

[REDACTED]

From: Sue Howell
Sent: 12 June 2019 14:07
To: Planning.Responses
Cc: Simon Davis
Subject: RE: Planning Consultation on: BR/49/19/OUT

Comment from Greenspace,

As this is a proposal for a development of residential flats there would be no specific requirement for POS or play area contribution. However greening to soften the development would be required on a development of any kind also for the surrounds to be appropriate for use and location. It would appear that the proposals will dominate this plot and the neighbouring properties where there would appear to be no scope for suitable landscaping that could in any way enhance the proposals or make them fit in the location.

Forming part of any application and at least conditioned would be the requirement of the submission of a full landscape scheme which 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 proposals are appropriate to its setting and to ensure that appropriate screening is provided, maintaining and uncompromising the setting and ensuring that the proposals fit within the area of neighbouring and adjacent properties.

We note a requirement for any scheme, in accordance with policy to be of High Quality Design, the nature and usage of this development should not compromise this requirement.

The existing trees in particular along the boundaries and to the north/east of the proposals provide potential valuable screening and appear to be compromised by these proposals. 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 adjacent 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 not be supportive to the proposals as failing on High Quality Landscape design principles and that they compromise the existing trees within this plot with no mitigation indicated.

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

Visit Arun's web site at www.arun.gov.uk



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To: Parks and Landscapes

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline Consent

APPLICATION

BR/49/19/OUT

NO:

Registered: 18th March
2019

Site Address: 26 Burnham Avenue Bognor Regis PO21 2JU

Grid Reference: 493076 99429

Description of Works: Outline application with all matters reserved for 22 No. new dwellings consisting of 2 No. 1 bed dwellings, 18 No. 2 bed dwellings & 2 No. 3 bed dwellings.

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 18-APR-19.

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 S Davis who can be contacted on telephone number 01903 737874.

Regards
Planning Officer

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