



Arun District Council
Arun Civic Centre
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Lambert Smith Hampton
3rd Floor Tower Wharf
Cheese Lane
Bristol
BS2 0JJ

Your Ref: BE/69/15/DOC

Please ask for:

Simon Davis

15 July 2015

Dear Mr Redgers

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Application for approval of matters reserved by condition imposed under BE/23/14/PL relating to
conditions 4, 11 & 12 - materials & finishes to be used for external walls, landscaping scheme &
new screen fences
Adjacent Warehouse site to McDonalds Southern Cross Trading Estate, 1 Oldlands Way, Bognor
Regis

Notification regarding the above application:

Condition Number 11

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.

Decision:

Arun District Council have decided to **REFUSE** details reserved by condition for the following reasons:

The details submitted in respect of the landscaping condition namely the document referenced as Landscaping Plan by Lambert Smith Hampton (24 June 2015) is not considered to be acceptable and therefore does not satisfy the requirements of the condition. Please note the comments previously sent to you on 30 June 2015:

"* You comment on the tree to the front "to be retained if possible" - can we delete "if possible or add words "plant replacement tree if not possible to retain". If the latter, we would need to know the species & size.

* The new grassed areas to be landscaped at either side of the substation would benefit from docdeci

the addition of some planting rather than just grassed areas. We would recommend a compact form of tree species either Malus, Prunus or ornamental Acer.

* The rear of the site could easily accommodate 2no new trees and these would need to be planted as a small standard size approx. 8-10cm girth, double staked and tied. As an alternative to trees, shrub species such as Photinia, Viburnum or Prunus could be considered in hedge form, planting at a minimum size of 3lt."

The condition is not therefore discharged and I await a further application to discharge said condition.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Karl Roberts', with a stylized flourish underneath.

Karl Roberts
Director Planning & Economic Regeneration