

Folkes Architects
The Old Forge
6 Church Street
Storrington
RH20 4LA

Date: 12th September 2019

Please ask for: Mrs A Gardner
Tel: 01903 737529

Your Ref:

Our Ref: LU/248/19/DOC

Dear Mr Clark,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under ref APP/C3810/W/18/3197149 (LU/162/17/PL relating to Condition Nos 8 - materials & finishes, 9 - landscaping scheme, 10 - Construction Management Plan, 13 - visibility splays, 14 - pedestrian visibility plays, 16 - cycle parking and 18 - street lighting.

Land At Toddington Farm North And West Of 1 To 3 Toddington Toddington Lane Littlehampton BN17 7PN

Notification regarding the above application:

Condition Number 9

No development above damp proof course level shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**
This condition cannot be discharged on the basis of the information submitted:

The site layout dwg submitted at approval dwg no (00) 002 rev G 20.01.17 contained a LAP within the

POS area the layout dwg above now appears to omit this from the detail. It should be included.

The proposed species for the hedgerow and trees adjacent to the footway are suitable and characteristic of a more rural location, despite the increasing housing development in the vicinity. The trees are a more compact form of field maple and a medium sized tree at maturity. However, it is preferable to adjust the species mix of the hedge, reducing the blackthorn component, increasing the hawthorn component and removing the beech so that the mixture is along these lines: 60% hawthorn; 4 x 10% minor species.

There is conflict between the lighting column plan and the planting plan. In places, columns are shown right next to trees so this needs adjustment. Similarly, all drainage and ducting for services MUST not conflict with the planting to avoid damage if repairs / replacement is needed in future.

A long term maintenance plan for the planting should form part of the detail.

Details of what edge restraints are proposed for the footway to be provided. Is a fence proposed behind the hedge or in front of it? Ideally not, but a temporary one may be necessary to protect the planting as it becomes established.

Finally, there does not appear to be any reference to protection for the hedging/shrubs. Are shrub shelters/stakes/other guards proposed? Tree/shrub shelters/protection is not mentioned but these may not be required unless there is an evident rabbit population in this area. Shelters have the potential over time to be a hazard, form litter as they degrade and come adrift and would require a maintenance obligation for their removal after a period of approx. 3-5 years if not to be detrimental to the establishing plants.

County Highways have advised that it should be noted that much of the planting shown on the drawing would be on land currently forming part of publicly maintainable highway. Therefore, if found to be acceptable, commuted sums would be required for long-term maintenance. You should contact them direct in this respect.

Planting to be adjusted in location where conflict with lighting columns occurs.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning