

Paul Airey Planning Associates
65 Harefield
Esher
KT109TG

Date: 10th June 2021

Please ask for: Mrs A Gardner

Tel: 01903 737529

Your Ref:

Our Ref: A/97/21/DOC

Dear Mr Airey,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under A/177/19/PL relating to conditions 3-contamination risk, 4-Construction Management Plan, 5-landscape scheme, 6-protection of all existing trees/bushes/hedges & 7-discharge of flows to watercourses.

The Vinery Arundel Road Poling BN18 9PY

Notification regarding the above application:

Condition Number 5

No development above damp proof course (DPC) level shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development. The details required shall incorporate the recommendations set out by the Council's Environment Officer's Consultation, detailed under the heading 'Enhancements', in their response dated 05 February 2020. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.'

Reason: In the interests of amenity and of the environment of the development in accordance with policy D DM1 of the Arun Local Plan.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

The proposed landscape detail specified in dwg Tributes Landscape Re-design would not be fitting for location. The drawing fails to show the existing to be retained hedge/trees and the proposals contained within his drawing are difficult to attribute to the site. This is a light industrial setting, the landscape scheme needs to reflect this, whilst catering for a biodiversity net gain proposal

which is fitting for location.

Any landscape scheme submitted needs to be shown in context to the proposed building proposals and in relation to retained and protected existing features. The landscape scheme needs to be shown in clear plan form with actual quantities, plant species (rather than indicative) planting densities and size of plants at time of planting.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning