

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 14 April 2022 16:21
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: Planning Consultation on: BE/16/22/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 14/04/2022

Application ref: BE/16/22/PL

Description: External alterations to the existing building associated with the change of use from Class E Restaurant to Sui Generis (consisting of a coffee shop / restaurant selling food and drink for consumption on and off the premises), alterations to car park (including the creation of a drive-through lane, reconfiguration of cycle parking, new pedestrian crossings, and the increase in number of car parking spaces), relocation of footpath, removal of 4 x TPO trees (to be replaced), landscaping and associated works. This site is in CIL Zone 4 (Zero Rated) as other development.

Location: Arun Retail Park Shripney Road Bognor Regis PO22 9NF

Determining Authority: Arun DC

Summary recommendation: Recommend requirement for Tree Officer consultation and further landscape detail needs to be provided.

Comments

Relevant landscape designations

There are no physical, visual, historical or cultural links, protected landscapes, scheduled ancient monuments, Historic Parks or Gardens associated within this site.

The site is in proximity of other commercial buildings with associated uses.

Response

The site is located off Shripney Road and is an existing commercial unit.

The works propose external alterations to the existing building associated with the change of use from Class E Restaurant to Sui Generis (consisting of a coffee shop / restaurant selling food and drink for consumption on and off the premises), alterations to car park (including the creation of a drive-through lane, reconfiguration of cycle parking, new pedestrian crossings, and the increase in number of car parking spaces), relocation of footpath, removal of 4 x TPO trees (to be replaced), landscaping and associated works.

The NPPF para 124/127 relate to good design principles which equally apply to commercial development. The submitted Landscape Plan 7610.LP.1.0 Rev D has shown a general landscape planting proposal and shown 4no replacement trees and detailed the 4no TPO'd trees proposed for removal.

A landscape layout Dwg is somewhat indicative and needs to show actual plant species, quantities and size at time of planting in each location.

Of concern with any redevelopment would be the impact on existing green infrastructure and any proposed TPO tree removals will need to be in consultation with the LPA Tree Officer.

The planting detailed contained within dwg: Landscape Plan 7610.LP.1.0 Rev D indicates 4no trees to be planted, which would appear to have been considered at a good planting size, however the species chosen may be ambitious for location with Horse Chestnut and London Plane which have the potential assuming establishment to be significant trees in the landscape and may not be suitable choice for this industrial/commercial setting where space may be limited. The drawing provided is insufficient in detail to show which trees are detailed for which location.

The shrub planting list is largely ornamental where the inclusion of native planting would reflect locally found species to enhance potential biodiversity value.

In line with Policy ENV DM5 of the Arun District Local Plan, information on Biodiversity Net Gain will need to be provided. Further information would be required demonstrating what will be included within the scheme and what level of net gain will be created.

Impact

The potential impact of the proposals could blend into the surrounding environment and existing commercial presence in this location with an early implementation of the proposed landscape mitigation scheme.

Mitigation/requirements

Recommend that consultation with the LPA Tree Officer must be a priority re the proposal to remove TPO trees and that the landscape scheme would need to be further detailed to provide clarity and species choices reconsidered. Any landscape improvement or mitigation works would need to be implemented before occupation and opening of the premise. Maintenance operations to be in place to ensure

establishment of the proposed landscape scheme and replacements undertaken within 12 months of completion of any planting failing to thrive.

Recommendation/Conclusion

Recommend requirement for Tree Officer consultation and further landscape detail needs to be provided or conditioned as part of any decision.

Sue Howell
Leisure and Landscape Officer,
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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 04 March 2022 12:04

To: Tree Landscape <Tree.Landscape@arun.gov.uk>

Subject: Planning Consultation on: BE/16/22/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 No:	BE/16/22/PL
Registered:	22nd February 2022
Site Address:	Arun Retail Park Shripney Road Bognor Regis PO22 9NF
Grid Reference:	494006 100808
Description of Works:	External alterations to the existing building associated with the change of use from Class E Restaurant to Sui Generis (consisting of a coffee shop / restaurant selling food and drink for consumption on and off the premises), alterations to car park (including the creation of a drive-through lane, reconfiguration of cycle parking, new pedestrian crossings, and the increase in number of car parking spaces), relocation of footpath, removal of 4 x TPO trees (to be replaced), landscaping and associated works. This site is in CIL Zone 4 (Zero Rated) as other development.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 7th April 2022 .
You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

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

<https://www.arun.gov.uk/development-plan> as can information on what comments we can consider

<https://www.arun.gov.uk/planning-application-comments>

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.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://app.planninginspectorate.gov.uk/> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Maria Tomalova

Planning Officer- Arun District Council

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PLCONSULT (COB) 2020