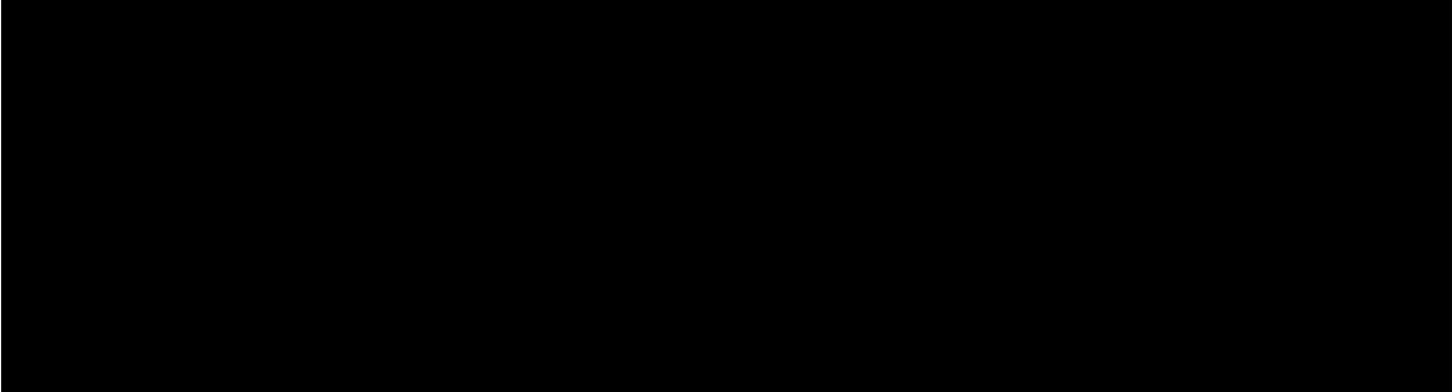




From: Sue Howell
Sent: 15 May 2019 16:02
To: Planning.Responses
Cc: Anita Gardner
Subject: RE: Please find attached amendment on planning application Ref: A/9/19/PL

Comments from Greenspace

My comments as submitted under application A/51/18/PL below and still apply.

Landscape

The proposed site is screened extensively to all sides and of note are the TPO's which have been applied to protect much of this established tree cover. Significant tree and vegetation removal has been indicated to facilitate the proposals within the indicative plans submitted. If tree removal were to be considered to facilitate this development in relation to its setting and the adjoining dwellings then a landscape scheme will need to be detailed, be appropriate for setting, provide mitigation where appropriate, provide screening to the new building, but will also provide a scheme which will enhance and provide a garden setting for the use of the proposed residents, their visitors and care home staff. Any scheme must take into consideration the needs of the development along with the wider viewpoints. Consideration should be given to species choice for these locations. The indicative drawings indicate some landscape consideration, this would need to be detailed with consideration for creating outdoor open space for the users as well as the location of these proposals within an established garden setting. The need for the establishment of quality, safe and stimulating outdoor space to be provided should be key to the design and executed to a high standard.

Proposed planting would need to be sufficient in height with a mix of both tree and shrub species. Any screening proposed will need to provide a good mix of native species which when planted should establish quickly to form a balanced and appropriate planting scheme, which is sympathetic to and doesn't compromise the location. This would be realised as it matures and the effects on the landscape of the development will diminish over time. The proposals could provide the opportunity to enhance existing planting and to secure on-going management of all structural vegetation within and to the periphery of the site.

A full landscape scheme should be submitted for approval, or conditioned as part of any approval; detailing species choice, position, densities and size at time of planting. This 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 mitigation is provided, maintaining and uncompromising the setting and ensuring that the proposals fit within the area of neighbouring properties, whilst adding to and enhancing the setting, benefiting the potential of the proposed developments usage.

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.

The proposed planting is recommended to be in place prior to occupation, and no later than the first planting season following completion of the construction.

Arboriculture

A comprehensive tree survey in accordance with BS5738 would need to be undertaken and tree protection fencing identified with the tree protection plan to be identified and applied to any permission. Any considered tree removal from this site should be agreed with Arun District Councils Tree Officer. Root protection Areas (RPA) should extend into the development site and to those in neighbouring land. Before construction, a tree protection scheme must be in place for any retained trees including trees whose root protection areas fall within the construction zone from neighbouring land. This should be in accordance with BS 5837:2012 'Trees in relation to construction' Any removed trees should be mitigated for allowing for inclusion of native species for biodiversity purposes and fitting to this setting.

I conclude no landscape objection subject to the submission and approval of detail 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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Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>
Sent: 31 January 2019 11:22
To: parks <parks@arun.gov.uk>
Subject: Please find attached amendment on planning application Ref: A/9/19/PL

To: Parks and Landscapes

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: A/9/19/PL

Registered: 23-JAN-19

Site Address: Pound Place Roundstone Lane Angmering BN16 4AL

Grid Reference:

Category: Plan Applicat'n

Description of Works: Demolition of existing dwelling & erection of a 62 bedroom care home (C2 Residential Institution) with car park, landscaped gardens & access from Roundstone Lane (resubmission following A/51/18/PL).

I am able to inform you that I have received an amendment to the above application dated 31st January 2019 relating to:- Amended description

Click here to view the plans and documents

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'comment on this application'. Please make any further comment by 28th February 2019.

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.

Click here to make further comments

The officer dealing with this application is Mrs A Gardner who can be contacted on telephone number Direct Dial: 01903 737529.

Thanking you in anticipation

Planning Case Officer

pmac21_email
