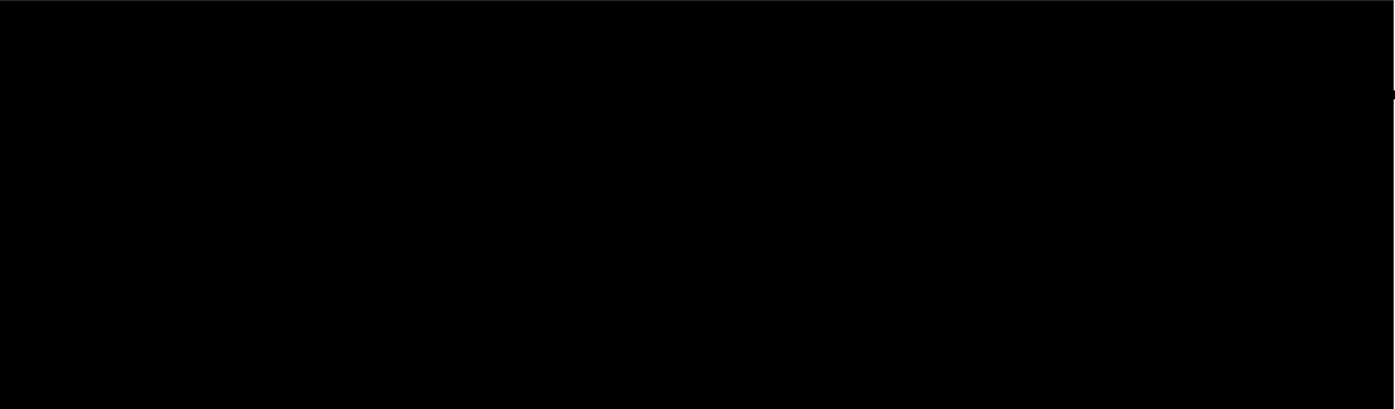




From: Sue Howell
Sent: 24 July 2014 12:21
To: Planning.Responses
Cc: Cian Cronin
Subject: RE: Planning Consultation on: BE/73/14/PL

Comments from Greenspace are:

A detailed Landscape Visual Impact Assessment has been submitted with the application ensuring consideration has been given to the landscape impact and that any mitigation requirements will be reflected in the design of the scheme. However this references indicative master plans and the tree species indicated in 5.4.2 table 7 differs from that shown on Fig 02 Landscape soft works. Dwg 1606-LO2-02 ref F and -30 Rev C are vague and lacking in the detail required, requirement as detailed below

Landscape

Forming part of the application and prior to any consent being given 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.

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 could provide potential valuable screening and should be retained particularly those adjoining 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 (If 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'

I would recommend that all of the above points are addressed as part of a considered and valid application and agreed before any decision can be considered.

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
Internal: 37943 | External: +44 (0) 1903 737943 | E-mail: sue.howell@arun.gov.uk



From:

planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 14 July 2014 12:47

To: Parks

Subject: Planning Consultation on: BE/73/14/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 2010 (as amended)

Planning Permission

APPLICATION BE/73/14/PL

NO:

Registered: 24th June
2014

Site Address: Land at Oldlands Farm Shripney Road Bognor
Regis PO22 9NN

Grid Reference: 494382 101307

Description of Works: Erection of 2 No. detached industrial/distribution units (B1(c)/B2/B8) including access & servicing arrangements, car parking, landscaping & associated flood compensation area. This application is a departure from the development plan. This application also lies within the parish of Aldingbourne

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 24-JUL-14.

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 Mr C Cronin who can be contacted on telephone number 01903 737776.

Regards
Planning Officer

consultee_email
