

**From:** Sue Howell  
**Sent:** 01 August 2018 16:20  
**To:** Planning.Responses  
**Cc:** Anita Gardner  
**Subject:** RE: Planning Consultation on: A/74/18/OUT

Comment from Greenspace,

A development of any size would benefit from the inclusion of landscaping to soften the development and allow it to fit within the environment and provide appropriate screening to adjacent existing properties. The Design and Access statement section 6 shows an indicative scheme, however a detailed landscape scheme will need to be proposed that will maximise the biodiversity of the site, with the inclusion of mixed ornamental planting suitable for location, enhancing biodiversity and forming a variety of habitats. The landscape proposals will need to be shown in plan from detailing species choice, planting densities and size at time of planting. This will need to include mitigation planting for any proposed removed vegetation and possible additional planting to provide appropriate screening to adjacent properties. These details are required to ensure the adjacent properties privacy is maintained and the setting is uncompromised. As a minimum this will need to be conditioned with any decision.

As this is a small development there would be no requirement for on-site play however it would trigger an offsite contribution for play provision. This would be at a rate of £1,600/unit which would be a requirement of £14,400 for these 9 dwellings, location and project to be agreed.

Any proposed tree works to this site should be in consultation with agreed with Arun District Councils Tree Officer. The existing vegetation in some places is established, where these areas and trees are significant they will need to be protected and retained. Before construction a tree protection scheme must be in place for all retained trees including trees whose root protection areas fall within the construction zone from neighbouring properties. This should be in accordance with BS 5837(2012) 'Trees in relation to construction'

I would recommend no landscape objection subject to the submission (or condition applied) for approval of information detailed above.

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) [mailto:[planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk)]  
**Sent:** 31 May 2018 15:35

To: parks

Subject: Planning Consultation on: A/74/18/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 2015 - Article 5**

**Outline Consent**

**APPLICATION A/74/18/OUT**

**NO:**

**Registered:** 11th May  
2018

**Site Address:** The Laurels Dappers Lane Angmering BN16 4EN

**Grid Reference:** 507295 104879

**Description of Works:** Outline Planning Permission with all matters reserved, except access, for the demolition of existing outbuildings and the erection of 9No. two storey dwellings consisting of 2No. two bedroom dwellings, 3No. three bedroom dwellings and 4No. four bedroom dwellings. Departure from the Development Plan.

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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 05-JUL-18.**

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

[www.arun.gov.uk/planning](http://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/](http://www.planningportal.gov.uk/planning/appeals/) but they will protect personal details.

The officer dealing with this application is Mrs A Gardner who can be

contacted on telephone number 01903 737529.

Regards  
Planning Officer

consultee\_email

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