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Town Planning and Development Consultants

Mrs S Leeson
Planning Services
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Your ref: BE/15/11
Our Ref: AR15.11/D

13th January 2012

Dear Mrs Leeson

Shripney Garden Caravan Park, Shripney Lane, Bognor Regis

We refer to your email of 6th January 2012 requesting amendments to the application for the extension to existing caravan park to provide 12 no. additional mobile homes, associated parking area, formation of access and construction of electrical intake housing (amendment to application BE/42/10).

Firstly, you have requested a detailed landscaping scheme along the roadside and the boundary with Myddleton Terrace. We therefore enclose an amended site plan on which a native hedgerow is shown to be planted along these boundaries. The southern boundary from the electrical intake box to the rear boundary of Myddleton Terrace and the boundary along the access from the electrical intake box to the access gates will be planted with a double staggered row. The road frontage adjacent to the parking area and extending southwards to the access point will be planted with a single row due to space limitation. It is intended that the hedgerow will comprise:

- Crataegus monogyna (Hawthorn) 50%
- Prunus spinosa (Blackthorn) 20%
- Cornus sanguinea (Dogwood) 10%
- Ligustrum vulgare (Wild Privet) 10%
- Rhamnus frangula (Alder Buckthorn) 5%
- Ilex aquifolium (Holly) 5%

The species will be planted in 2 staggered rows 300mm apart and each plant 500mm apart within the row.

On the second matter relating to the concrete bases, our client feels slightly aggrieved about the conflicting advice it is receiving from officers within the LPA. As you know, the position of the first base (no. 12) was agreed by the planning officer for compliance and on that basis it was confirmed to us that there was no breach of planning conditions. The original application was for a change of use of the land and the position of the bases on that plan was intended aimed at demonstrating that twelve caravans could be sited on the land. The laying out of the site is a matter for the site licence and as such falls under permitted development rights. This approach is one which has been agreed by officers in numerous discussions which have taken place.

Notwithstanding the above comments, our client clearly wants to resolve this matter and complete the development and therefore is willing to adjust the position of the first three bases (nos 10, 11 and 12). It is therefore proposed that each base is reduced on its southern side and extended on its northern side towards the access road. The re-

separation distance from the southern boundary will be as annotated on the plan and accords with the distances on the indicative approved plan. This, taken together with the proposed planting, will result in a layout comparable in terms of impact with the approved indicative plan.

Finally, with the regard to the issue of the setting back of the gates, we are unclear what this is trying to achieve. The gates are currently set back sufficiently to enable a car to wait off the highway whilst the gates are opened. Equally, on exiting the site vehicles will stop at the edge of the highway which will be unaffected by the relocation of the gates. We understand that the highway authority has no concerns with the current access arrangement. We therefore seek further clarification on this point but in the meantime have indicated what a setback of the gates would look like on the revised plan. This needs to be checked on site though as we don't believe seven metres which have been requested can be achieved before the entrance to the car park.

We look forward to receiving your comments on the revised layout plan and the proposed planting but should you require anything further then please do not hesitate to contact Dawn Appleton or [REDACTED]

Yours sincerely

[REDACTED]

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Dawn Appleton MRTPI