

[REDACTED]

From: Simon Davis
Sent: 26 February 2020 09:29
To: Planning Scanning
Subject: FW: Planning Consultation on: BE/137/19/RES

[REDACTED]

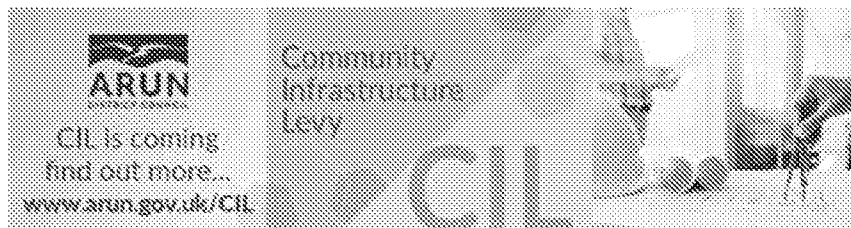
From: Simon Davis
Sent: 26 February 2020 09:20
To: [REDACTED]
Subject: FW: Planning Consultation on: BE/137/19/RES

Hi Ben,

Please see Landscape Officer comments and note concerns re SUDS features in the POS.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk
Please note that I typically work from home on Thursdays when I am unreachable on my work phone



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Save the environment - think before you print.

From: Sue Howell <[REDACTED]>
Sent: 24 February 2020 15:56
To: Planning.Responses <[REDACTED]>
Cc: Simon Davis <[REDACTED]>
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.