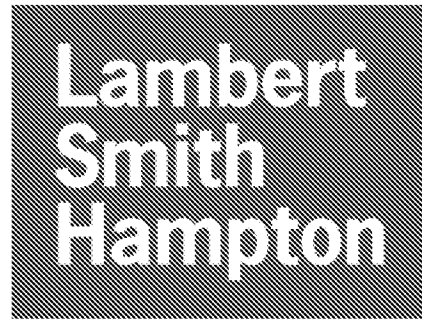




Landscaping Plan

In respect of
Unit 1A Southern Cross Trading Estate, Bognor Regis.

On behalf of
Chainridge Limited

Prepared by
Lambert Smith Hampton
3rd floor Tower Wharf
Cheese Lane
Bristol
BS2 0JJ

[REDACTED]
Date: 24th June 2015

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INTRODUCTION

This Landscaping Plan has been prepared to address and discharge Planning Condition No.11 in relation to Decision Notice ref: **BE/23/14/PL**.

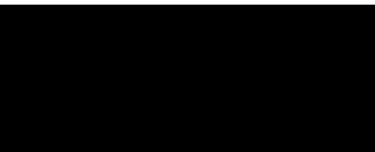
Condition 11 as follows:

The premises shall not be occupied unless and until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping (to the front & rear of the site) and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development. 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.

Reason: In the interests of amenity and of the environment of the development in accordance with policy GEN7 of the Arun District Local Plan.

The report has been prepared by Simon Redgers, Associate Director Chartered Building Surveyor of Lambert Smith Hampton:

Simon Redgers BSc (Hons) MRICS
Lambert Smith Hampton
3rd Floor, Tower wharf
Cheese Lane
Bristol
BS2 0JJ



Landscaping Plan Drawing

The attached plan is the 'as existing' site plan, which identifies the current arrangement of the Landscaped areas, including at the front of the site. We have sketched on the proposed changes to the existing front boundary landscaped areas.

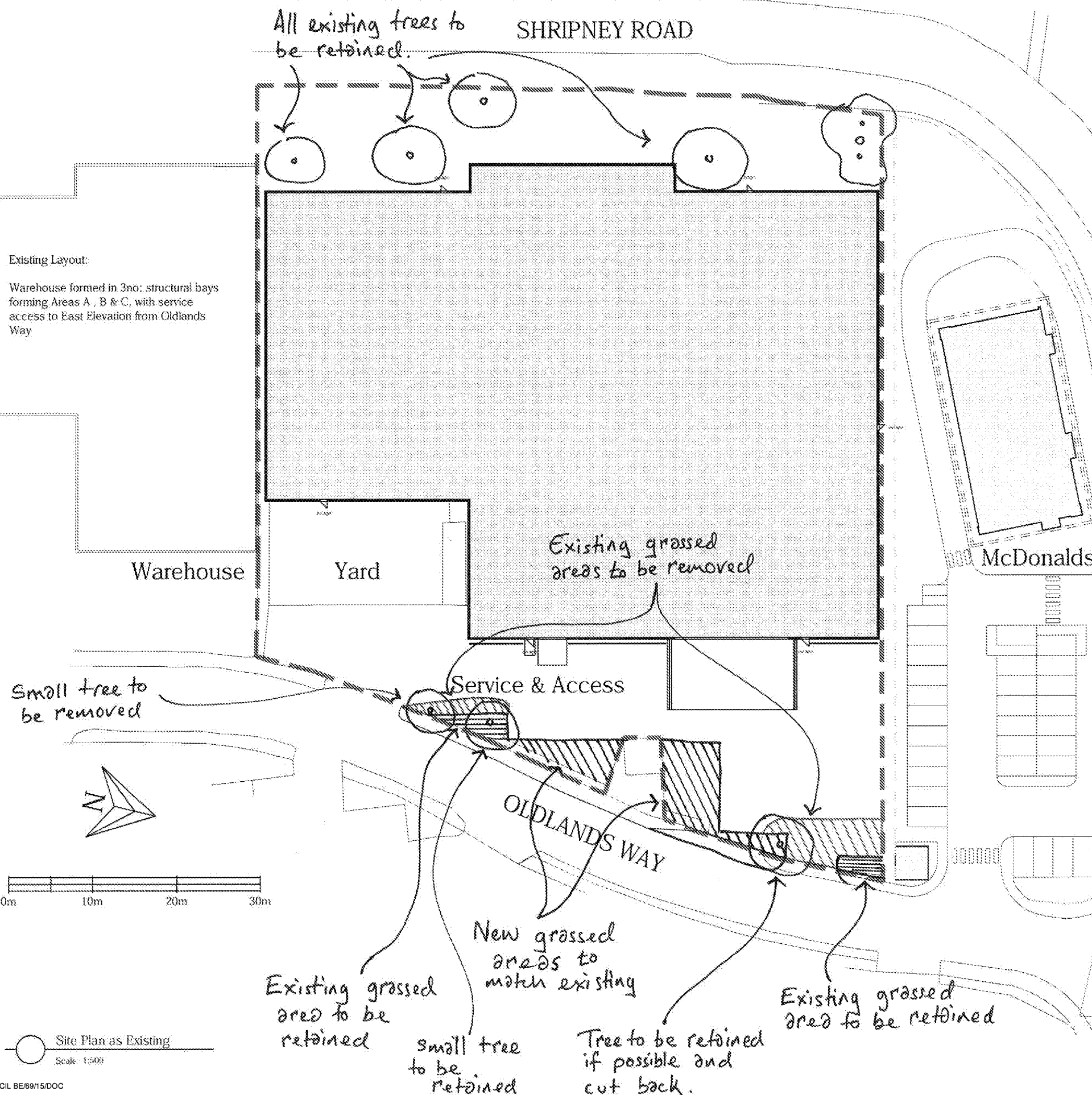
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revisions:

