



From: Sue Howell
Sent: 24 August 2016 12:00
To: Planning.Responses
Cc: Simon Davis
Subject: FW: Planning Consultation on: EG/57/16/PL

Comment from Greenspace

The proposals put forward in this application have indicated several existing trees within this location. These existing landscape features such as mature trees and hedgerows and appropriate new planting will require detail to be supplied regarding their long term management as the landscape develops. Any proposed landscape scheme will need to maximise the biodiversity of the site with the inclusion of native species and the retention of a variety of habitats.

Existing trees and hedgerows along boundaries where established must be protected and retained and would require further planting to infill if found to be required. New tree and hedge planting would be required to infill sections where there are gaps and missing sections. This is particularly required to the southern and western boundaries of the site, where the proposals border neighbouring properties.

Landscaping

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 so that a clear picture of the proposals can be seen. These details are required to assure the adjacent properties privacy is maintained and the surrounding landscape is uncompromised. The landscape details dwg L90-200 and dwg L90-201 shows this in some detail but in indicative form only, further plan detail with annotation would be required. The privacy and views of the adjacent existing properties have the potential to be compromised by the proposals and full consideration of mitigation planting to offset the impact should be considered within the landscape design.

Arun District Councils Tree officer would need to be consulted regarding any proposed tree works. We note the tree cover to the periphery of the site which possess several existing significant trees including those located to the proposed access road and to the east of the site, which would require tree protection zones to be in place before any construction begins. This would be required for any retained trees including trees those whose root protection areas fall within the construction zone from neighbouring land; beyond the site boundary. This should be in accordance with BS 5837:2012 'Trees in relation to construction'

We would recommend that the above information is addressed and submitted for approval as part of a complete and considered application.

Sue Howell | Leisure and Landscape Officer, Greenspace, Engineering and Emergency Planning, Arun District Council | Location: Bognor
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Save the environment - think before you print.

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

Sent: 22 July 2016 14:19

To: Parks

Subject: Planning Consultation on: EG/57/16/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 EG/57/16/PL

NO:

Registered: 22nd July
2016

Site Address: Land adjacent to the Croft Practice Barhnam
Road Eastergate PO20 3RP

Grid Reference: 494674 105632

Description of Works: Medical centre with pharmacy retail unit & other
ancillary uses together with access onto
Barnham Road & associated car parking. This
application is a Departure from the Development
Plan.

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 25-AUG-16.**

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

consultee_email
