

From: Sue Howell
Sent: 21 April 2015 17:11
To: Planning.Responses
Cc: Neil Crowther
Subject: RE: Planning Consultation on: A/23/15/OUT

Comments from Greenspace:

Landscape drawings 1117-P-11 Rev C and KL.264.001 Rev C show indicative schemes, which whilst show a comprehensive mix are only an indicative layout. Plans would be required that detail a full landscape scheme submitted for approval. These would need to detail species choice, position, densities and size at time of planting. These should be plotted in plan and list form and in relation to the trees and vegetation to be retained so that a clear picture of the proposals can be seen. These details are required to ensure that appropriate screening is provided, maintaining and uncompromising the setting and ensuring that the proposals fit within the area of neighbouring development and properties and neighbouring South Downs National Park, whilst benefiting the potential of the proposed developments usage.

Trees within the site boundary may provide significant aesthetic impact and screening to this location. Any trees in particular along the boundaries, and which provide screening of the road and railway line and also which adjoin neighbouring development could provide potential valuable screening and should be protected and retained. Any considered tree works within the site should be agreed with Arun District Councils Tree Officer. Root protection Areas (RPA) from the tree cover to the North and group planting to the South of the site should extend into the development site. Before construction, a tree protection scheme must be in place for these adjacent trees whose root protection areas fall within the construction zone from neighbouring land. This would be required for both construction and heavy vehicle movements for deliveries. This should be in accordance with BS 5837:2012 'Trees in relation to construction'

Long term management of the developing landscape would need to be considered. The landscape scheme should maximise the biodiversity of the site with the inclusion of native species and the retention of a variety of habitats.

I would recommend that the above detail is submitted for approval prior to any consent or included as a condition of approval.

Sue Howell | Leisure and Landscape Officer, Greenspace, Engineering and Emergency Planning, Arun District Council | Location: Bognor Regis Town Hall, Clarence Road, Bognor Regis, West Sussex, PO21 1LD
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Save the environment - think before you print.

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 23 March 2015 09:04
To: Parks
Subject: Planning Consultation on: A/23/15/OUT

To: Parks and Landscapes

**NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure)
(England) Order 2010 (as amended) - Article 4**

Outline Consent

APPLICATION **A/23/15/OUT**

NO:

Registered: 17th March
 2015

Site Address: Land south of New Road (A259) and East of
 Brook Lane Angmering N/A

Grid Reference: 505229 103406

Description of Works: Hybrid application - Full Planning Permission for a retail unit (Class A1) comprising 1,487sqm (1022sqm ground floor and 465sqm mezzanine) with associated access, car parking, servicing, landscaping & associated works.
 Outline Planning Permission for a public house (Class A4) comprising 581sqm at ground floor level.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by

replying to this email
by 23-APR-15.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

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.

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 as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website:
www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Mr N Crowther who can be contacted on telephone number 01903737500 Ex 37839.

Regards
Planning Officer

consultee_email
