

Amanda Scholes

From: Amanda Scholes on behalf of Planning.Responses
Sent: 16 April 2014 13:14
To: Planning Scanning; Amanda Scholes
Subject: FW: Planning Consultation on: LU/44/14/

Consultation response from Landscape Officer.

From: Michael Rowland
Sent: 16 April 2014 12:33
To: Planning.Responses
Subject: RE: Planning Consultation on: LU/44/14/

Planning,

With regard to application LU/44/14 for reserved matters from LU/355/10:

The planting plans: 1013/01 and 1013/02 are both satisfactory in relation to the landscaping requirements of conditions 1 and 11 except that on drawing no. 1013/02 the planting is not fully specified on the western boundary which is included within the boundary line as shown on drawing P802/BAR/PH3&4/06. The area is also included within the boundary line as shown on P802/BEL/PH4/04 (as part of application LU/43/14). My concern is that this area will not be dealt with by either Barratt or Bellway at a later stage and street tree planting will not take place.

CONDITION 1 Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") for each phase or sub phase shall be submitted to and approved in writing by the local planning authority before any development in that phase or sub phase begins and the development shall be carried out as approved. Reason: To enable the local planning authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

CONDITION 11 The landscape and layout particulars to be submitted in accordance with Condition 1 for any phase or sub phase shall include:

- i) details of all existing trees and hedgerows on the land, showing which are to be retained and which removed;*
- ii) details of the positions, height, design, materials and type of boundary treatment to be provided;*
- iii) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread of any retained tree.*

No hedge or tree shall be felled, uprooted or otherwise removed before, during or after the construction period except where removal is indicated on a plan approved by the local planning authority.

Reason: In the interests of amenity and of the environment of the development in accordance with policy GEN7 of the Arun District Local Plan.

Condition 12 is met as there are no retained trees in the development area.

CONDITION 12 a) Prior to the commencement of development or other operations likely to affect trees within any phase or sub phase being undertaken on site a scheme for the protection of the retained trees produced in accordance with BS5837 (Trees in Relation to Construction 2005: Recommendations), which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site, shall be submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the approved protection scheme.

b) No operations affecting trees shall be undertaken on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access

construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until the protection works required by the approved protection scheme are in place.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved scheme.

d) Protective fencing shall be retained intact until completion of the phase of sub phase hereby approved and shall not be removed or re-positioned without the prior written approval of the local planning authority.

Reason: In the interests of amenity and of the environment of the development in accordance with policy GEN7 of the Arun District Local Plan.

A Landscape Management Plan has not been submitted with this application.

In conclusion: With regard to the landscaping matters submission LU/44/14 largely satisfies Conditions 1, 11 and 12 of the approved LU/355/10, however I recommend that clarification is sort regarding planting in the western boundary as shown in drawing number 1013/02 before LU/44/14 is approved.

Michael Rowland

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From: Sue Howell
Sent: 17 March 2014 12:06
To: Michael Rowland
Subject: FW: Planning Consultation on: LU/44/14/

Hi Michael

Another Courtwick planning comment for you.

Response required by 17th April

Regards

Sue

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: 13 March 2014 18:34
To: Parks
Subject: Planning Consultation on: LU/44/14/