

Sandra Edwards

From: Daun Johnson on behalf of Planning.Responses
Sent: 15 February 2018 09:27
To: Planning Scanning
Subject: FW: Planning Consultation on: FG/174/17/PL

Please upload email to FG/174/17/PL as consultee response

From: Sue Howell
Sent: 14 February 2018 14:35
To: Planning.Responses
Cc: Anita Gardner
Subject: RE: Planning Consultation on: FG/174/17/PL

Comment from Greenspace

As this is a proposal is for a smaller development of residential houses there would be no requirement for POS or play area contribution. However greening to soften the development would be required on a development of any kind.

Forming part of the 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, this development should not compromise this requirement.

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, and we note trees in the location of the front garden to No 34 and also any that which adjoin neighbouring property could provide potential valuable screening and should be retained and protected. 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' Any removed trees should be mitigated for.

I would recommend that all of the above points are addressed as part of a complete 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
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From:

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

Sent: 18 December 2017 09:03

To: Parks

Subject: Planning Consultation on: FG/174/17/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 **FG/174/17/PL**

NO:

Registered: 15th November
2017

Site Address: 32 & 34A Sea Lane Ferring BN12 5DY

Grid Reference: 509575 102648

Description of Works: Demolition of existing dwelling (No. 32) &
erection of 4 No. 4 bed dwellings, alterations to
existing dwelling (No. 34A) with alterations to two
existing accesses to form a single point of
access. This application may affect the Character
& Appearance of the Ferring Conservation Area.

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 21-DEC-17.**

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 Mrs A Gardner who can be
contacted on telephone number 01903 737529.

Regards
Planning Officer

consultee_email
