



From: Sue Howell
Sent: 18 October 2017 17:00
To: Planning.Responses
Cc: Michael Eastham
Subject: RE: Planning Consultation on: BE/102/17/OUT

Comment from Greenspace

Site layout Masterplan proposed block plan drawing 1744-P02-A shows an indicative landscape scheme layout at this stage. Full planting plans will be required that detail a full landscape scheme to be submitted for approval. These will 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, the rural fringe and properties and neighbouring South Downs National Park, whilst benefiting the potential of the proposed developments usage.

It is good to see that an area of non-development detailed as village buffer has been identified as to be retained as such, as this area will provide an important buffer area on this fringe, separating and defining the two and allowing an important green buffer and allowing a wildlife corridor to be retained. The detail of attenuation pond in this area could in addition increase the biodiversity in this area, which is to be encouraged.

Existing trees appear to be located to the periphery and site boundaries of these proposals and 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 adjacent caravan park and nature reserve 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 these boundary groups should extend into the development site. Before any construction, a tree protection scheme must be in place for these trees and those 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 conclude I recommend that I would have no objection to the proposals as outlined within this application.

Sue Howell | Leisure and Landscape Officer, Greenspace, Engineering and Emergency Planning, Arun District Council | Location: Bognor
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Save the environment - think before you print.

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 16 August 2017 15:19

To: Parks

Subject: Planning Consultation on: BE/102/17/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 **BE/102/17/OUT**

NO:

Registered: 15th August
2017

Site Address: Salt Box Field Land Off Rowan Way Bersted
PO22 9NW

Grid Reference:

Description of Works: Hybrid application comprising Outline application for development of employment units, warehouse, hotel, 2No. drive-thru units, public house, gym plus engineering works, landscaping & associated works. Full application for a Warehouse (class B8), fuel island, car parking, access roads with new entrance from Shripney Road plus engineering works, open space, landscaping & associated works. Departure from the Development Plan.

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 14-SEP-17.

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 Michael Eastham who can be contacted on telephone number 01903 737772.

Regards
Planning Officer

consultee_email