Landscaping plan Unit 1 Southern Cross, Bognor 24th June 2015

Existing Layout:

Warehouse formed in 3no: structural bays
forming Areas A, B & C, with service
access to East Elevation from Oldlands
Way



General Notes:

Scheme subject to Survey, Planning
and Boundary Confirmation

Vehicle Tracking required to confirm
car parking and access layout
feasibility



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Ica Architects Ltd
registered in Scotland company no 267727

Project title:
Proposed Retail Unit
Bognor Regis

Drawing title:
Site Plan as Existing

Issue stage:
PLANNING

Date: 14.11.13 Drawn: KP Scale: A3
1:500

Drawing number: 593 - PL(00)002
Revision: --

Site Plan as Existing
Scale: 1:500

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revisions:			
Revision	A	AT	10.09.2014
Staff parking identified and General Notes updated			
Revision	B	AT	01.10.2014
Notes amended in respect of rear landscaping and boundary fence			

General Notes:

Scheme subject to Survey, Planning and Boundary Confirmation


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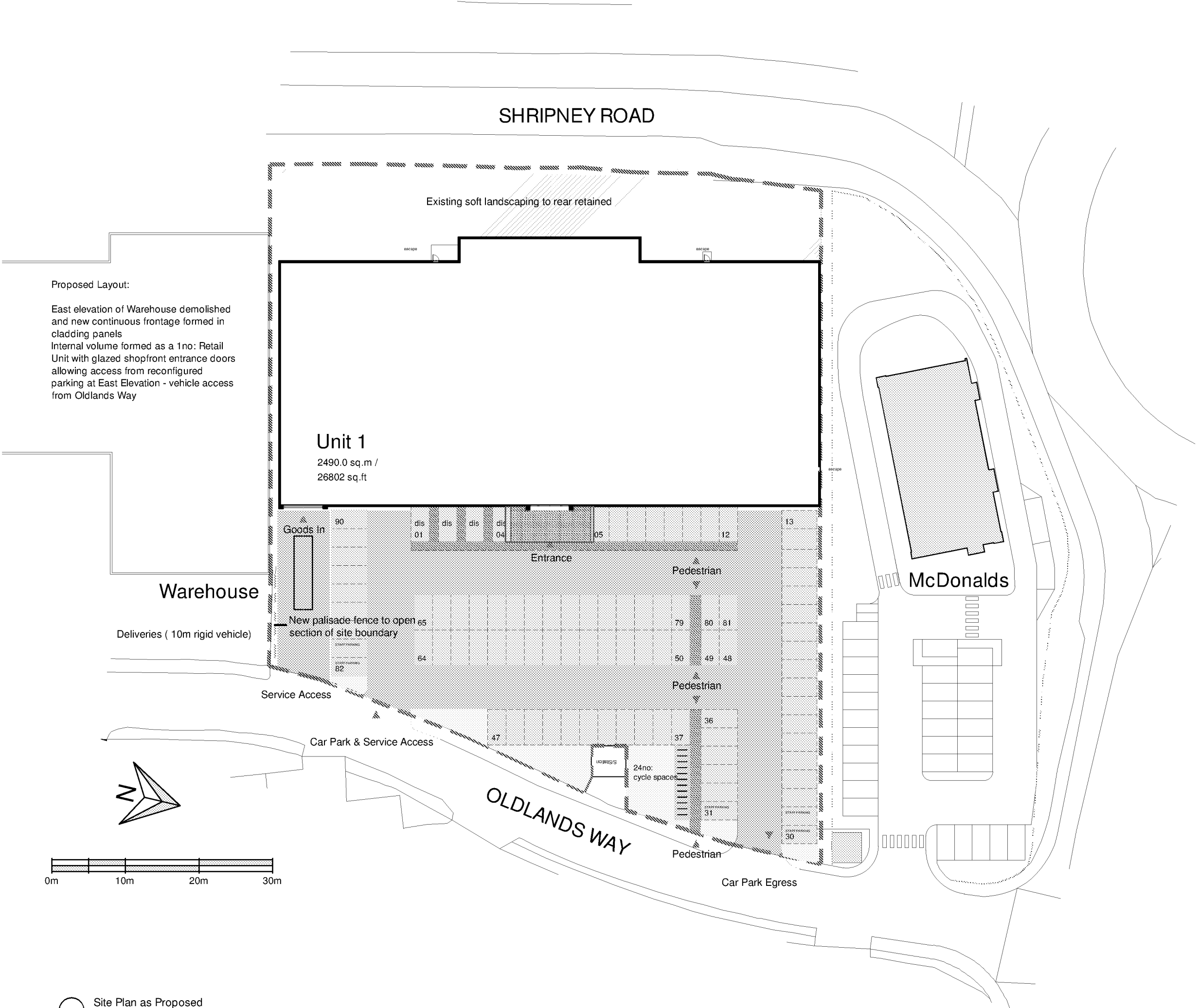
project title:
**Proposed Retail Unit
Bognor Regis**

