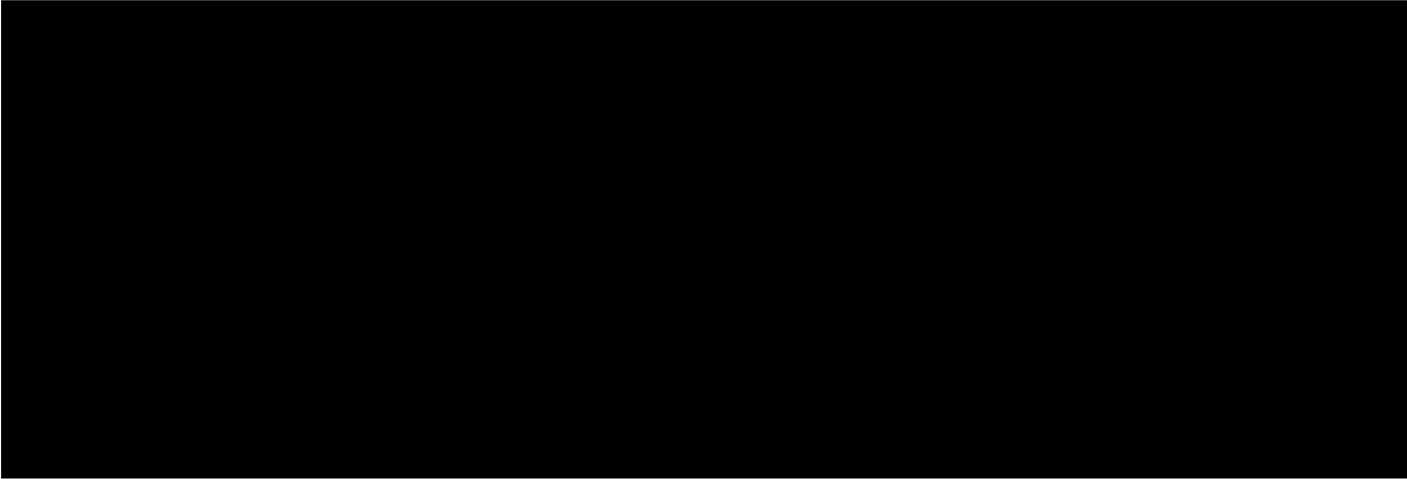



From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 13 February 2020 14:54
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: David Spring <David.Spring@arun.gov.uk>
Subject: FW: Planning Consultation on: BE/126/19/PL

Further Response to Planning Application

From: Arun District Council Greenspace
Date: 13 February 2020

Application ref: BE/126/19/PL

Description: Erection of a 1410 square metres discount convenience retail food store (Use Class A1) and parking, landscaping and other associated works.

Location: Land at Phase 1A Oldlands Farm, Shripney Road, Bognor Regis PO22 9NN

Determining Authority: Arun DC

Summary recommendation: Recommend further revision to the landscape proposals to increase and improve the landscape offer.

Comments

Further to receipt of revised Landscape proposals in One Design Dwg AD 116 Rev A Nov 2019 Proposed Landscape Design and Specification I would further recommend as follows:

Response

The revised drawing and proposals have failed to address the need for an improved landscape scheme for these proposals. Whilst it is appreciated that this is a commercial retail development, it still requires the

practice of good design and aesthetically a scheme which is attractive, works in blending the proposal into the existing landscape and provides for biodiversity interest.

The revised scheme does not deliver a suitable improvement, with the addition of 5 no stand-alone trees within the bland expanse of hard car park surfacing and poor boundary treatment which lacks imagination and species choice diversity.

Mitigation/requirements

Further landscape provision to the main area of carparking with the incorporation of planted areas for trees and shrubs. The green boundary treatment along the boundary edges to be increased in size to cater for a suitable planting scheme, given sufficient space and growing medium to be able to establish and thrive. The boundary treatment areas to incorporate tree species in the design. Trees specified should be at a size which allows instant impact, but which will establish and mature as the site develops.

Recommendation/Conclusion

I would have to recommend that **the landscape proposals in dwg AD 116 Rev A are still inadequate**. I would recommend further revision required to address my concerns raised to expand and improve on the scheme presently submitted in relation to the main carpark area where trees and shrub beds need to be added and for the inclusion of tree species and improved shrub species choice along the boundary edge.

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
Internal: 37943 | External: +44 (0) 1903 737943 | E-mail: sue.howell@arun.gov.uk

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From: Sue Howell

Sent: 13 February 2020 13:12

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Cc: David Spring <David.Spring@arun.gov.uk>

Subject: RE: Planning Consultation on: BE/126/19/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 13 February 2020

Application ref: BE/126/19/PL

Description: Erection of a 1410 square metres discount convenience retail food store (Use Class A1) and parking, landscaping and other associated works.

Location: Land at Phase 1A Oldlands Farm, Shripney Road, Bognor Regis PO22 9NN

Determining Authority: Arun DC

Summary recommendation: Recommend further revision to the landscape proposals to increase and improve the landscape offer.

Comments

Relevant landscape designations:

The site is clear and has previously been brought up to the required level as a result of fill earthworks. There are no physical, visual, historical or cultural links, protected landscapes, scheduled ancient monuments, listed buildings, conservation area or Historic Parks or Gardens associated with this site. Immediately to the north of the site is BRNRR South Downs National Park to the north

Response

The influence of the site upon the wider character area is restricted through low lying topography and limited intervening vegetation. It sits on the rural fringe of Bognor Regis in an area of existing commercial development

The NPPF para 124/127 relate to good design principles which equally apply to commercial development. The Landscape proposals in One Design Dwg AD 116 Nov 2019 Proposed Landscape Design and Specification have proposed a scheme with suitable shrub species for location and purpose, but which are limited to largely the periphery of the development proposals. There are very few trees proposed within the scheme but particularly lacking from the large car park area where they should be incorporated to break up the large featureless car park. The hard expanse of carparking to the frontage of the proposed store as presently shown is bleak and lacking in good design and would offer little for biodiversity provision.

Impact

The potential impact of the proposals could be blended into the surrounding environment with further thought given to the landscape offer and greening to counteract this.

Mitigation/requirements

Further landscape provision to the main area of carparking with the incorporation of planted areas for trees and shrubs. The green boundary treatment along the northern boundary to include tree species. All areas should be considered and their connection for biodiversity and habitat explored. Trees specified should be at a size which allows instant impact, but which will establish and mature as the site develops.

Recommendation/Conclusion

I would recommend the submission of revised landscape detail to expand and improve on the scheme presently submitted in relation to the main carpark area and the inclusion of tree species along the boundary edge.

Sue Howell | Leisure and Landscape Officer, Greenspace, Engineering and Emergency Planning, Arun District Council | Location:
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Internal: 37943 | External: +44 (0) 1903 737943 | E-mail: sue.howell@arun.gov.uk

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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 10 January 2020 13:49

To: Tree Landscape [REDACTED]

Subject: Planning Consultation on: BE/126/19/PL

To: Parks and Landscapes

**NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Planning Permission
APPLICATION NO: BE/126/19/PL**

Registered: 13th December 2019
Site Address: Land at Phase 1A Oldlands Farm Shripney Road Bognor Regis PO22 9NN
Grid Reference: 494208 101651
Description of Works: Erection of a 1410 square metres discount convenience retail food store (Use Class A1) & parking, landscaping & other associated works.

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 18-JAN-20.

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 David Spring who can be contacted on telephone number 01903 737521.

Regards
Planning Officer

consultee_email

