

From: Amanda Scholes on behalf of Planning.Responses
Sent: 25 February 2020 09:50
To: Planning Scanning
Subject: FW: Planning Consultation on: BE/137/19/RES

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF



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From: Sue Howell >
Sent: 24 February 2020 15:56
To: Planning.Responses
Cc: Simon Davis
Subject: RE: Planning Consultation on: BE/137/19/RES

Response to Planning Application

From: Arun District Council Greenspace

Date: 24/02/2020

Application ref: BE/137/19/RES

Description: Application for approval of phase 2 reserved matters following outline permission BE/63/17/OUT (as amended by BE/131/18/PL) for 20 No. dwellings.

Location: The Cottage Shripney Road Bognor Regis PO22 9PA

Determining Authority: Arun DC

Summary recommendation: Advise that I would recommend the approval of reserved matters on this application BE/63/17/OUT re landscape detailing however would request further information is provided re drainage interface with POS areas as detailed below.

Comments

Response

Following submission of Soft landscape layout 200 rev 1, detailed planting plans 1-7 201-201 Rev 01 and revised Design and Access Statement part 1 & 2, I comment as follows:

The landscape detail is provided in enough detail and proposes a scheme which is varied in plant form and species containing a suitable mix of both evergreen and deciduous, ornamental and native planting.

Effective use of layout has been made to accommodate existing trees within the site and to provide a large area of POS to the site frontage, setting back the proposals from the road.

A green buffer to the periphery of the proposals is good to see, with an appropriately sized buffer to the eastern aspect. I would question the commutability of this eastern corridor for wildlife purposes as it is unclear of the connectivity of this area beyond the boundary edge. It is flanked by fences on one side and a bank to the other. As this is a planted area it will over time become inaccessible as an area of POS and may come under future residential pressure to prune as it establishes.

The design and access statement suggests thought has been given regarding layout and design principles which is good to see.

I would request further information re the proposed SuDS which is located within the POS areas. Please request further information regarding water holding periods assumed with this feature also depths of water body and cross sections for this. Drainage provision in relation to the existing trees to be further detailed to ensure no detrimental interference with these. This SuDS area should not be included in the usable POS offer and should be RoSPA (or similar) assessed due to its proximity to dwellings and public realm areas. There is no indication if this is to be a fenced feature – recommend seek detail.

Recommendation/Conclusion

Advise that I would recommend the approval of reserved matters on this application BE/63/17/OUT re landscape detailing however would request further information is provided re drainage interface with POS areas as detailed.

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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From: Planning.Responses <[REDACTED]>
Sent: 09 January 2020 16:49
To: Tree Landscape <[REDACTED]>
Subject: Planning Consultation on: BE/137/19/RES

To: Parks and Landscapes

NOTIFICATION FROM ARUN DISTRICT COUNCIL

The Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Approval of Reserved Matters Following Outline Approval

APPLICATION NO: BE/137/19/RES

Registered: 9th January
2020

Site Address: The Cottage Shripney Road Bognor Regis PO22 9PA

Grid Reference: 493805 102331

Description of Works: Application for approval of phase 2 reserved matters following outline permission BE/63/17/OUT (as amended by BE/131/18/PL) for 20 No. dwellings.

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 13-FEB-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 Mr S Davis who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email
