



From: Sue Howell
Sent: 18 October 2016 12:05
To: Planning.Responses; Hilary Kernohan
Cc: Claire Potts
Subject: FW: Planning Consultation on: LU/234/16/RES

Comment from Greenspace

The landscape scheme proposed under this reserved matters application contained in drawings A008461 FL1&2 (C) 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 located particularly 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 we feel is adequate for the location in that over time it will help soften the proposals into the surrounding landscaping providing a greening along this roadway. The tree species chosen will produce trees with a reasonably compact head form which obviously has been considered in relation to spread, sight lines and street lighting. Generally a mix of species would be preferred to give greater biodiversity to the scheme however the tree sizes indicated will provide instant impact and will help to mitigate for those lost within the proposals.

Whilst there is a good spread of amenity trees at a semi mature size incorporated into the scheme to both sides of the proposals the understory native planting is proposed predominantly to the western side. Consideration should also be given to the eastern aspect which adjoins the school, where the proposals are presently inadequate, it would be advised that understory natives should also be incorporated along this edge and to the open areas where landscaping was indicated in the original LU/63/11 application. Screening to this eastern aspect is required and also consideration given to the views beyond, the formation of a green link and habitat corridor to this fringe of the proposals being required.

Clarification should be provided on the landscape layout plans as to the spacing of the native transplant planting being proposed so that a clear picture of proposed density and how quickly this will establish can be seen.

Protection measures along with a comprehensive maintenance regime would 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.

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

We would not recommend approval of reserved matters relating to Landscaping following outline consent LU/63/11/ under this application LU/342/16/RES until the above has been submitted and approved.

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

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



Save the environment - think before you print.

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

Sent: 06 September 2016 17:19

To: Parks

Subject: Planning Consultation on: LU/234/16/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 LU/234/16/RES

NO:

Registered: 31st August
2016

Site Address: Fitzalan Link Road Littlehampton

Grid Reference: 503155 102602

Description of Works: Application for reserved matters relating to access, appearance, landscaping, layout and scale of the previously approved LU/63/11/. This application affects a Public Right of Way

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 06-OCT-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 Claire Potts who can be contacted on telephone number 01903 737698.

Regards
Planning Officer

consultee_email