drawing title:
**Site Plan as Proposed
Single Unit Option**

issue stage:
PLANNING

date:	drawn:	scale @ A3:
14.11.13	AT	1:500

drawing number:	revision:
593 - PL(00)013	B



Site Plan as Proposed

Scale: 1:500

Proposals - REAR ELEVATION

The works to the existing retained rear elevation comprise the painting of the existing rear cladding sheets, and the enlarging of the fire escape doors. There are no other works to the rear of the site.

The rear area of the site comprises a grassed area, which will not be altered as part of the works.

Five existing trees are currently located to the rear of the site and these will be retained. The trees closest to the rear elevation will be cut back only to permit the redecoration of the rear elevation.

The terrace of buildings forming the West boundary of Southern Cross Trading Estate extend along the Shripney Road at the rear of the site. Unit 1 is the only unit with tree cover along this part of the Trading Estate boundary.

Due to the limited works to the rear of the site, plus the existing trees located here, which are to be retained, and the lack of tree cover along the West boundary of the site elsewhere, there are no proposals to introduce further trees to the rear of our site.



View of rear of site from North West corner. Existing trees and grassed area.



Existing trees and grassed area to rear of site.



View of rear of site from South West corner. Existing trees and grassed area.



Existing adjoining units along south boundary of Southern Cross site. Lack of tree cover to nearby buildings.

Proposals - FRONT OF THE SITE

The front of the site comprises a kerbed grassed area with three small trees, together with a grassed area which forms part of the substation.

A small strip of grassed area to the centre of the site boundary will be lost, together with a larger grassed area to the far right front corner of the site boundary.

One small tree will be lost to the centre left of the front boundary. A small tree can be retained to the centre of the site boundary.

A further larger tree to the front right corner of the site may be able to be retained, this is to be established following production of the final car park arrangement drawings based on the new site measured and topographic survey, and on the highways consultant's recommendations. If this tree can be retained, it will need to be cut back to avoid obstructing vans and the like entering the car park.

Two new areas of landscaping are to be introduced, adjacent to and either side of the utilities company substation. This area is proposed to be grassed and kerbed to match the adjoining substation grassed area, and the retained grassed areas.

The front left of the site where the service goods road and left hand car park entrance is located will not have a landscaped area, and will be laid level, as it currently is.



Front left corner of site. Kerbed pavement to be removed.



Centre left of front boundary of site. As viewed, left hand tree to be removed, right hand tree to be retained.



Centre of front boundary of site. Substation enclosure and adjoining grassed area to be replicated with new proposed grassed landscaped areas either side.



Front right corner of site. Tree to be retained if possible and cut back. Grassed area to be reduced in size.