date:** 25/11/2021

**Application ref:** A/234/21/DOC

**Description:** Approval of details reserved by condition imposed under hybrid application A/125/13/ relating to Full Condition No 17 - landscaping scheme.

**Location:** Chandlers BMW Worthing Manor Retail Park Rustington BN163FH

**Determining Authority:** Arun DC

**Summary recommendation:** **Recommendation to approve** the details reserved by condition imposed under A/234/21/DOC relating to condition 17-landscape scheme with appropriate time frame for implementation, establishment maintenance and replacement commitments agreed.

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## 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 This application is a resubmission of the withdrawn A/157/21/DOC.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.

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to the original planning application A/125/13 when approval was given and to the detail approved under submitted plans Superseded 05/02/2014 Site Block Plan L(00) 103 Rev G and Store 18832 14D Substitution 05/02/2014 which provided Landscape detail which included a substantial landscape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 trees sizes 14-16 and 16-18 cm girth to the northern aspect road frontage of the site with a substantial planting proposal also to the rear of the building.

The revised landscape proposals now submitted under this application A/234/21/DOC I would comment as follows.

Landscape Re-Planting Dwg No STORE18832 30 Sheet 1 Rev A, Re-Planting Dwg No STORE18832 30 Sheet 2 Rev A and Re-Planting Dwg No STORE18832 30 Sheet 3 Rev A has proposed a suitable landscape scheme with now includes an enhanced shrub planting proposal and a good selection of mixed native and ornamental trees to the building.

The proposed landscape scheme now proposes the removal of some of the mono culture planting blocks and the incorporation of a planting scheme providing a broader shrub selection of varied species and heights. The proposed tree planting proposals are now adequate in quantity, location and specified size and now address the proposed outline scheme previously submitted addressing mitigation for trees removed and the screening requirement in this section of the development parcel. The incorporation of 35no new trees of considered height (inc. 14-16cm girth and 16-18cm girth) will be a welcome addition to this site adding biodiversity habitat opportunity in this location and will provide valuable softening to the building whilst still affording views into the site and will only add to the aesthetics as they establish.

44no Ligustrum ovalifolium for this frontage area, whilst not beneficial from a screening point of view will provide a green backdrop to the adjacent planting and hardstanding areas.

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 this has now been addressed under this application A/234/21/DOC proposing mixed tree planting also to the rear southern side of the building as required.

### Recommendation/Conclusion

The revised scheme re-submitted under this application A/234/21/DOC in Re-Planting Dwg No STORE18832 30 Sheet 1 Rev A, Re-Planting Dwg No STORE18832 30 Sheet 2 Rev A and Re-Planting Dwg No STORE18832 30 Sheet 3 Rev A addresses the detail shown under Landscape Proposals Store 18832 14A dwg and now proposes an adequate landscape scheme for this site and location and in keeping with the adjacent scheme to the west of this site.

These revised proposals are recommended to be implemented within the planting season October-March inc and receive suitable maintenance to ensure their establishment. Any trees and shrubs within these proposals which fail to establish and thrive within 12 months of planting must be replaced on a like for like basis with trees and shrubs of the same species at the specified height

**Recommendation to approve** the details reserved by condition imposed under A/234/21/DOC relating to condition 17-landscape scheme with appropriate time frame for implementation, establishment maintenance and replacement commitments agreed.

**Sue Howell**  
Leisure and Landscape Officer,  
Greenspace + Emergency Planning

T: 01903 737943  
E: [sue.howell@arun.gov.uk](mailto:sue.howell@arun.gov.uk)



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF  
[www.arun.gov.uk](http://www.arun.gov.uk)

Sign up to our newsletter [here](#)



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**From:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>

**Sent:** 11 November 2021 12:19

**To:** Tree Landscape <[Tree.Landscape@arun.gov.uk](mailto:Tree.Landscape@arun.gov.uk)>

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

To: **Parks and Landscapes**

**NOTIFICATION FROM ARUN DISTRICT COUNCIL**

**TOWN AND COUNTRY PLANNING ACT 1990**

**Application No:** **A/234/21/DOC**

**Registered:** 9th November 2021  
**Site Address:** Chandlers BMW Worthing Manor Retail Park Rustington Littlehampton  
BN163FH  
**Description of Works:** Approval of details reserved by condition imposed under hybrid application  
A/125/13/ relating to Full Condition No 17 - landscaping 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](http://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](mailto:planning_responses@arun.gov.uk) by **25th November 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](mailto:michael.eastham@arun.gov.uk)

PLCOND00 (008) 2020