

Recommendation Report for

REF NO: LU/363/21/AOO

LOCATION: Kingley Gate
Littlehampton

PROPOSAL: Submission of Details of Landscaping (Amenity Space) Scheme for the Western Parkland as required under Obligation on Section 106 dated 22nd March 2012 linked to LU/355/10.

SITE AND SURROUNDINGS

DETAILS OF DECISION

The Council has considered the details you have submitted in order to satisfy an obligation contained in the Section 106 Agreement dated 22nd March 2012 which relates to planning permission LU/355/10.

The following details you have submitted comply with Schedule 2, Part 1 (Clauses 1(b) and 2(b)): Western Parkland Scheme.

- Drawing No. 972/02 Rev. P - A259 Landscape Area: S106 Approval Layout.

- Drawing No. 972/03 Rev. L - Western Parkland / Amenity Area and Allotments Landscape Proposals: S106 Approval Layout.

- Drawing No. 972/04 Rev. J - Playing Fields Landscape Proposals: S106 Approval Layout.

- Revised Tree Planting Proposal.

There will be a 12 month defect period on the new trees in the Western Parkland Area, with any failures within the defect period replaced to a specification to ensure that the replacements and initial planting is handed over as a thriving scheme.

I confirm that these plans are acceptable to satisfy Schedule 2, Part 1 (Clauses 1(b) and 2(b)): Western Parkland Scheme. This scheme now approved must be completed by the end of the planting season 2022 and maintained for a further year.

REASON FOR DECISION

ADC GREENSPACE:

No objection to the species selection detail and the specified sizes at time of this re-planting. Four (4 No.) new tree varieties have been substituted as being suitable for these areas. The removal of the native thicket and re-instatement of the area in

front of the pumping station with grass seed is acceptable. The Landscaping (Amenity Space) Scheme should be approved for the Western Parkland. It is understood that the change of tree variety on the Western Parkland area at Kingley Gate is required due to substantial losses of unsuitable varieties, due in part to the location of the planting and the soil type. The submitted details are acceptable as the proposed replacement species are water tolerant and / or wind tolerant and, as such, they are more suited to the Western Parkland Area.

APPROVED

To fully comply with the obligation the development must be completed in accordance with the above details. If subsequent changes are required, amended details will need to be submitted and approved again.

Please note this letter does not constitute a formal discharge of an obligation under Section 106A of the Town and Country Planning Act 1990.

CONSULTATIONS

DEVELOPMENT PLAN POLICIES

RECOMMENDATION

APPROVE