

From: Amanda Scholes on behalf of Planning.Responses
Sent: 30 June 2020 09:57
To: Planning Scanning
Subject: FW: Planning Consultation on: LU/152/20/RES

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Save the environment - think before you print.

From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 29 June 2020 17:01
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: RE: Planning Consultation on: LU/152/20/RES

Response to Planning Application

From: Arun District Council Greenspace

Date: 29/06/2020

Application ref: LU/152/20/RES

Description: Approval of reserved matters following LU/63/11 & LU/234/16/RES for construction of Fitzalan Link road between A259 Worthing Road & the East Street/Fitzalan Roundabout. This application affects a Public Right of Way. This application is not CIL Liable as other development (Zero Rated).

Location: Fitzalan Link land between A259 Worthing Road & East Street/Fitzalan Road Roundabout Littlehampton

Determining Authority: Arun DC

Summary recommendation: Recommend approval of the Landscape element to the proposals submitted under reserved matters application LU/152/20/RES

Comments

Response

Further to submission of application LU/234/16/RES and the submission of revised plans under this application LU/152/20/RES Proposed S38/278 Highway Works Fitzalan Link Landscape Proposals DWGs 1 & 2 of 2 PHFL-WYG-S278-LP-FL1/2 Rev W A088461 FL1 & FL2 REV W, I can confirm that the amendments have considered our comments and have now included a scheme which does adequately address the lack of native planting and screening to the eastern and school boundary aspect of these proposals. The species choice and mix is suitable for location and purpose. The detail has now addressed the omission of planting numbers previously submitted re acoustic barrier and now reinstated these in line with the detail approved under LU/234/16/RES

The landscape scheme proposed under this reserved matters application in general provides a good species selection of mixed native evergreen and deciduous trees and shrubs, which if given the correct protection and aftercare would create a suitable scheme. The details show proposed planting including to the west of the proposals adjoining the existing housing, which when established with the existing retained vegetation will provide screening and buffer zone benefits in this area. The semi mature tree detail re species choice, sizes and location of planting is adequate for the location and over time will soften the proposals into the surrounding landscape providing a greening along this roadway. The tree species chosen will produce trees with a reasonably compact head form which has been considered in relation to spread, sight lines and street lighting.

Protection measures along with a comprehensive maintenance regime will need to be in place to ensure that the planting does establish, thrive and develop to the screen suggested. This would be particularly relevant to the semi mature trees being proposed which would form an important statement along these proposals. The future long term maintenance should also be considered post establishment regarding the tree protection methods initially employed, these will require a strategy in place for their ultimate removal once no longer required and before they become a litter issue and hazard.

Detail of maintenance regime and long term maintenance management has been provided.

Tree retention/removal matters and protection details have been dealt with under separate consultation with Arun District Councils Tree Officer.

Recommendation/Conclusion

I would recommend no objections and would recommend approval of the landscape element to the proposals submitted under reserved matters application LU/152/20/RES

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning

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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 24 June 2020 11:34

To: Tree Landscape <Tree.Landscape@arun.gov.uk>

Subject: Planning Consultation on: LU/152/20/RES

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

The Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Approval of Reserved Matters Following Outline Approval

Application No: LU/152/20/RES

Registered: 22nd June 2020

Site Address: Fitzalan Link land between A259 Worthing Road & East Street/ Fitzalan Road Roundabout Littlehampton

Grid Reference: 503155 102602

Description of Works: Approval of reserved matters following LU/63/11 & LU/234/16/RES for construction of Fitzalan Link road between A259 Worthing Road & the East Street/Fitzalan Roundabout. This application affects a Public Right of Way. This application is not CIL Liable as other development (Zero Rated).

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 2nd July 2020 . You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning.

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 <https://www.arun.gov.uk/development-plan> as can the the leaflet how to respond to planning applications <https://www.arun.gov.uk/planning-application-comments> which deals with material planning considerations.

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.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://www.planningportal.co.uk/info/200207/appeals> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Michael Eastham

Planning Officer- Arun District Council

Telephone: 01903 737772

Email: michael.eastham@arun.gov.uk

PLCONSULT (COB) 2020