

Landscaping Plan ver.2

In respect of
Unit 1A Southern Cross Trading Estate, Bognor Regis.

On behalf of
Chainridge Limited

Prepared by
Lambert Smith Hampton
3rd floor Tower Wharf
Cheese Lane
Bristol
BS2 0JJ
Tel:0117 926 6666
Date: 21st July 2015

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INTRODUCTION

This Landscaping Plan has been prepared to address and discharge Planning Condition No.11 in relation to Decision Notice ref: **BE/23/14/PL**.

These proposals have been prepared upon the recommendations of Arun Local Authority planning Authority provided by email on 30th June 2015 and 22nd May 2015.

Condition 11 as follows:

The premises shall not be occupied unless and until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping (to the front & rear of the site) and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development. 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 GEN7 of the Arun District Local Plan.

The report has been prepared by Simon Redgers, Associate Director Chartered Building Surveyor of Lambert Smith Hampton:

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Lambert Smith Hampton
3rd Floor, Tower wharf
Cheese Lane
Bristol
BS2 0JJ

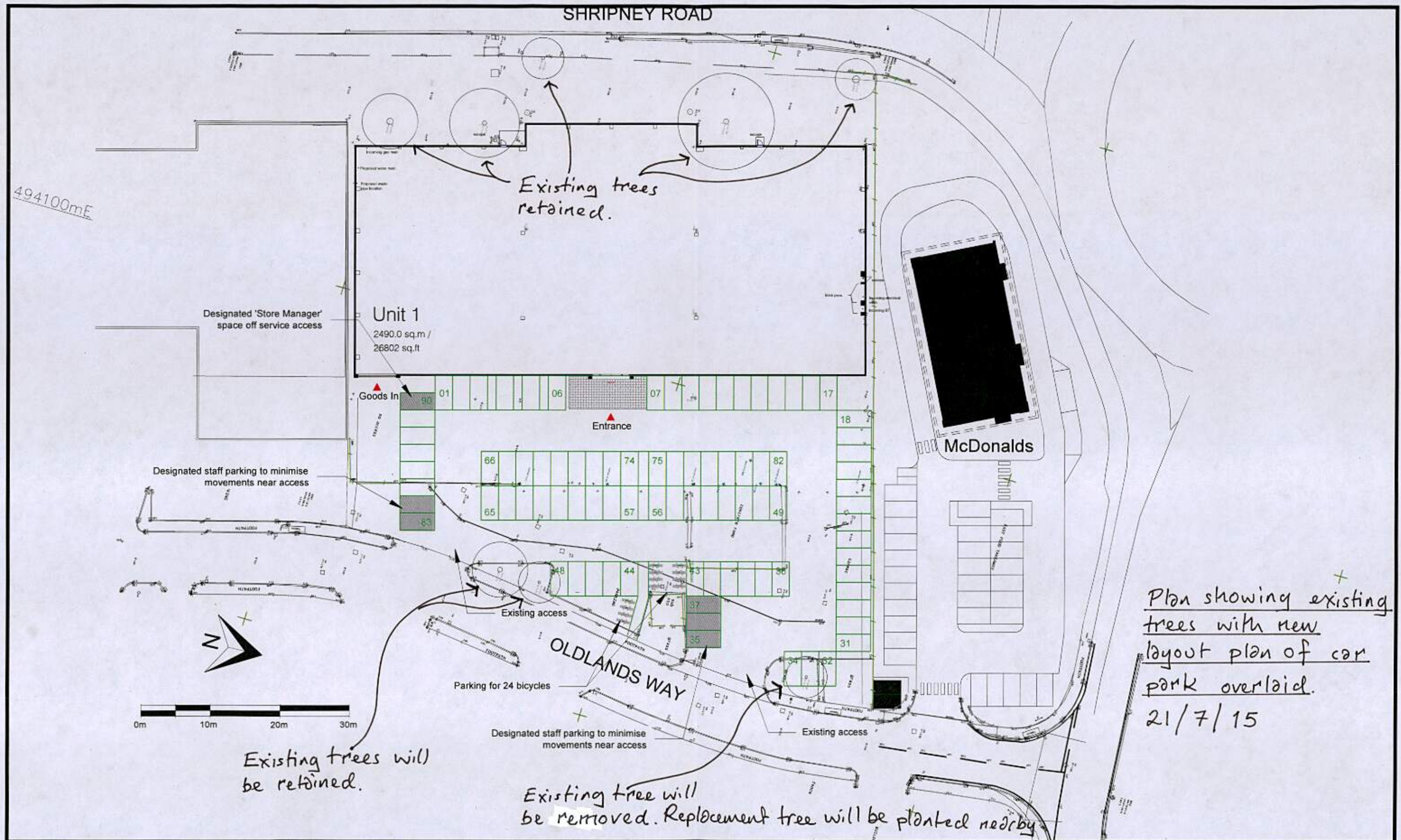
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Plan showing existing trees with new layout plan of car park overlaid

The attached plan described above shows the existing site trees and site vehicle entrances and landscaping with the new proposed car park layout overlaid.

The trees that can be retained are identified.

One tree to the front right corner of the site will need to be removed. A replacement tree will be planted nearby, as identified on the overleaf plan.



TRANSPORT PLANNING

11 KINGSMEAD SQUARE
BATH BA1 2AB
T: 01225 444 011
F: 01225 444 055
e: bath@ima-tp.com

CLIENT:

Chainridge Ltd

PROJECT:

Land Adjacent to McDonalds,
Oldlands Way, Bognor Regis

TITLE:

Proposed Layout Using Existing Accesses

SCALE: (A3)
1:500

CHECKED:

APPROVED:

CAD FILE:
Existing Accesses V2-1.dwg

DESIGN/DRAWN:
PMG

DATE:
Jul 15

PROJECT No:
IMA-14-050

DRAWING No:
012

REV:
A

Landscaping plan – Unit 1 SCTE – 21-7-15 – ver.2

The attached plan described above shows the proposed new site layout and car park plan.

The existing retained trees are identified

Grassed areas will be introduced where new kerbed areas are constructed. Further planting of new trees is planned, as per the reference numbers identified in the plan:

➤ **New trees Ref:1 & 2**

We propose the planting of 2 No. New small compact trees in the location identified, these to be Malus trees.

➤ **New trees Ref: 3 & 4**

Two new trees to be planted to the rear of the site in a central location in a row between the existing trees, in the location identified. These will be cherry trees of small standard size of approximate girth 8-10 cm, double staked and tied.

➤ **New tree Ref: 5**

A replacement tree for the one removed to the front right corner of the site will be planted in the location identified. This will be a cherry tree of small standard size of approximate girth 8-10 cm, double staked and tied.

Landscaping Plan -
 Unit 1 SCTE - 21-7-15
 ver. 2

FOR APPROVAL

1	10/01/15	PM	ROAD MARKINGS & LIGHTING REVISED
2	10/01/15	PM	TO & FROM ROAD MARKINGS
3	10/01/15	PM	ROAD MARKINGS & LIGHTING REVISED
4	10/01/15	PM	ROAD MARKINGS & LIGHTING REVISED
5	10/01/15	PM	ROAD MARKINGS & LIGHTING REVISED

LSH
 Retail Unit
 Bognor Regis
 Proposed Site Plan
 & Car Park

Bbi Bescom Business
 Interiors
 01874 623009
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Project No: N23675
 Date: 2015/07/14
 Scale: 1:200 @ A1
 Author: [Name]
 Date: 2015/07/14
 Check: [Name]
 Date: 2015/07/14
 Drawn: [Name]
 Date: 2015/07/14
 Project: N23675_CAR PARK

