

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 04 April 2017 08:44
To: Planning Scanning
Subject: FW: Planning Consultation on: BE/18/17/PL

From: Sue Howell
Sent: 03 April 2017 14:58
To: Planning.Responses
Cc: David Innes
Subject: RE: Planning Consultation on: BE/18/17/PL

Comments from Greenspace

We reiterate our comments submitted under application BE/142/15/OUT

The new layout would not appear to compromise the significant existing trees in this location, which have been indicated to remain. We would however require that careful consideration be given to the correct RPA (root protection areas) for these trees, both before and during construction in order for these trees to remain undamaged going forward.

'Any trees or vegetation that fall within the proposed or periphery of the development, may provide significant aesthetic impact to the location. Any trees in particular along the boundaries, which adjoin neighbouring land, in particular is the vegetation cover to be seen to the north, south and west of this site could provide potential valuable screening and should be retained particularly and particularly any adjoining/bordering the settlement boundary. Any considered tree removal from this site should be agreed with Arun District Councils Tree Officer. Root protection Areas (RPA) should extend into the development site and to those in neighbouring land. Before construction, a tree protection scheme must be in place for any retained trees including trees whose root protection areas fall within the construction zone from neighbouring land. This should be in accordance with BS 5837:2012 'Trees in relation to construction' Any removed trees should be mitigated for allowing for inclusion of native species for biodiversity purposes and fitting to the semi-rural setting.'

A revised landscape scheme (beyond the indicative masterplan) would need to be submitted and approved, detailing the revised access into this development and any mitigation if deemed necessary. 'Forming part of the application a full landscape scheme should be submitted for approval, detailing species choice, position, densities and size at time of planting. This should be plotted in plan and list form and in relation to the trees and vegetation to be retained in the locale, so that a clear picture of the proposals can be seen. These details are required to assure the adjacent land setting is maintained, the setting is uncompromised and the proposals are appropriate to its setting. The illustrative masterplan does set back the dwellings from New Barn Lane and details a central open space area which would create a useable and desirable space. The retained vegetative areas to the periphery of the site would create wildlife corridors and for the retention of valuable established vegetation.'

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



From:

Sent: 21 February 2017 15:03

To: Parks

Subject: Planning Consultation on: BE/18/17/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 BE/18/17/PL

NO:

Registered: 14th February
2017

Site Address: Land west of New Barn Lane Bersted

Grid Reference: 491571 101058

Description of Works: Variation of condition 3 for approved plans & 23
for vehicular access imposed under
BE/142/15/OUT.

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 23-MAR-17.**

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 David Innes who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email
