



From: Sue Howell
Sent: 19 February 2019 16:53
To: Planning.Responses
Cc: Michael Eastham
Subject: RE: Planning Consultation on: BE/135/18/PL

Comment from Greenspace

Any new development proposals must be sympathetic with those existing and the surrounding location. Providing commercial units, retail, warehousing and office space in this location will result in a loss of greenspace between the caravan park to the south and the residential dwellings to the north, however good consideration has been given to the mitigation options to be employed here so as to minimise the impact this will have and benefits that can be incorporated.

A detailed landscape scheme has been proposed within dwgs Landscape Strategy 5920/LS/ASP1 Rev D, Landscape Design 5920/ASPO6 Rev A, Planting Plan Overview 5920/PP/ASP2.).Rev A and detail provided in Planting Plans 1-3 5920/PP/ASP2 1-3 Rev A. This native vegetation provides valuable cover and wildlife habitat as well as providing windbreak properties in what otherwise is a very open and exposed location.

The scheme proposed is detailed and well thought out incorporating a good mix of evergreen and deciduous, with proposed native and ornamental hedges, native and ornamental shrub mixes, trees, wildflower, amenity and wet grass mix. When these are used in conjunction with the existing site boundary trees and hedges it will form a scheme which would be fitting for location and should provide a lasting and varied scheme that enhances the landscape quality of the site and its surrounds. The proposals will allow for habitat corridor formation minimising the loss of existing, whilst establishing quickly the proposed landscaping will aid in diminishing the impact of the proposals and their incorporation into the surrounds.

The proximity of the proposals to neighbouring boundaries has been considered re screening for both those viewing the development and the development looking out as this is a particularly prominent location and a gateway to Bognor Regis.

The scheme has considered the use and constraints of the site and has incorporated both attenuation and ecology buffer zones within the proposals. The existing boundary is established both within and outside the development consisting of mixed scrub and field boundary hedgerows, these are to be retained and improved, providing further diversity and bio-security along with providing a strong natural buffer to the development.

Sustainable drainage techniques have been proposed to provide an integrated drainage strategy across the site incorporating ponds, swales and wetland/wildflower grassland providing additional biodiversity enhancement to the proposals.

I would recommend no landscape objection to the landscape proposals submitted in this application
BE/135/18/PL



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

Sent: 21 December 2018 15:33

To: parks

Subject: Planning Consultation on: BE/135/18/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 BE/135/18/PL

NO:

Registered: 21st December
2018

Site Address: Salt Box Field Land off Rowan Way Bognor
Regis PO22 9NW

Grid Reference: 93850 01510

Description of Works: Hybrid application comprising of Outline application for the principle of employment uses B1-B8.
Full application for Class B8 warehouse with fuel island & car parking (Unit 2), 2 No. Class B1/B8 employment units with associated parking & servicing (Units 6 & 7), Class A1 retail food store with car parking & servicing (Unit 9), 2 No. drive thru units with car parking & servicing (Units 4 & 5), car showroom, workshops (Including MOT testing), vehicle storage, external display areas, service areas & parking (Unit 8) together with access roads, associated ground & engineering works, landscaping & ancillary works. This application affects the character & appearance of the Shripney Conservation Area & a Public Right of Way.

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 31-JAN-19.

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
