DOVETAIL
BUILDING CONSULTANTS

# Application to Discharge Planning Condition 9

## In respect of

## LPA Ref BE/97/21/PL

## Construction of New Dwelling

## Land adjacent to Springfields
## Chichester Road
## Bersted
## PO21 5EE

**Project Ref: 3105**

**Version 1**

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[redacted]

ARUN DISTRICT COUNCIL BE/137/22/DOC

## 1.0 Introduction

1.1 The following information is presented to discharge the following planning conditions attached to Arun District Council application reference BE/97/21/PL:

- Condition 9: Landscaping

## 2.0 Condition 9: Landscaping

2.1 Condition 9 requires that "*No development above damp proof course (DPC) level shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping and details of existing trees and hedgerows to be retained. 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*".

2.2 Extensive landscaping is not proposed by the developer as part of this application.

2.3 An application to discharge various conditions under LPA Ref BE/97/21/PL was submitted in June 2022.

2.4 In August 2022 a new householder planning application was submitted by the developer in respect the proposed construction of new vehicle garage and garden store, alterations to front boundary wall and gates.

2.5 At the suggestion of Arun District Council, the application previously submitted to discharge Condition 9 was then withdrawn by the applicant on 11th August 2022, pending determination of the later householder application.

2.6 The application for the proposed construction of new vehicle garage and garden store, alterations to front boundary wall and gates was permitted under LPA ref: BE/85/22/HH on 6th October 2022.

2.7 Further correspondence regarding landscaping proposals was exchanged between the applicant and the Leisure and Landscape Officer for Arun District Council, culminating in the preparation of a revised landscaping proposal

2.8 A drawing indicating the extent and nature of hard and soft landscaping proposals is appended to this document.

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## Appendices

Appendix A: Landscaping proposals